

An aerial photograph of Leap Mill in Omagh, Ireland. The scene is dominated by a river that flows from the top left towards the bottom right. A stone bridge crosses the river in the middle left. In the foreground, a large stone mill building with a white section and a glass-enclosed upper level sits on a grassy bank. To its right is a paved parking area with two cars. The background features rolling green hills, scattered houses, and a small town in the distance under a blue sky with light clouds. The text 'LEAP MILL' and 'OMAGH' is overlaid in white serif font in the upper center.

LEAP MILL

OMAGH



LEAP MILL

1A & 1B LEAP LANE, OMAGH, BT79 0NQ

Omagh 4.5 miles, Dungannon 27.1 miles, Derry/Londonderry 37.8 miles, Donegal 45.2 miles, Belfast International Airport 66.2 miles, Belfast city centre 66.2 miles, Dublin 111 miles
(All Distances Approximate)

SYMPATHETICALLY CONVERTED FORMER MILL BUILDING WITH
AN ABUNDANCE OF CHARACTER AND ADDITIONAL APARTMENT
& STUDIO

Generous and flexible accommodation with significant income generating potential

Tranquil & Private settling on the edge of the Camowen River

Attractive lot size extending to about 1.8 acres

Finalist on BBC NI House of the Year 2010, shortlisted for the UK Civic Trust Awards and Finalist in the RICS 2013 Awards

For Sale by Private Treaty

The Savills logo consists of a solid yellow square with the word "savills" written in a lowercase, red, sans-serif font at the bottom right corner.

savills



SITUATION

Leap Mill is located 4.5 miles southeast of Omagh, the county town of County Tyrone which is made up of rolling lowlands and hills. Omagh forms part of the Fermanagh and Omagh District and had a population of 20,458 (2021 census). This area is known for its beautiful rural charm and stunning countryside views, noted as being the most dominated area in the UK for Agricultural, Forestry and Fishing. Omagh is located where the rivers Drumragh and Camowen meet to form the Strule with the area popular for salmon and trout anglers and grouse shooting.

Omagh has many attractions including The Ulster American Folk Park. For lovers of the outdoors, plenty of nature walks can be found nearby including the stunning Gortin Glens Forest Park which have a network of 5 way marked trails of varying lengths for walking or cycling with plenty of woodland. The Sperrin Mountain displays a fantastic backdrop along the borders of counties Tyrone and Derry, which offers beautiful wild and untouched landscape across the Sperrin Mountains which span a distance of 40 miles, offering a range of walking trails.

The area acts as the main retail centre for County Tyrone due to its central location with shopping areas including the Main Street, Great Northern Road Retail Park and the Showgrounds Retail Park. An abundance of sporting and leisure activities are located nearby, with Todds Leap Activity Centre located just outside Ballygawley, about 11 miles from the subject property which offers a wide range of experiences and adventures.

Omagh is ideally located for cross border travel as well throughout NI. The subject property is located about 34.9 miles south of Derry / Londonderry, 42.7 miles east of Donegal, 64.1 miles west of Belfast and 103.1 miles Northwest of Dublin. Public transport is serviced by Translink which provides connections to Enniskillen, Ballinamore, Strabane, Dungannon, Cookstown, Derry / Londonderry, Belfast, Monaghan and Dublin.

Local schooling can be found at Omagh Integrated Primary School, Omagh Academy, Sacred Heart College, Omagh High School and CBS Omagh.





HISTORY

This beautifully restored property has a unique and interesting history which stems back to 1760, when the original mill building was constructed. Later in 1848, the property was extended with both the Turf House and Barn being constructed.

At this time it is presumed that the property was owned by a Mr Harvey and was noted in the notice for sale as 'consisting of corn mill and Drying Kiln, Stone Built and Slated, Shed with CL Roof and Store House. This is quite an attractive property and has been widely known in past years in the corn milling business, and with a small outlay could be easily set going again.'

