

G/24/080

ALTAFORT

62 SKEAGH ROAD DROMORE CO. DOWN BT25 2QB

ATTRACTIVE GEORGIAN RESIDENCE ON APPROXIMATELY 9 ACRES WITH
ADDITIONAL LAND AVAILABLE IF REQUIRED



This quality farm is situated approximately 5.8 miles from the A1 and 3.3 miles from Dromore.

Altafort was built in 1820 and consists of a five-bedroom, three reception room farmhouse, occupying an elevated position overlooking the surrounding countryside.

Guide Price: Offers around £600,000

Closing Date for offers: Thursday 23rd January 2025

❑ FARMHOUSE- ALTAFORT 62 SKEAGH ROAD DROMORE



This attractive Georgian residence is approached from the Skeagh Road by a dual avenue and enclosed within mature woodland, nestled amongst the land holding is an impressive five-bedroom Georgian home offering a vast array of period features, style and charm.

The residence is listed (Grade 2). On entering the property, you will be met with a welcoming entrance hall with double height ceilings. The hallway gives access to reception rooms on both sides, both rooms with fireplaces, ceiling cornicing and twelve pane sash windows. To the rear of the house a comfortable sitting room with cosy wood burning stove overlooking the side and rear gardens. The rear hallway under the stairs gives access to the kitchen/dining room with oil fired AGA cooker, plenty of room for a family sized dining table and access into a large pantry for additional storage. The rear hall also includes a boot room with side door access and a w/c.

Moving up the impressive, curved staircase there are two large double bedrooms overlooking the front of the house with stunning countryside views, and additional single bedroom to the front, another large double bedroom overlooking the rear garden and an additional hallway leading to the main house bathroom, hotpress and fifth bedroom

Externally, this impressive residence is set within mature landscaped gardens, accompanied by a three bedroom flat, driveway, courtyard and collection of outbuildings and stables as shown in the drone imagery

This property would make the perfect family home for someone looking for more space and their 'forever' home in a stunning countryside setting.



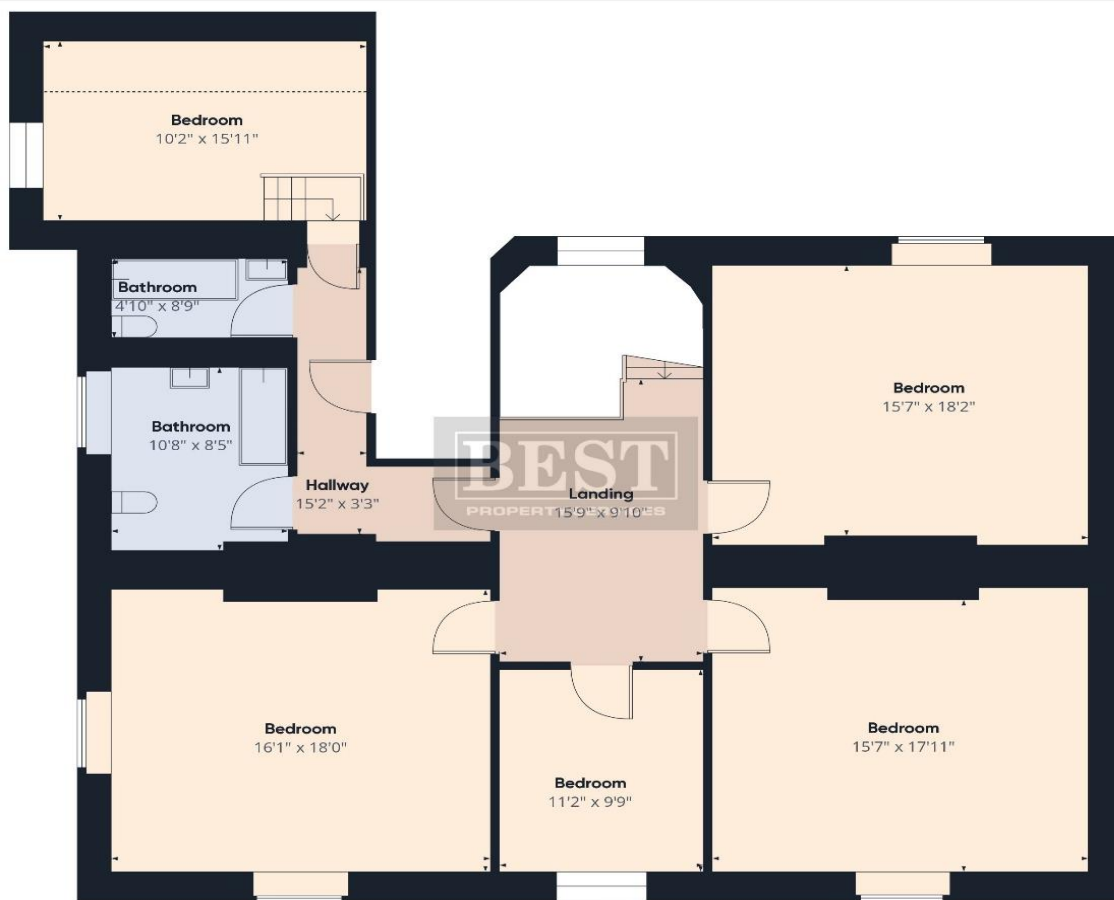




FLOOR PLAN



Floor 1



Floor 2

Approximate total area 3296.77ft²

ENERGY PERFORMANCE CERTIFICATE 62 SKEAGH ROAD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	11 G	20 G

❑ FARMYARD & ADDITIONAL SPACE

In addition to the main farm house there is a three-bedroom first floor flat in good condition to the rear of the farmyard. The accommodation consists of a downstairs w/c, on the first floor three bedrooms, kitchen, living room and main bathroom.

