

G/24/104

221 Armagh Road Newry BT35 6NW

**ATTRACTIVE FAMILY HOME NORTH WEST OF NEWRY WITH UP TO
ADJACENT LANDS OF APPROX. 3.6 ACRES**



Nestled just miles from the A1 roundabout, this bespoke country residence with spacious gardens and picturesque views, is available to acquire with adjacent 2.8 acre field and separate enclosed yard with outbuildings.

Guide Price: Offers around £415,000

Closing Date for offers: Thursday 30th January 2025

❑ RESIDENCE - 221 ARMAGH ROAD



Best Property Services are proud to introduce to the market an exceptionally well kept and maintained detached country home. Located on an elevated site in a rural setting with views of the Mourne & Cooley Mountains.

The property consists of a tiled entrance porch with stain glass doors leading you through to the main hallway. The living room to the front of the property includes a large bay window, wood burning stove and double door access leading to the dining room overlooking the back garden.

The dining room has light pouring in from both the side and rear of the house with plenty of space for a large, family sized dining table. To the other side of the hall is the kitchen/dining area with a large bay window to the front, a wide range of modern kitchen units and two ring AGA and access to a utility /boot room to the rear with an abundance of storage along with space for a sink, washer & dryer. Beyond the utility room is the rear hallway providing access to a bathroom with shower and a rear door to the driveway

Upstairs a spacious landing gives access to two large double bedrooms overlooking the front of the property, one double bedroom to the rear of the house and the main house bathroom with bath, separate shower and heated towel rails. Externally the property boasts front, rear and side lawns with several patio areas along with a collection of exceptionally well landscaped hedges, planting and mature trees throughout the property. There is a large driveway with a detached garage along with access to an array of outbuildings currently being used for storage. There is an additional approximately 2.8 acres of valuable agricultural land which lends itself to the overall appeal of the property.





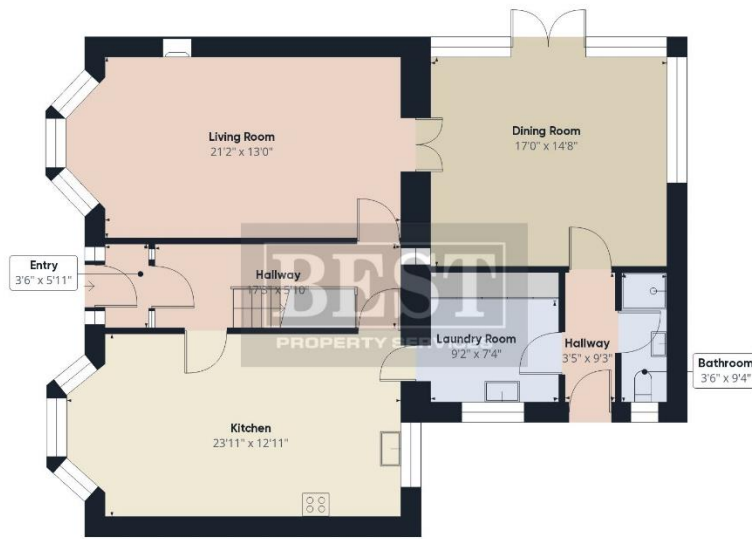




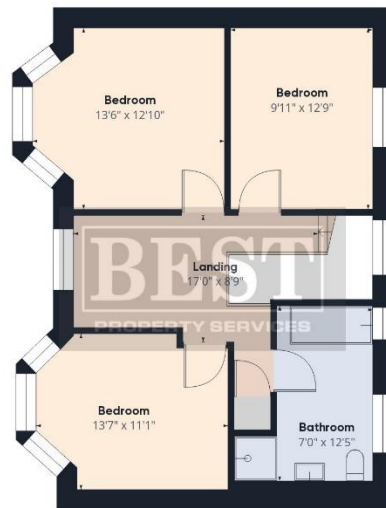
Key Features:

- Well kept three bedroom detached country home
- Located in a rural setting on an elevated site off the Armagh Road outside of Newry
- Manicured gardens and plenty of external storage
- Hardwood flooring and tiled flooring along with modern, double glazed sash windows throughout
- Oil Fired Central Heating
- Gated entrance and cobblestone driveway
- Exceptional views of the surrounding countryside through stunning bay windows

