



# BROOKHILL HOUSE

33 ARDLOUGH ROAD, DRUMAHOE, CO. DERRY/LONDONDERRY BT47 5SP

savills







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Londonderry 2 miles, Limavady 17 miles, Letterkenny 23 miles, Coleraine 28 miles, Ballymena 52 miles, Belfast 70 miles (All Distances Approximate)

## 7 Bedroom Detached B1 Listed Country Residence with Excellent Equestrian Facilities

Reception Hall, Dining Room, Drawing Room, Lounge, Kitchen, Utility, Landry room, 3 Bathrooms, Master Bedroom, 6 Further Bedrooms

### Gate Lodge

1 Bedroom, Living Room, Sun Room, Kitchen, Bathroom

### Outbuildings

Two Stable blocks with a total of 12 Stables with an Additional 2 Smaller Stables, 3 Storage Barns

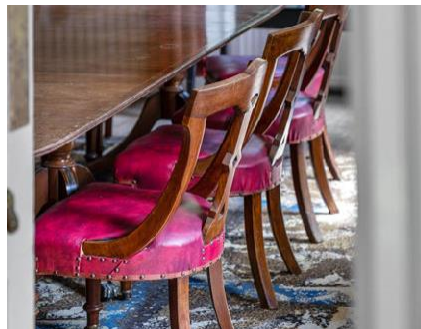
### Gardens & Grounds

Walled Garden, Sand Menage, Garden Tower, Conifer and Broad-Leaved Woodland (Fairy Hill)

About 77.15 Acres (31.22 hectares) in Total.

For Sale as a Whole by Private Treaty.

**Savills Belfast**  
2nd Floor Longbridge House  
16-24 Waring Street  
Belfast BT1 2DX  
**+ (0)28 9026 7820**  
[belfast@savills.ie](mailto:belfast@savills.ie)









## LOCATION

Derry/Londonderry is the second largest city in Northern Ireland and the fifth largest city on the island of Ireland. The city is situated at the mouth of Lough Foyle adjacent to the border with County Donegal in the Republic of Ireland (ROI). Centred on a hill on the west bank of the River Foyle, the old city is partially contained by well-preserved city walls (completed in 1618) 1.2 miles (2 km) in circumference. It is about 4 miles (6 km) upstream from where the Foyle widens into the broad Atlantic inlet of Lough Foyle.

Derry/Londonderry is approximately 70 miles Northwest of Belfast via the M2/A6 and 23 miles East of Letterkenny in the Republic of Ireland via the N13. The city has excellent road and rail links and benefits from its own deep seaport 'Londonderry Port' and own airport 'Derry City' at Eglinton, with direct daily connections to major UK and ROI cities.

Brookhill House is located approximately 2 miles Southeast of Derry/Londonderry on the Ardlough Road overlooking the winding River Faughan where it flows north between Drumahoe and Mobuoy bridges. Brookhill occupies a peaceful, countryside position, yet is well situated for the national motorway network.

An abundance of amenities are located nearby. Among the many meccas for indulgence is Lisnagelvin Retail Park (2 miles), Foyleside Shopping Centre (3 miles), the Richmond Shopping Centre (3 miles), and Crescent Link Retail Park (3 miles). There are a wide range of restaurants locally to enjoy including Link 47 Bar & Restaurant, Brewers Fayre, the Sooty Olive and the Icon Restaurant & Wine Bar.

For those that enjoy the outdoors, St Columb's Park is situated 3 miles from Brookhill and contains the ruins of a medieval church, an 18th century manor house, as well as amenities such as a leisure centre and sport pitches. Kilfennan Valley park is 4 miles distant and offers beautiful scenic walkways through the park, for jogging or sightseeing. Ness Wood is only 15 minutes away, whilst a drive to Roe Valley Country Park with its fabulous walks will only take 30 minutes. The same distance is to the stunning wild beaches of Donegal.

Local schooling is available nearby at Drumahoe Primary School (1 mile), Ashlea Primary School (2 miles), Lisnagelvin Primary School (2 miles), Sacred Heart Primary School (2 miles) and Lisneal College (3 miles). Derry/Londonderry is also home to the Magee Campus of Ulster University, as well as the Northwest Regional College.

## HISTORY

Brookhill House comprises a detached country residence built in c.1795 by Judge Brooks and remained with the family until 1898 until it was sold by auction to David Walker of Gorticaw for £3,600. His son John Walker (grandfather of the current owners) inherited Brookhill upon his death in 1907.

