

6, 6A & 6B CONTHEM ROAD

STRABANE, COUNTY TYRONE, BT82 8NY





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Strabane 3.6 miles, Omagh 16.3 miles, Derry/Londonderry 17.7 miles, Letterkenny 20.3 miles, Cookstown 36.3 miles, Magherafelt 38.0 miles, Belfast International Airport 61.0 miles,
Craigavon 61.3 miles, Belfast 84.8 miles & Dublin 127.4 miles

(All Distances Approximate)

IMMACULATE COUNTRY RESIDENCE WITH GENEROUS ACCOMMODATION INCLUDING TWO ADDITIONAL APARTMENTS

Detached country residence with well presented and generous accommodation

Two additional apartments offering an opportunity for teenage den, future proofing for an elderly relative or accommodation for visiting families

Mature, private, & tranquil setting with views of the surrounding countryside

Attractive plot size of about 0.5 acres

Close to a variety of amenities

For Sale by Private Treaty

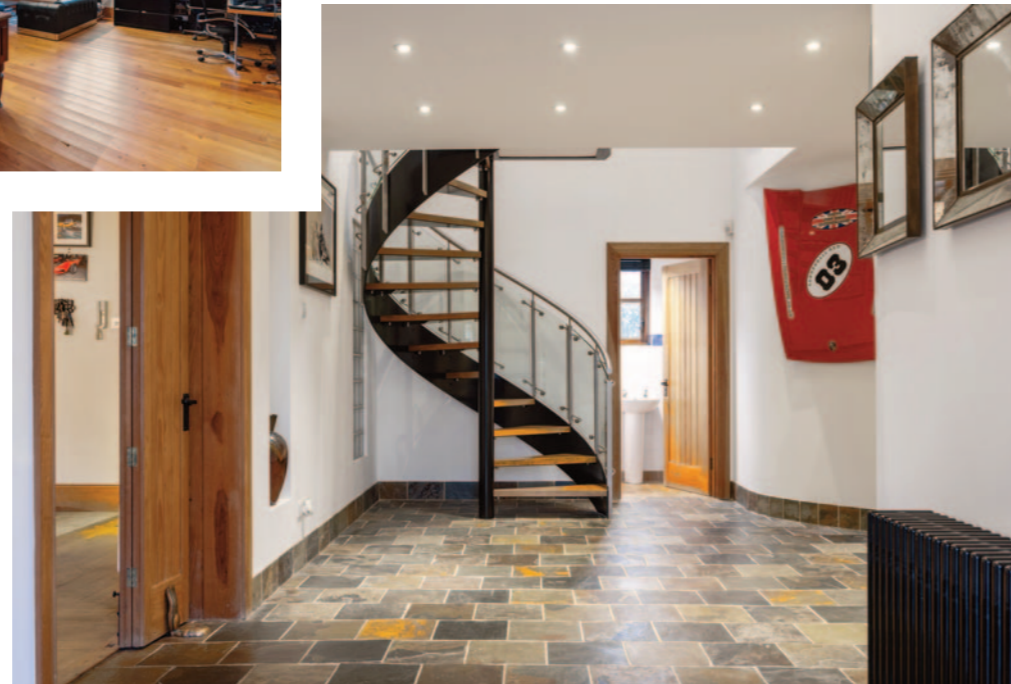
Savills Belfast

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Belfast BT1 2DX

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SITUATION

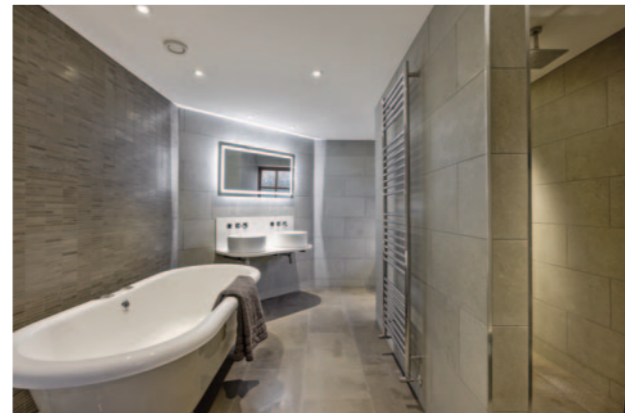
The subject property is located in County Tyrone in an idyllic setting with private countryside views. This county offers an abundance of natural exploration for lovers of the outdoors including Gortin Glen Forest Park for a wander through thick forestry and mountain biking, Drum Manor Forest Park in Cookstown with trails following the lakeside, Brantry Lough near Dungannon offering peaceful walks around the lough as well as an inland trail and many more.

