

**"HOLLIE ROSE COTTAGE"**

**65 CARRICKLONGFIELD ROAD**

**AUGHNACLOY**

**DUNGANNON**

**CO. TYRONE**

**BT69 6DJ**

**TOM**

**HENRY & CO.**

estate agents

*working harder to make your **move easier***

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**A SUPERIOR DETACHED RESIDENCE ON MOST FANTASTIC ELEVATED SITE**

TOM HENRY & CO ARE PLEASED TO BRING TO THE MARKET THIS SUPERIOR DETACHED 4 BEDROOM, 2 RECEPTION ROOM, 4 BATHROOM, COUNTRY RESIDENCE SITUATED ON AN ENVIABLE ELEVATED SITE EXTENDING TO CIRCA. 1.1 ACRES.

THE PROPERTY WAS BUILT BESPOKE CIRCA. 2004 FOR ITS CURRENT OWNERS AND HAS BEEN METICULOUSLY MAINTAINED EVER SINCE. THIS IMPRESSIVE PROPERTY IS THOUGHTFUL IN DESIGN AND OFFERS SPACIOUS, VERSATILE ACCOMMODATION IDEAL FOR MODERN FAMILY LIVING & ENTERTAINING.

A SEPARATELY ACCESSED YARD WITH LARGE SHED / SHEDS (APPROX. 200 SQ M / 2150 SQ FT) AND CIRCA. 3 + ACRES OF FORESTED LANDS TO REAR IS ALSO AVAILABLE TO PURCHASE FOR THOSE WISHING TO RUN A BUSINESS FROM HOME (S.T.P.P.) OR MAY ALSO APPEAL TO THOSE SIMPLY SEEKING SPACE TO GROW! (MAY BE SOLD IN ONE OR TWO LOTS TO SUIT).

**"A GORGEOUS RESIDENCE ON A SITE TO MATCH WITH UNRIVALLED POTENTIAL"**



**GUIDE PRICE: £329,950 DWELLING / £99,950 STORES & LANDS**

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

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# PROPERTY FEATURES...

- A GORGEOUS DETACHED RESIDENCE ON A SIMPLY FANTASTIC SITE.
- ELEVATED SITE EXTENDING TO CIRCA. 1.1 ACRES.
- OPTION TO PURCHASE SEPARATELY ACCESSED ADJOINING YARD WITH SHEDS & CIRCA. 3 + ACRES OF FORESTED LANDS IF DESIRED.
- 3 - 4 BEDROOMS DEPENDING REQUIREMENTS.
- BEDROOM 4 CURRENTLY UTILIZED AS A HOME OFFICE / STUDY.
- 2 BEDROOMS ENSUITE.
- DWELLING ACCESSED VIA A PILLARED & REMOTE GATED ENTRANCE.
- GENEROUS TARMAC FORECOURT PARKING TO FRONT.
- RAISED, PART COVERED PAVIA TERRACE TO FRONT.
- REMOTELY GATED ACCESS TO CONCRETE AREA TO REAR TO DOUBLE CARPORT.
- MATURE GARDENS SURROUND PROPERTY.
- ORCHARD WITH FRUIT TREES - APPLE, PEAR, CHERRY & PLUM.
- U.P.V.C. DOUBLE GLAZED WINDOWS.
- U.P.V.C EXTERNAL DOORS.
- CLADDING TO FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- OAK SKIRTINGS & ARCHITRAVES.
- OAK PANELLED INTERNAL DOORS.
- STUNNING BESPOKE OAK KITCHEN UNITS WITH GRANITE WORK TOPS.
- KITCHEN WITH ISLAND UNIT & FEATURE BEAMS.
- SITTING ROOM WITH OPEN FIREPLACE.

## PROPERTY FEATURES CONTINUED...

- SUNROOM / DRAWING ROOM WITH GLASS FRONTED STOVE.
- POWDER ROOM WITH WET ROOM TYPE SHOWER.
- FAMILY BATHROOM WITH STRIKING PEDESTAL BATH.
- FLOOR & WINDOW COVERINGS INCLUDED IN SALE.
- A BREATHTAKING COUNTRY RESIDENCE EVEN WITHOUT THE POTENTIAL OF THE YARD & ADDITIONAL LANDS.
- TRULY AN OPPORTUNITY NOT TO BE MISSED.