Throughout the 19th century it was established as a well-managed and successful farm, with the river being renowned for fishing with a mill and salmon leap. In c.1820 the kitchen and porch were constructed with the Victorian exterior and yellow brick chimneys added c.1900. The garden tower was built c.1880.

## DESCRIPTION

Brookhill house is a beautiful period home located in a private situation, set on about 77.15 acres in total with a wonderful outlook over the countryside. Nestled among tall mature trees, Brookhill is approached via a short sweeping driveway leading to the front of the property with ample parking provided.

South of Ardlough Road comprises of Brookhill House, the Gate Lodge and about 35.39 acres. Brookhill House is a detached country residence with proportioned and well-balanced accommodation in need of sympathetic refurbishment. The floor level of the house sits a metre and a half below road level and a stone boundary wall conceals the rear, with a pass door allowing pedestrian access to the adjacent outhouses.

The property offers flexible accommodation over two storeys and retains period features throughout, including cornicing and ceiling roses, as well as Georgian sliding sash windows. The ground floor comprises 2 entrance halls, dining room, lounge, drawing room, boot room, utility, kitchen, WC, shower room, laundry room and boiler room. 7 bedrooms are located on the first floor, along with 2 further bathrooms. The property also benefits from a spacious attic that offers the potential for 2 further bedrooms. A full layout of the accommodation is shown on the adjoining floorplans.

Supplementing the accommodation in the main house is a gate lodge with its own private access. The gate lodge consists of 1 bedroom, and 1 reception room and benefits from a detached storage shed previously used for commercial purposes.

Externally, the property comprises an impressive walled garden and garden tower as laid out in the accompanying map. The land is laid in pasture across 6 separate fields to include an area of woodland known locally as the Fairy Hill, and is bounded by the River Faughan. The River Faughan is a sea trout and salmon fishery. Brookhill house has direct access to the river and the fishing rights for the full length of the river Faughan.

North of Ardlough Road comprises of a continuous block of about 40.38 acres of agricultural land to including a number of outbuildings. The land is currently laid in pasture across 8 separate fields and is bounded by trees & hedgerow.

The equestrianism at Brookhill is a particular feature, with a stable yard containing 12 loose boxes with an additional 2 smaller loose boxes and a sand arena. The yard also contains 3 further stone barns for storage or offers the potential for further stabling or accommodation, subject to the relevant permissions. The total area is about 1.38 acres.