Strabane is located on the east bank of the River Foyle and is situated at the rough midpoint between Omagh (16.3 miles), Derry/Londonderry (17.7 miles) and Letterkenny (20.3 miles). The town centre is about 3.6 miles away from the subject property and has a population size of around 13,172 at the 2011 Census.

The area has a variety of amenities including a number of eateries such as Oysters, The Banks Restaurant, Murphy's on the Green, Sika and Fir Trees Hotel. The surrounding area hosts some highly interesting and significant attractions including the American Folk Park in Omagh, Wild Atlantic Distillery at Castlederg, the Stone Circles at Beaghmore Experience and the beautiful Argory Estate with 320 acres of woodland riverside at Moy.

Public transport is accessible with the Belfast to Derry/Londonderry railway line located about 17.4 miles away. Strabane also offers a number of bus routes allowing for travel throughout the Isle of Ireland.

Local schooling is available at Holy Cross College (3.9 miles) and Strabane Academy (4.0 miles) as well as Northwest Regional College which has campuses in Derry/Londonderry (18.3 miles), Limavady (33.3 miles) as well as Strabane (3.9 miles).



DESCRIPTION

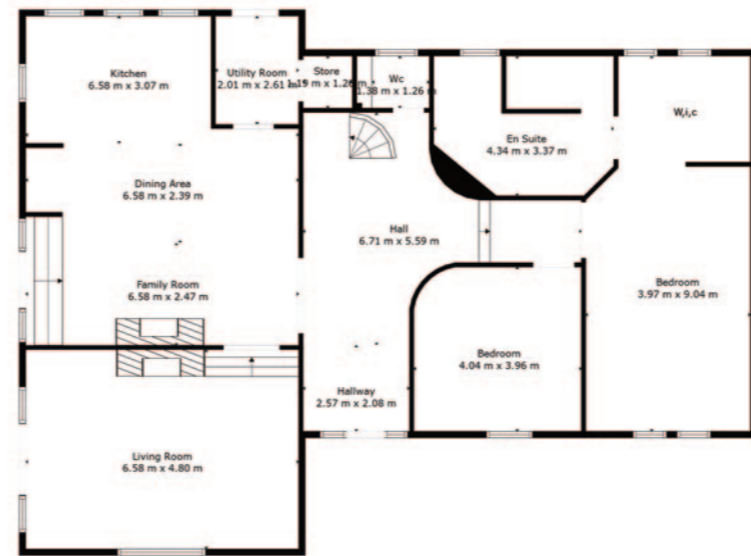
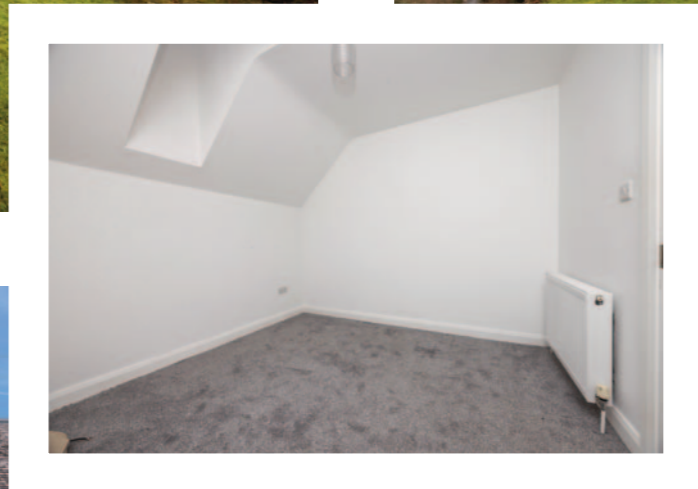
This beautiful country home extends to about 305 sq m (3,283 sq ft) and is located on Conthem Road a few minutes from Strabane. The property is positioned in an elevated, peaceful setting and benefits from views of the surrounding countryside. The property is approached by a private driveway with an abundance of parking.