We are advised by the vendor that this flat has no planning consent or building control approvals. This building was previously out offices and converted into residential and is being sold without planning or building control approvals.

The rest of the farmyard is made up of a collection of useful out buildings including 4 link hay shed, large garage, tool shed, stables and large courtyard. Both courtyard buildings running north and south extend to around 6,000sqft. The steading is conveniently located at the centre of the holding providing easy access to the surrounding land.

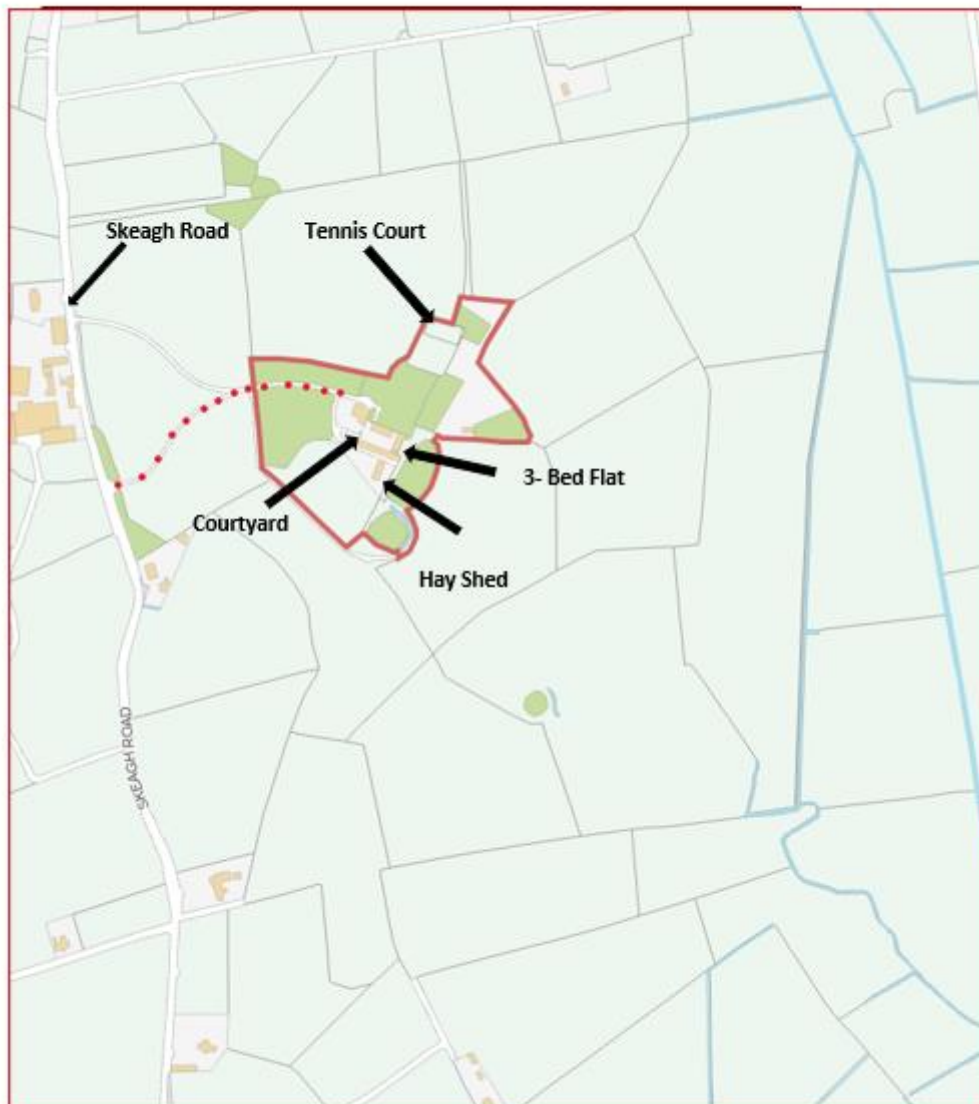


Former outbuilding converted to a 3-bed flat.

□ LOCATION

From Dromore take Pound Hill Road for approximately 0.2 miles, continue on the Diamond Rd for approximately 1.9 miles before turning left onto Skeagh Road proceed along for 1 mile and the property will be located on your right-hand side

□ AREA AROUND RESIDENCE EXCLUDED FROM DARD MAP AND FIELDS 15& 16 (C. 9 acres)



Access avenue to Residence ● ● ● ●

❑ OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

❑ TITLE

The title to Altafort is registry of deeds

❑ VACANT POSSESSION

Vacant possession on completion of the sale.

❑ VENDOR'S SOLICITOR

Patrick A. White, Crawford Lockhart Black, 7/11 Linenhall Street Belfast BT2 8AA
patrick.white@clbsolicitors.com

❑ VIEWING

Farmhouse and yard	By appointment only with selling agent
Lands	By inspection at any time, subject to confirmation of date and time with the agents

❑ CLOSING DATE FOR OFFERS

Thursday 23rd January 2025

❑ GUIDE PRICE

Residence on 9 acres: Offers around £600,000

□ DARD MAP

House on 9 acres includes the white area and fields 15 & 16, accessible through field 1A & 1B in the event that intending buyer of residence would like to acquire additional land over and above fields 15 & 16, please discuss with the selling agent.