## LONGITUDE/LATITUDE

54.987091, -7.276196

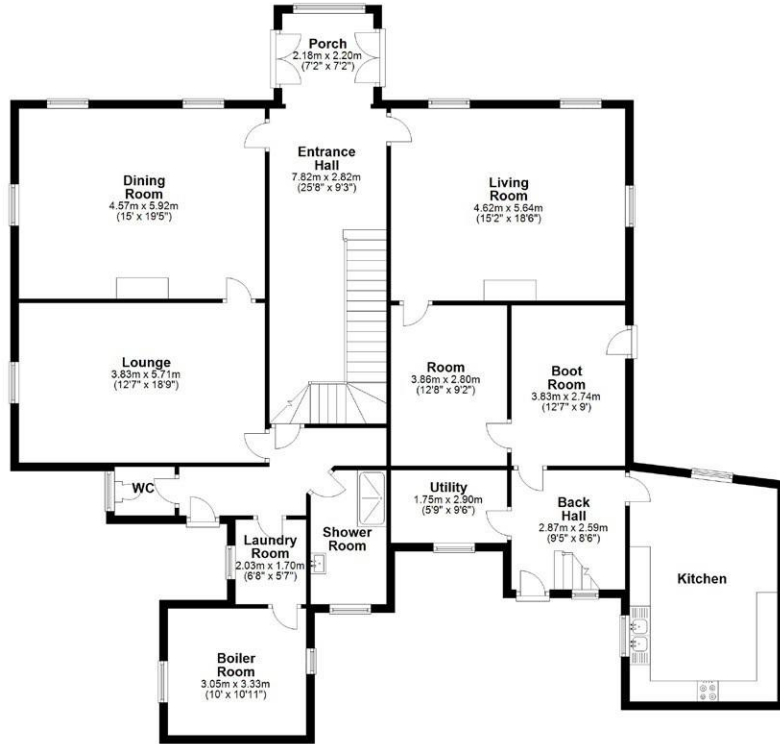


# FLOOR PLANS

## BROOKHILL HOUSE

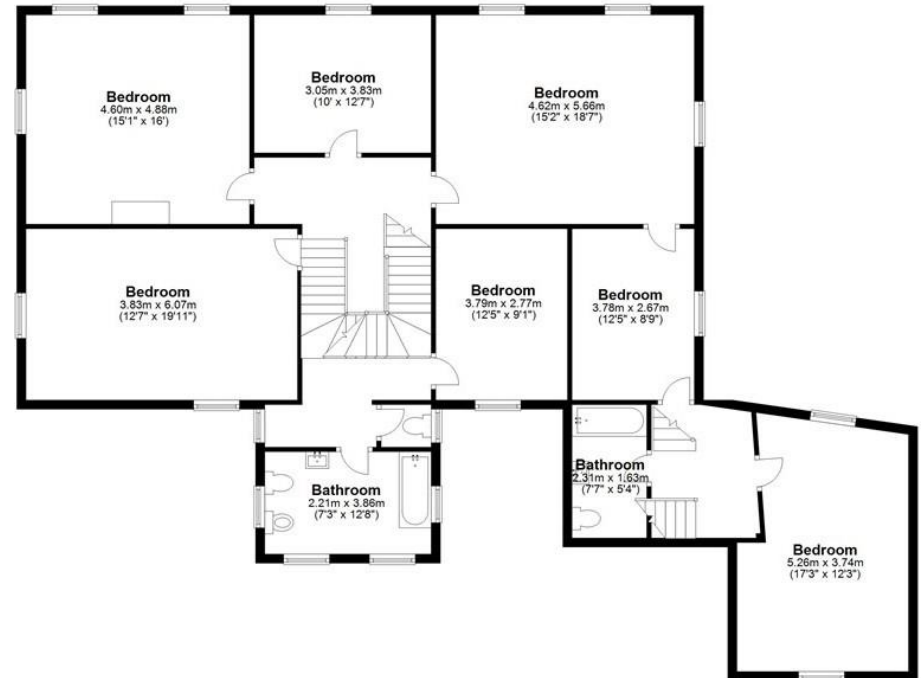
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Ground Floor

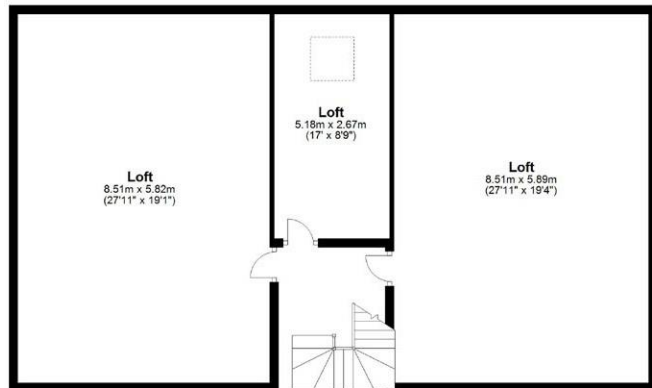


This plan is for illustrative purposes only, and should not be relied upon.  
Plan produced using PlanUp.