The main house features a spacious and bright hallway with tiled flooring and spiral staircase. The main entertaining and living space is to the west of the property which is accessed via the entrance hall. The kitchen/dining room has a mix of tiled and wooden flooring with excellent modern facilities including an aga cooker, a mix of low and high built in units and an island with hob and wine cooler. There is also a wood burning stove and patio doors which leads out into the garden. Through wooden double doors, you will enter the welcoming and cosy family room which features a stunning stone surround fireplace with wood burning stove with carpeted floors. This room offers an abundance of natural light due to the double ceiling height and overlooking balcony from the upstairs games room. This section also benefits from a utility room, storage and WC. To the east side of the house, you will notice the features in which the house has been designed which includes curved walls bordering the hallway leading to a further 2 double bedrooms with 1 offering an ensuite bathroom and walk-in wardrobe.

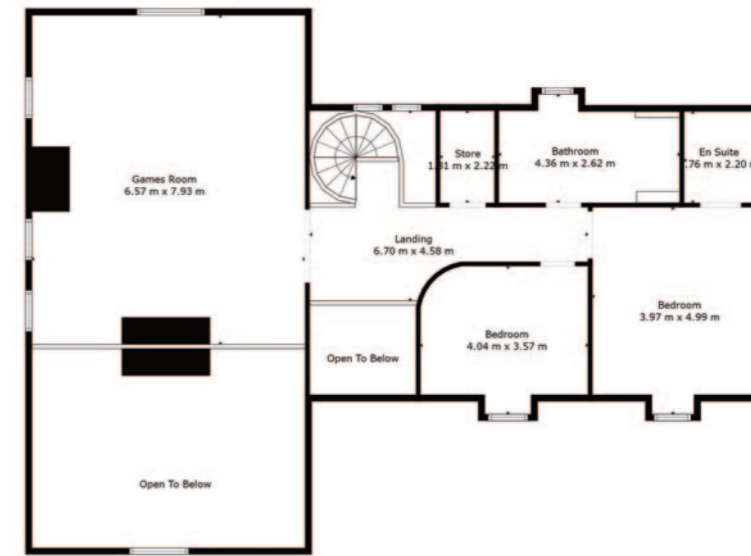
The first floor is accessed via a beautiful spiral staircase which offers further bedroom accommodation as well as fantastic entertaining space. The landing which has a balcony overlooking the entrance hall, and leads into the games room offering a unique and spacious opportunity for a further bedroom, home office or further living accommodation. This space benefits from an abundance of natural light with the balcony overlooking the living room on the ground floor as well as having exposed beams and brick work. There is a further 2 double bedrooms on this level with 1 ensuite and a family bathroom.

There is an extensive garage extending to 76.6 sq. m (825 sq ft) with roller shutter access. The property offers an excellent opportunity for buyers looking for additional accommodation as it includes 2 self-contained apartments. Both apartments have a spacious configuration and well proportioned rooms. The ground floor apartment is accessed via the ground floor with kitchen/living area, 2 bedrooms and bathroom. The first floor apartment is accessed via an external staircase and comprises of a kitchen/living area, 3 bedrooms (1 with ensuite), bathroom and extra storage.

Externally, the property is set on about 0.5 acres with mature and landscaped gardens and a patio area, with the property boundary bordered by hedgerow.