The subject property then exchanged into the current vendors family in 1949, and at this time, parts of the mill building were sold . The Turf House was used by farmers to dry their corn or barley, and the barn was used to dry grain and then it would be taken to the Mill to be ground. The Mill buildings were retired in the 1960s and lay vacant but were frequently visited by the family or locals for summer bathing and hunting for driftwood.

The current vendor bought the property from a family member in 2003. The sympathetic restoration started shortly after the purchase and was finished by 2008. The property featured in many newspaper articles showcasing the renovation works as well as featuring in Image Interiors Magazine and being shortlisted for BBC Home of the Year in 2010.





1B LEAP LANE

DESCRIPTION

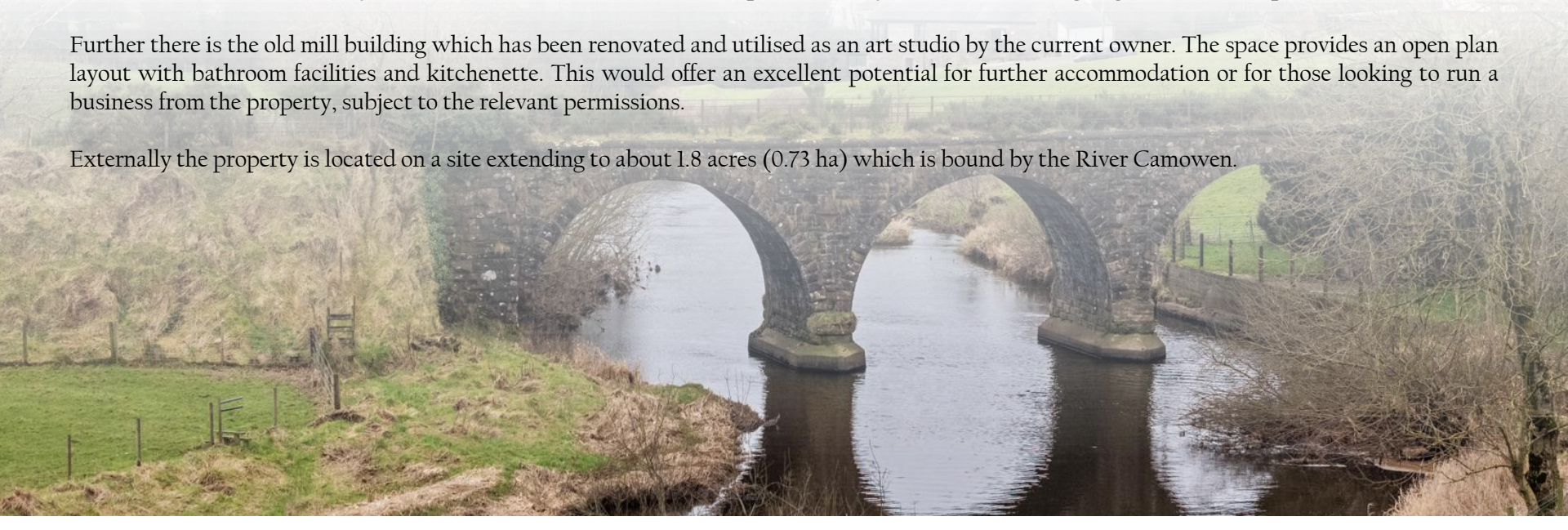
This sale offers an extremely unique opportunity to purchase a sympathetically restored Mill that comprises of three restored buildings to include two residential dwellings named the Mill House and Turf House. The old mill building provides the opportunity for a studio or further accommodation. A key feature of the property is its unique location, situated in the tranquil countryside on the edge of the Camowen River which has a good salmon run with grilse and summer salmon as well as Brown Trout.

Upon entry into the main dwelling known as the Mill House (1A Leap Lane), you are greeted by a bright open plan living space which comprises of kitchen area/dining room and living area with tiled flooring throughout. The kitchen area is fitted with modern low and high units with a living area benefiting from a wood burning stove. This space has been expertly designed to avail of the landscape surrounding the property with floor to ceiling windows allowing an abundance of natural light. Exposed stonework, vaulted ceilings and wooden beams add to the character and design of the space. The main feature wall provides two glass doors to access the balcony area overlooking the Camowen River, offering the perfect place for a morning coffee or relaxation. The ground floor comprises 2 double bedrooms with 1 ensuite, a home office, art gallery with floor to ceiling glass windows offering panoramic views of the surrounding countryside and access to the outside patio area.