## DWELLING HOUSE & GARDENS:



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**GUIDE PRICE: £329,950**



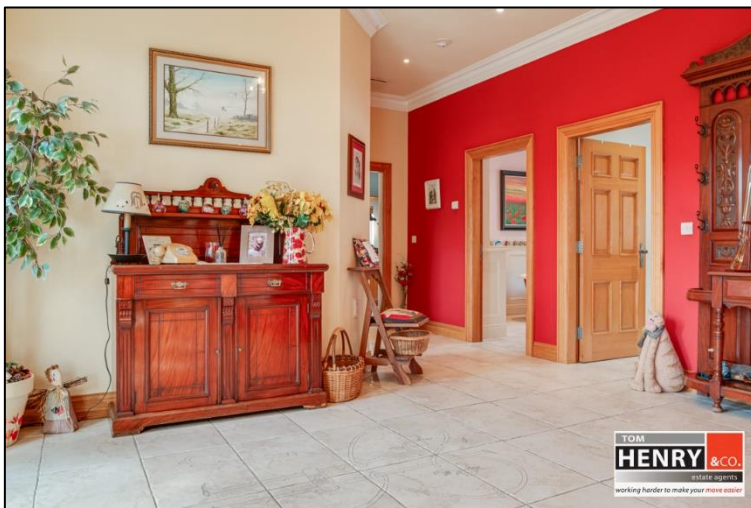
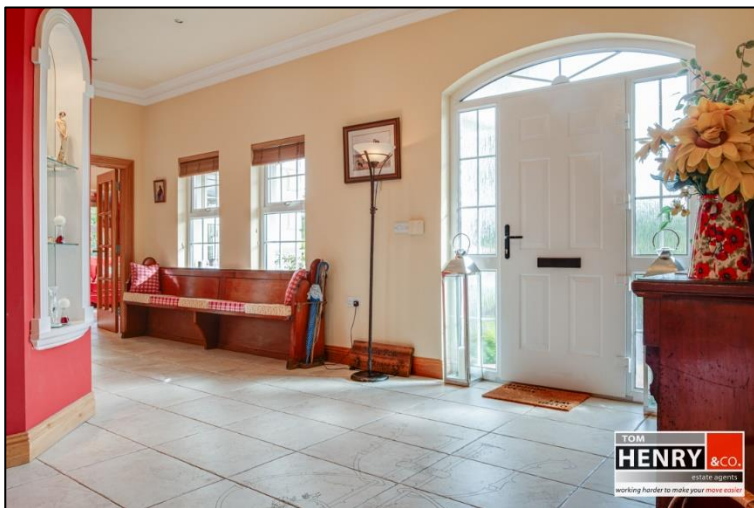
**ACCOMMODATION IN BRIEF...**

COVERED SUN TERRACE / VERANDA:  
PAVIA STEPS & TERRACE. EXTERNAL LIGHTING.



RECEPTION HALL:  
COMPOSITE EXTERNAL DOOR WITH GLAZED PANELS & SUNBURST. COVING TO CEILING. CENTRE & DOWN LIGHTING TO CEILING. ILLUMINATED MIRRORED DISPLAY NICHES. TILED FLOOR.





**SITTING ROOM:**

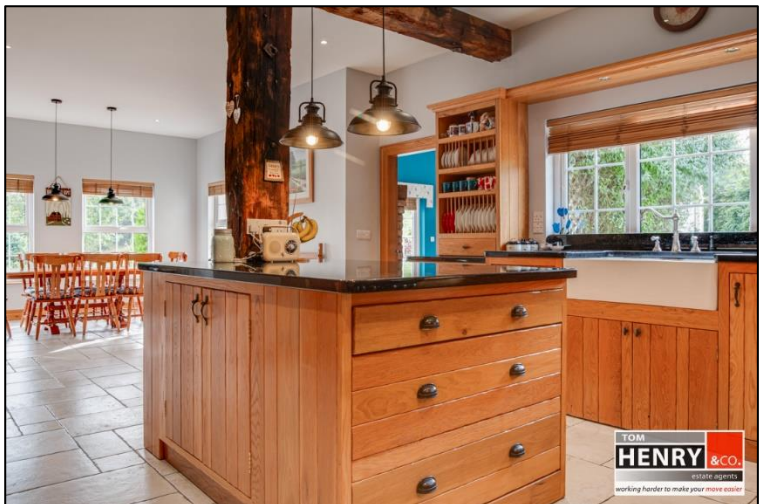
DUAL ASPECT. GEORGIAN STYLE GLAZED DOUBLE DOORS TO / FROM ENTRANCE HALL. COVING TO CEILING. CENTRE & DOWN LIGHTING TO CEILING. OPEN FIREPLACE WITH MARBLE SURROUND. TILED FLOOR.