First Floor



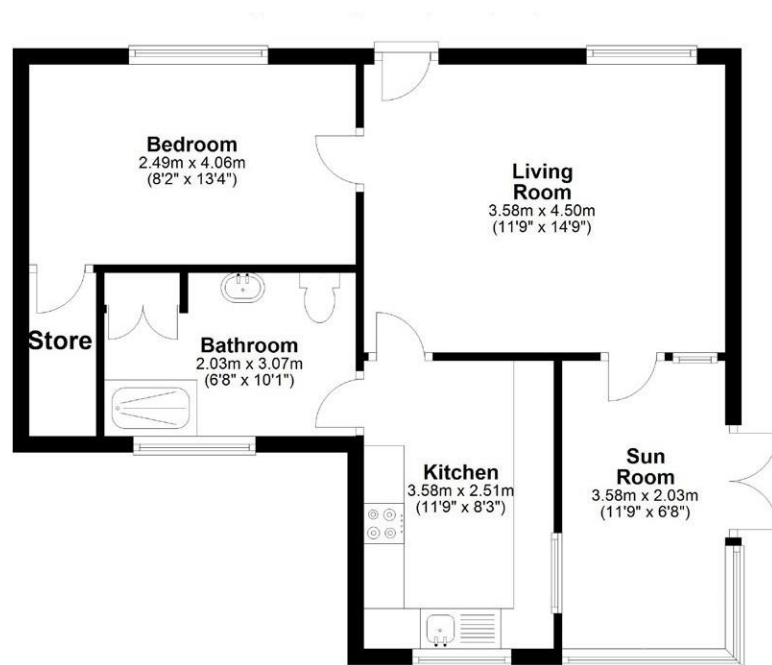
Second Floor



# FLOOR PLANS

## GATELODGE

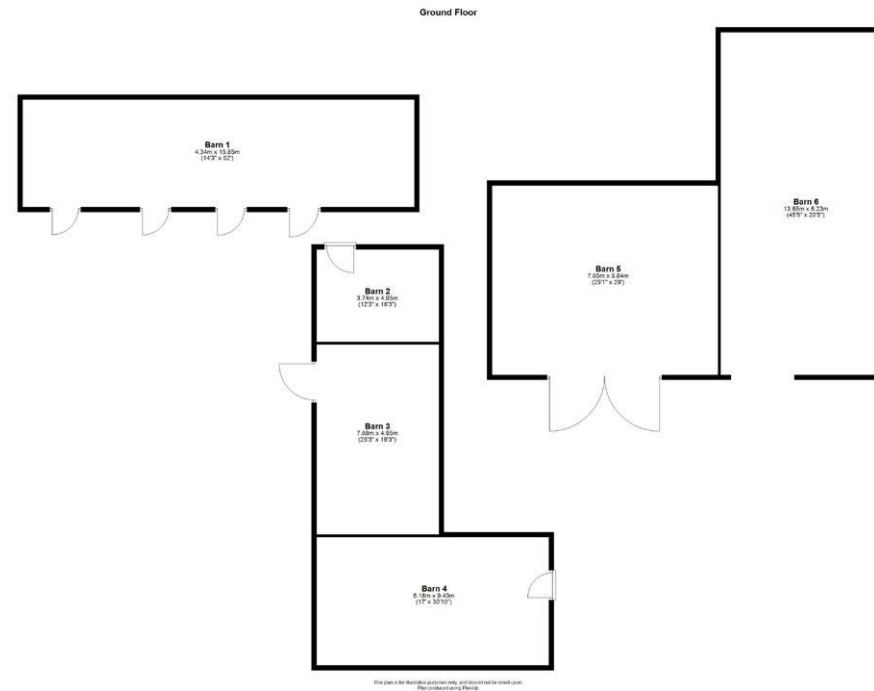
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# FLOOR PLANS

## OUTBUILDINGS

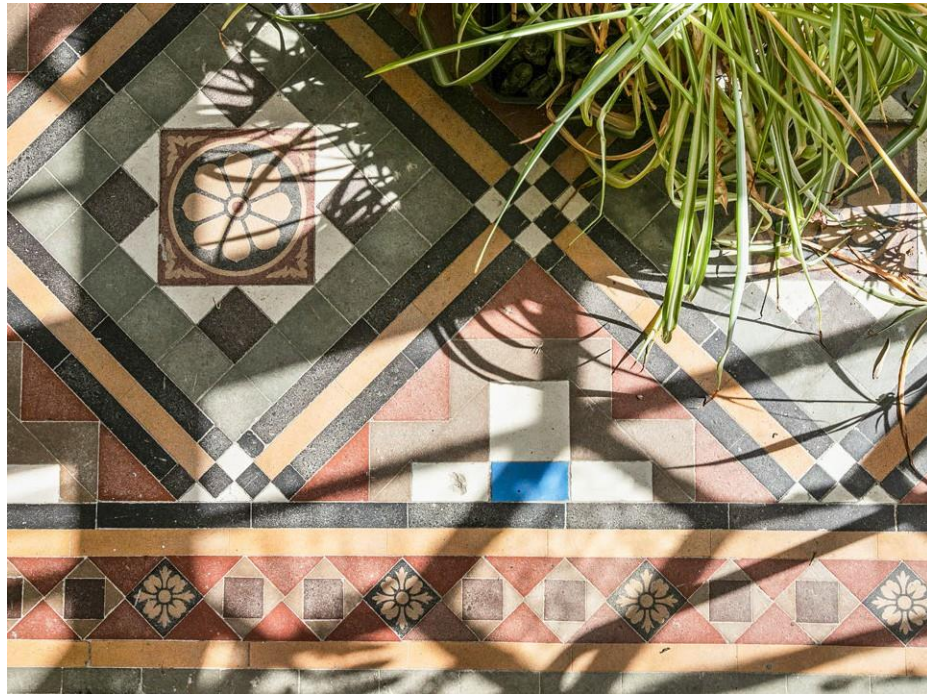
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## GENERAL REMARKS