1B Leap Lane, known as the Turf House, is located immediately adjacent to the Mill House. The property provides the opportunity for significant income generating potential or accommodation for an elderly relative. Upon entry you are led into an open plan kitchen and living area with low and high built in units and a wood burning stove. The space is brightly lit with skylights and offers a spacious area for entertaining. The property also has 2 bedrooms and family bathroom. Below the Turf house, is a spacious utility room and internal garage with two car ports.

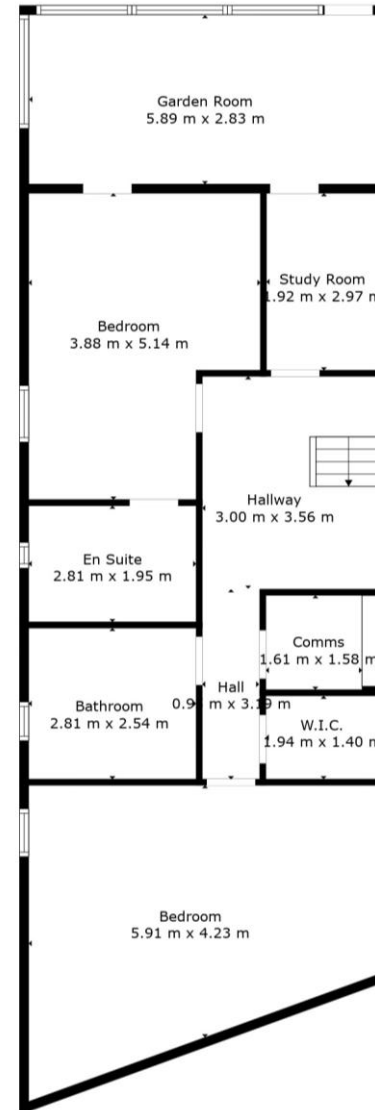
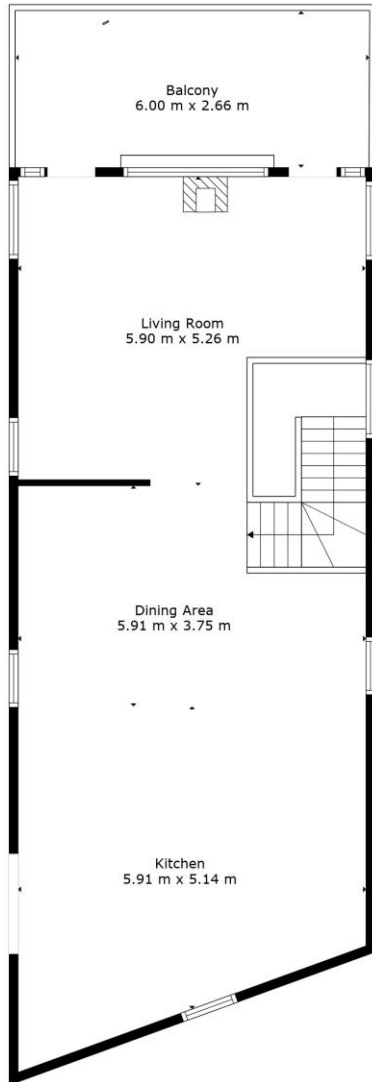
Further there is the old mill building which has been renovated and utilised as an art studio by the current owner. The space provides an open plan layout with bathroom facilities and kitchenette. This would offer an excellent potential for further accommodation or for those looking to run a business from the property, subject to the relevant permissions.

Externally the property is located on a site extending to about 1.8 acres (0.73 ha) which is bound by the River Camowen.