MAIN HOUSE - GROUND FLOOR



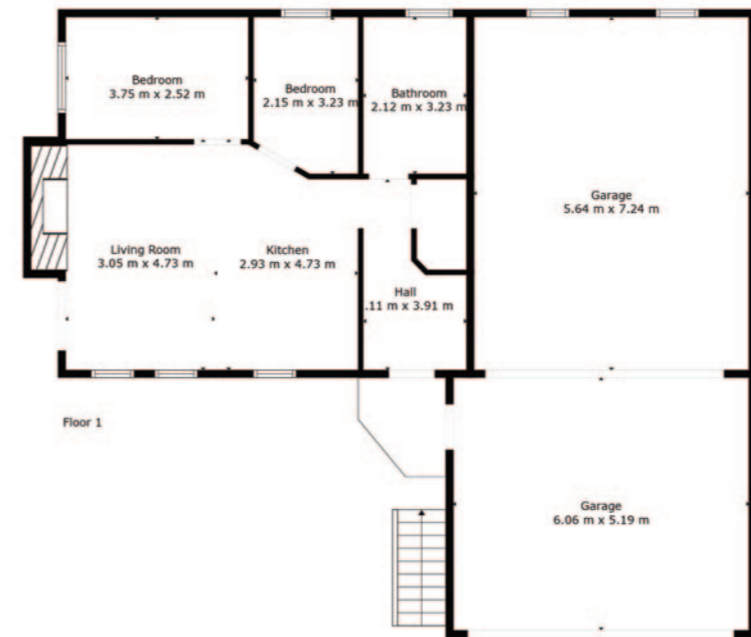
MAIN HOUSE - FIRST FLOOR

MAIN HOUSE

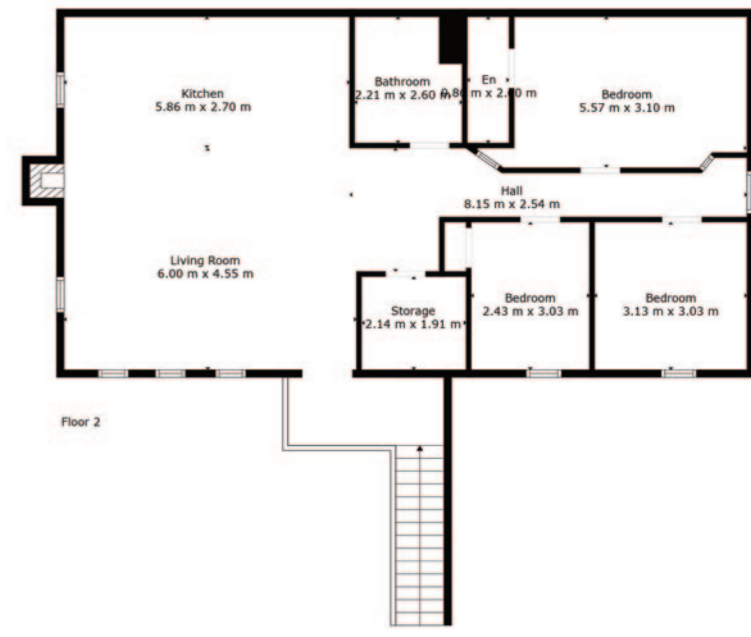
TOTAL: 305 m²
 FLOOR 1: 183 m², FLOOR 2: 122 m²
 EXCLUDED AREAS: OPEN TO BELOW: 36 m², LOW CEILING: 0 m²
 Floorplan Is For Illustrative Purposes Only And Is Not To Scale

GARAGE/APARTMENTS

TOTAL: 158 m²
 FLOOR 1: 60 m², FLOOR 2: 98 m²
 EXCLUDED AREAS: GARAGE: 72 m², FIREPLACE: 3 m², STORAGE: 4 m²



GARAGE/APARTMENTS - GROUND FLOOR



APARTMENTS - FIRST FLOOR

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by appointment by sole selling agents:

Savills, Longbridge House, 16 -24 Waring Street Belfast, BT1 2DX

Tel: +44 (0) 28 9026 7820

Postcode

The postcode for the property is BT82 8NY.

Solicitors

James Mulligan, The Ewart, 3 Bedford Square, Belfast, BT2 7EP.

Plans, Areas, and Schedules

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Sale Details

The property is being offered for £545,000 (Five Hundred and Forty-Five Thousand Pounds Sterling).

Ratable Value

We are advised by the Land and Property Services website that the rates payable for 2024/2025 are:

6 Conthem Road, Strabane - £3,222.48

6A Conthem Road, Strabane - £500.04

6B Conthem Road, Strabane - £722.28

EPC Performance Certificate

6 Conthem Road, Strabane - D67

6A Conthem Road, Strabane - D66

6B Conthem Road, Strabane - C71

Fixtures & Fittings

All fixtured and fittings are included in the sale.

Services

Oil fired central heating.

Please be advised that the selling agents have not checked the serviced and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession

Entry is by agreement.

Offers

Offers may be submitted to the selling agents Savills, Longbridge House, 16-24 Waring Street, Belfast.