❑ FLOOR PLAN



Floor 1



Floor 2

Approximate total area 1796 sqft

❑ ENERGY PERFORMANCE CERTIFICATE 221 ARMAGH ROAD

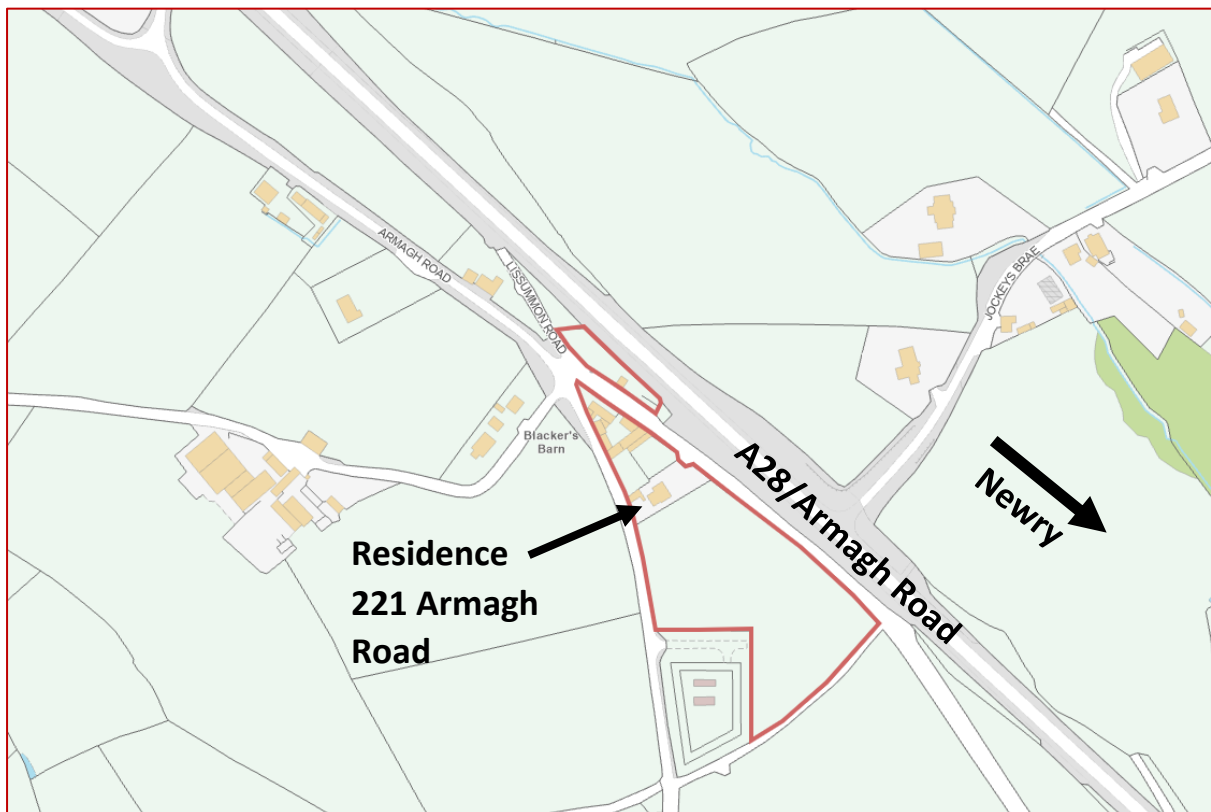
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 50 E | 50 E |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.



□ LOCATION

From Newry take the Camlough Road, at the roundabout take the third exit and merge onto the A1, continue for approximately 0.3 miles and turn left, at the roundabout take the first exit onto the A28/Armagh Road, proceed along for approximately 2.4 miles and subject property will be situated on your left hand side.



❑ LAND REGISTRY

The lands in sale are comprised within folio 5596 Co. Armagh

❑ PLANNING

There are currently no planning applications or approvals for building sites on these lands.

Intending purchasers are advised to seek independent planning advice if necessary, before placing an offer with the agent.

❑ VACANT POSSESSION

Vacant possession on completion of the sale.

❑ SINGLE FARM PAYMENTS

There are no SFP entitlements available with the sale of these lands.

❑ GAS PIPELINE

There is an easement across the eastern side of the field adjacent to the residence 221 Armagh Road in favour of a gas pipeline. This is indicated on the land registry map.

❑ VENDOR'S SOLICITOR

Eoin McConville, Fisher & Fisher, 9 John Mitchell Place Newry BT34 2BS
eoin.mcconville@ffsolicitors.com

❑ LOTS

In the event that interested parties prefer to acquire part of the property not indicated in the suggested lots they are requested to specify their preferred options with reference to Field Numbers from the attached copy Spatial map.

❑ ADDITIONAL LANDS

Intending buyers primarily interested in the residence, should be aware that the owner is offering an additional 31 acres of land situated mostly south of the residence available in up to three lots.



❑ 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.

❑ VIEWING

| | |
|----------------|--|
| House and yard | By appointment only with selling agent |
| Lands | By inspection at any time |

❑ GUIDE PRICE

Residence on approximately 3.6 acres: Offers around £415,000

❑ CLOSING DATE FOR OFFERS

Thursday 30th January 2025