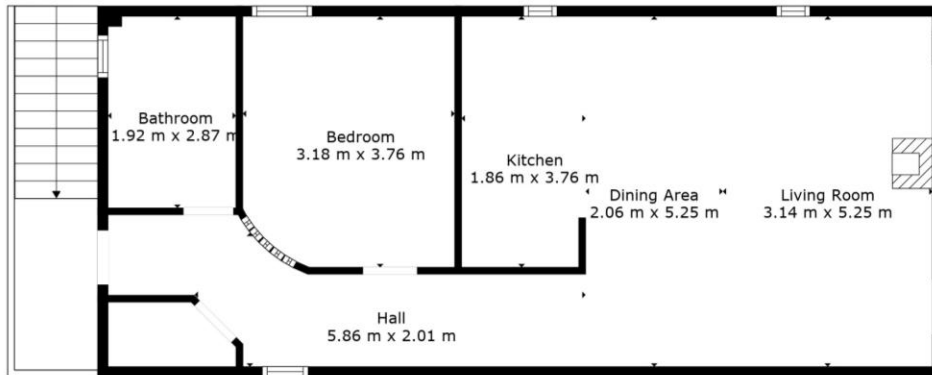
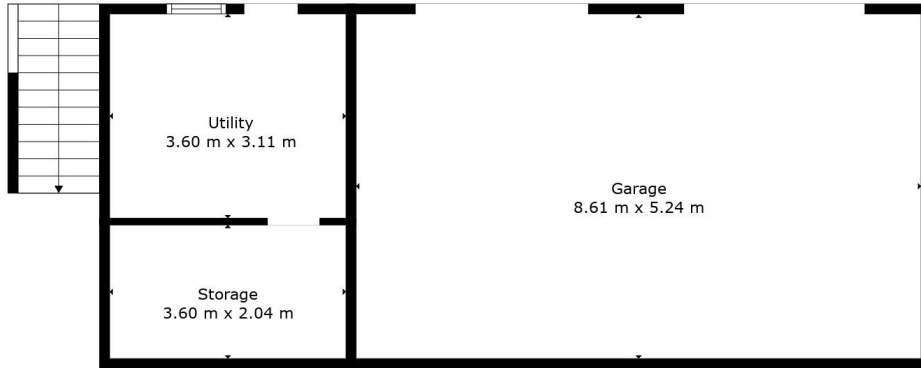




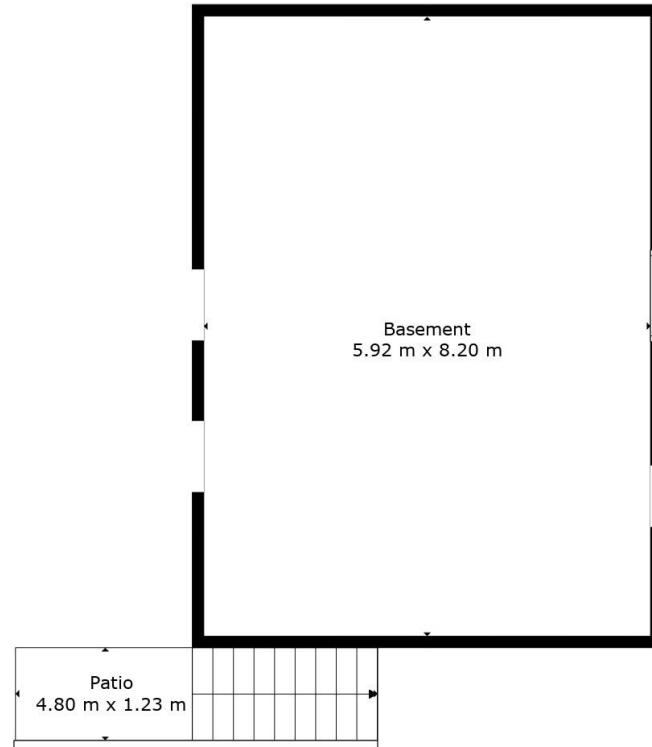
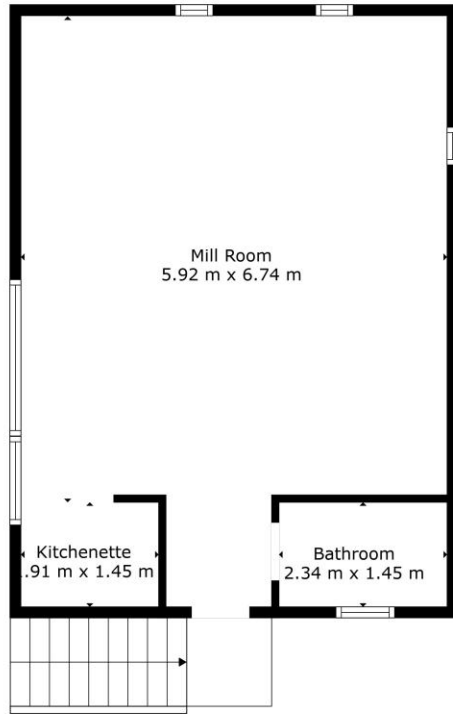
FLOORPLANS