### Viewings

Strictly by appointment by the sole selling agents:  
Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX  
Tel: +44 (0) 28 9026 7820  
Email: [belfast@savills.ie](mailto:belfast@savills.ie)

Given the hazards of a working farm, we would ask you to be as vigilant as possible when making your inspection, especially around entering fields with livestock.

Entry & Possession  
Entry is by agreement.

Entitlements to the Basic Payment Scheme  
There are no entitlements to the Basic Payment Scheme included in the sale.

Method of Sale  
The property is being offered for sale as a whole by private treaty.

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

Solicitor  
Dickson & McNulty, 50 Spencer Road, Londonderry, BT47 6AA.

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.

Energy Performance Rating  
Brookhill 33 Ardlough Road, Co. Derry/Londonderry, BT47 5SP – G14  
The Gate lodge 31 Ardlough Road, Co. Derry/Londonderry, BT47 5SP – G19.

Rateable Value  
We are advised by the land and property services website that the NAV for Brookhill House is £180,000.  
Based on the above information the rates payable are £2,000.16 per annum.

We are advised by the land and property services website that the NAV for The Gate Lodge is £90,000. Based on the above information the rates payable are £1,000.08 per annum.

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.

Title  
We understand that the property is held freehold.

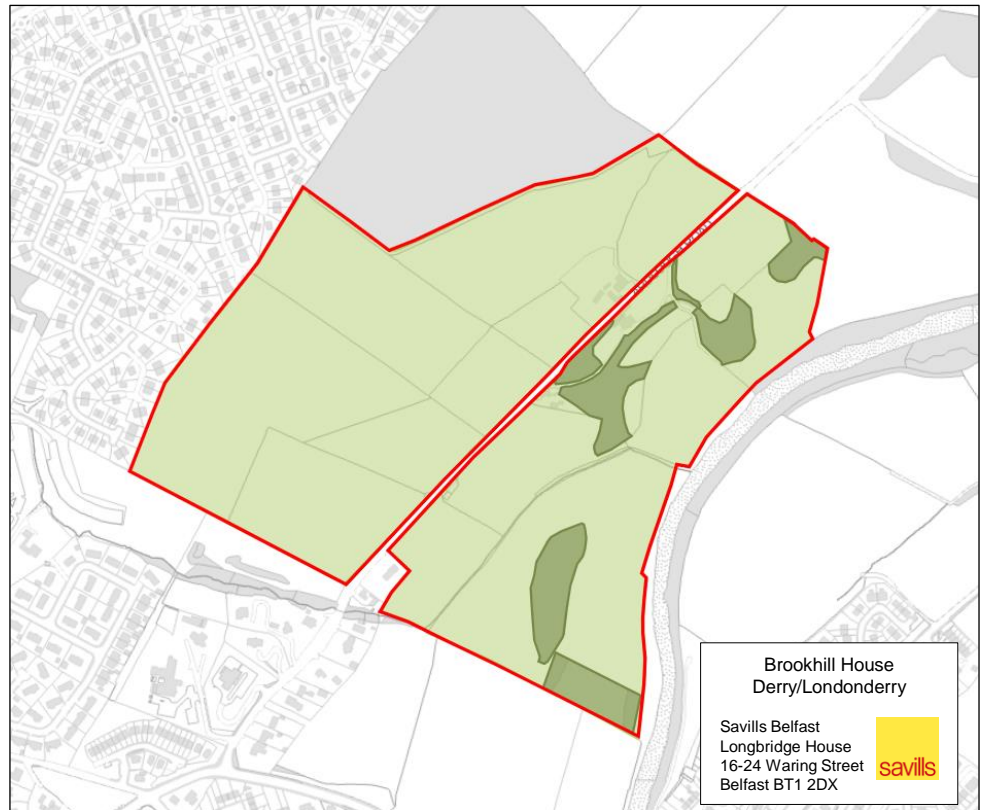
VAT  
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

## Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared February 2025 & Photography prepared August 2022.







**FOR FURTHER  
INFORMATION OR TO  
ARRANGE A VIEWING,  
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