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

VAT

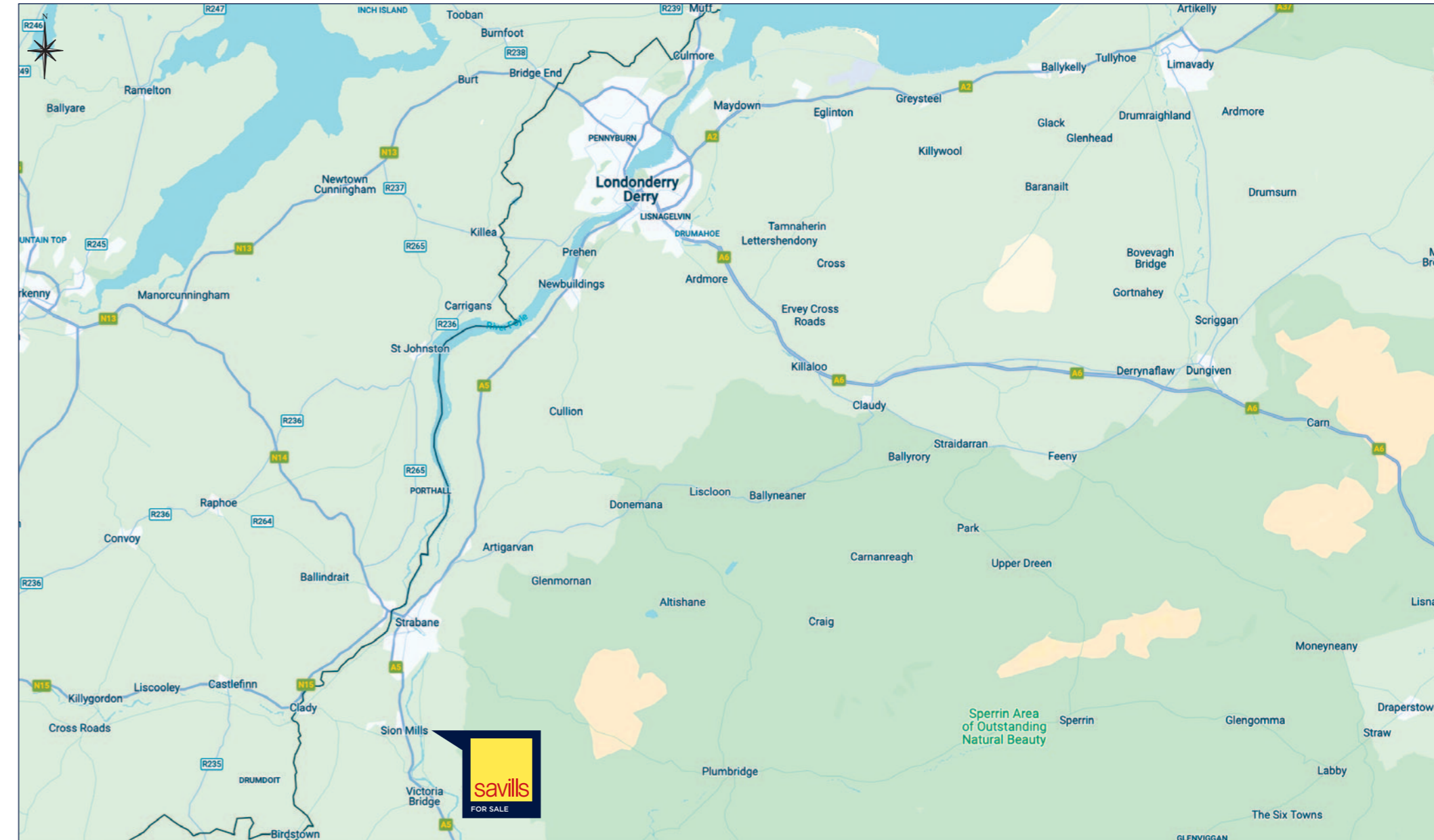
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



Savills (UK) Ltd AC0000822290

Disclaimer Savills: These particulars are issued by Savills on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Savills for themselves and for the vendor/lessor whose agents they are, given notice that – (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither Savills, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. January 2025.



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT SAVILLS BELFAST:

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