FLOORPLANS



FLOORPLANS



GENERAL REMARKS

Strictly by appointment by the selling agents:

Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX
Tel: +44 (0) 28 9026 7820 Email: belfast@savills.ie

Directions

The postcode for the property is BT79 0NQ.

Airports

Belfast International Airport (www.belfastairport.com)
Belfast City Airport (www.belfastcityairport.com)

Fixtures & Fittings

All fixtures and fittings are excluded from the sale.

Solicitors

AF Colhoun, 41a Dublin Rd, Omagh BT78 1HE

Plans, Areas, and Schedules

These 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 sale as a whole for £445,000 (Four Hundred and Forty-Five Thousand Pounds Sterling).

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

Ratable Value

We are advised by the land and property services website that the rates payable for 2024/25 are as follows:
1A & B Leap Lane: £2,964.80

Energy Performance Rating

1A Leap Lane: D57
1B Leap Lane: E52

Services

Please be advised that the selling agents have not checked the services 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, BT1 2DX.

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

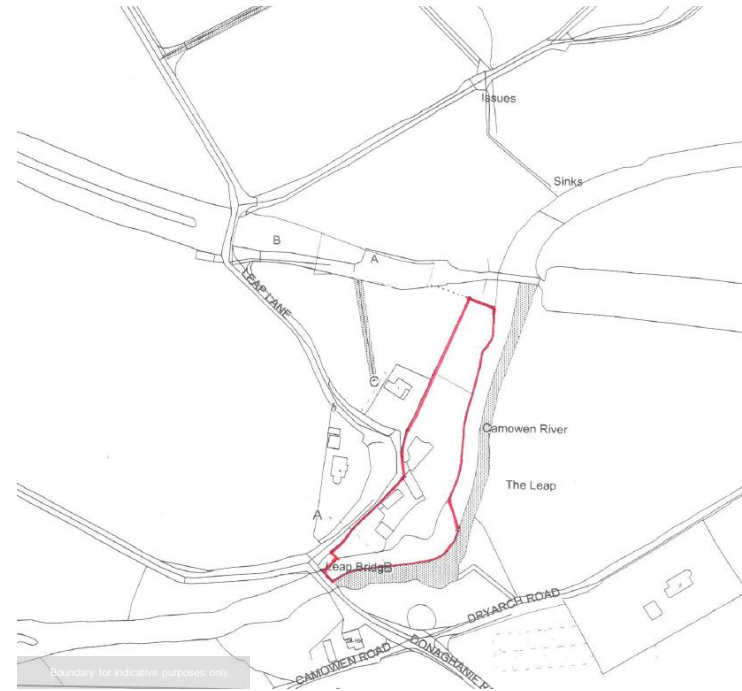
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Wayleaves and Rights of Access

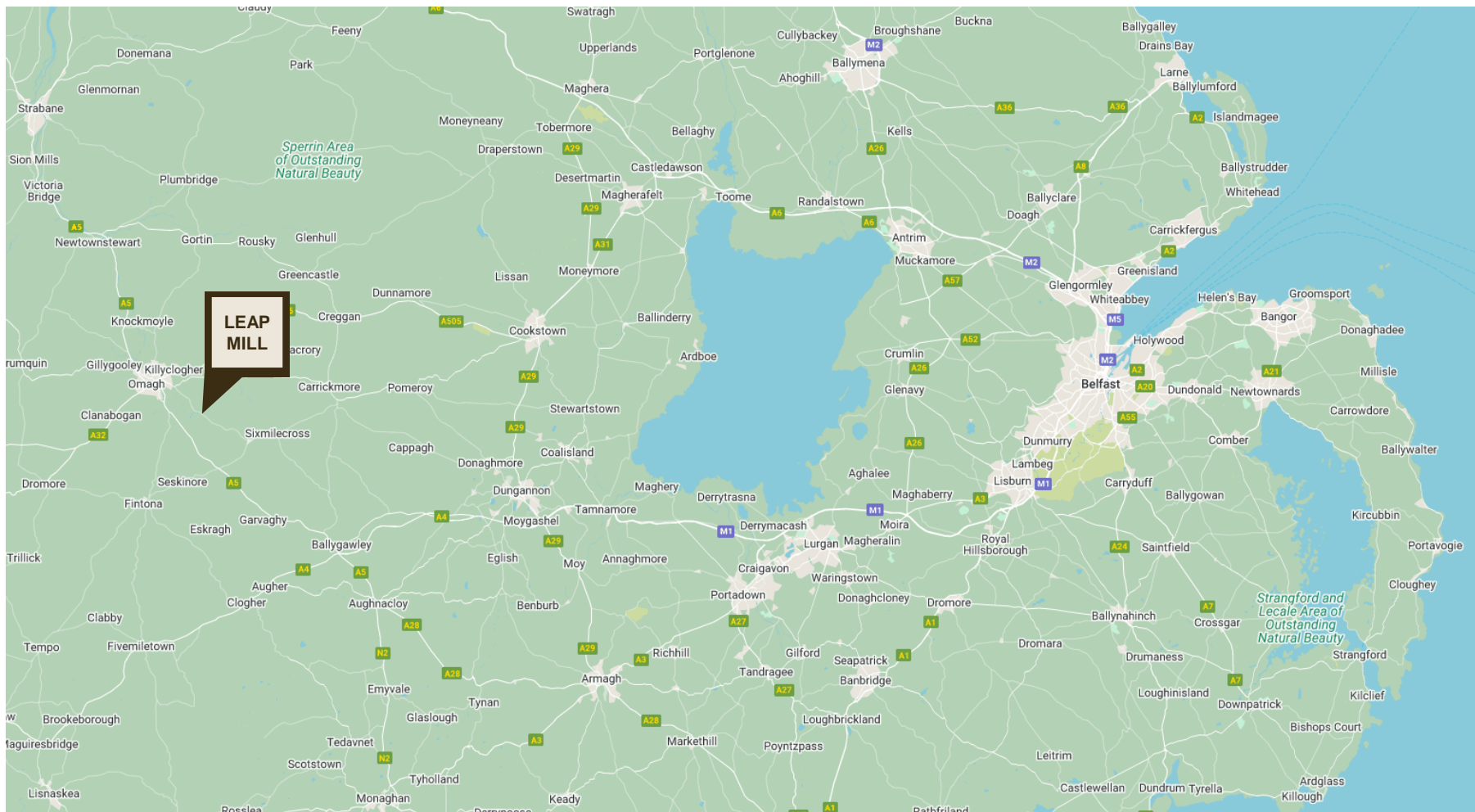
The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Generally

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



Disclaimer: These particulars are issued by Savills & Carolyn Edgar on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Savills and Carolyn Edgar 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, Carolyn Edgar, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. February 2025.



Savills (UK) Ltd AC0000822290

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

Megan Houston
Tel: +44 (0) 28 9026 7826
Email: megan.houston@savills.ie

Alex Pelan
Tel: +44 (0) 28 9026 7829
Email: alex.pelan@savills.ie