**KITCHEN / FAMILY DINING:**

FITTED HIGH & LOW LEVEL BESPOKE OAK UNITS WITH GRANITE WORK TOPS. TILED INGLENOOK HOUSING "RANGEMASTER" COOKER WITH WOODEN OVER MANTLE. PELMET WITH DOWN LIGHTING OVER DOUBLE CERAMIC SINK WITH MIXER TAP FITTING. INTEGRATED DISHWASHER. NO. 2 INTEGRATED FRIDGES. ISLAND UNIT WITH FEATURE BEAM AND LIGHTING OVER. LARDER UNIT. WINE RACKING. DOWN LIGHTING TO CEILING. TILED FLOOR. DINING AREA WITH VIEWS OVER FRONT GARDEN.





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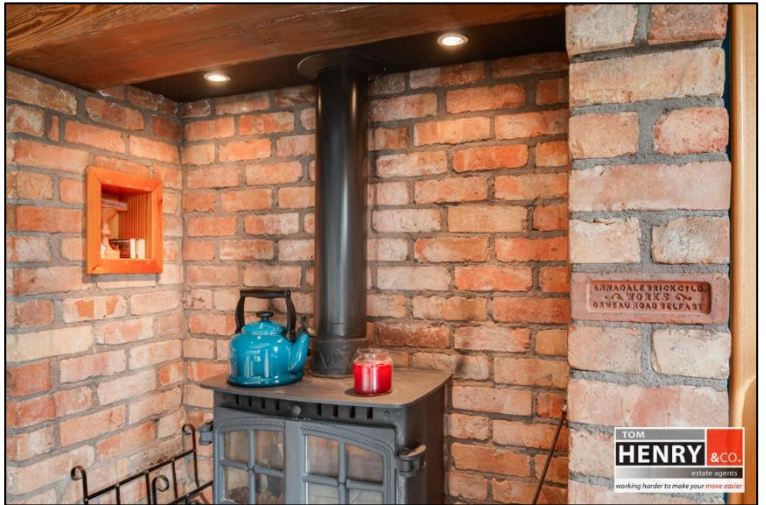
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DRAWING ROOM / SUNROOM:

SOLID FUEL GLASS FRONTED STOVE IN BRICK SURROUND WITH WOODEN MANTLE & TILED HEARTH. DOUBLE FRENCH DOORS TO FRONT PATIO AREA. DOWNING LIGHTING TO CEILING. TILED FLOOR.

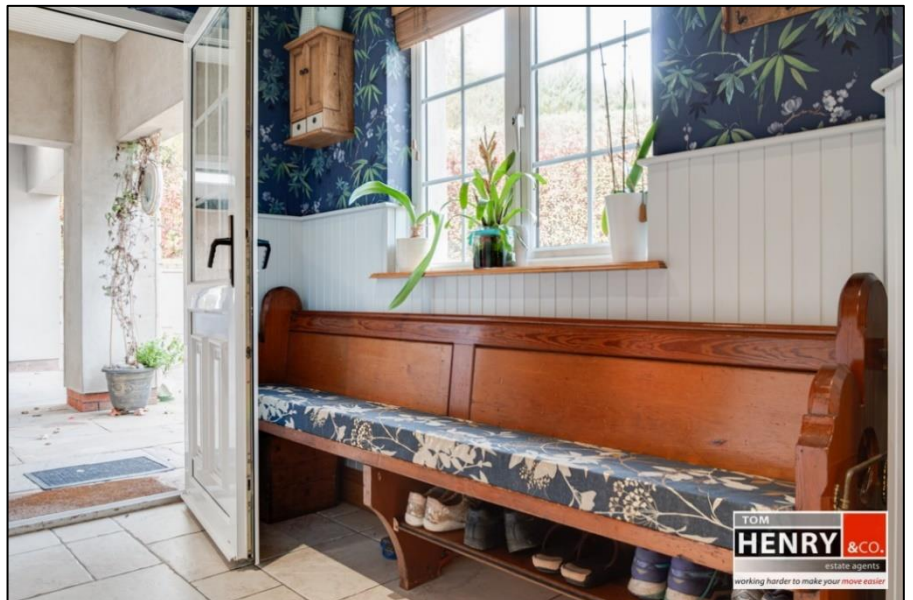






REAR LOBBY:  
U.P.V.C. EXTERNAL DOOR TO REAR PORCH WITH GLAZED  
TOP PANEL. PART TIMBER PANELLING TO WALLS. TILED  
FLOOR.

STORAGE CUPBOARD:



UTILITY ROOM:  
FITTED LOW LEVEL UNITS. S.S. SINK & DRAINER WITH MIXER TAP FITTING.  
TILED SPLASH BACK. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER.  
TILED FLOOR. X-FAN.



POWDER ROOM / SHOWER ROOM:  
WASH BASIN WITH TILED SPLASH BACK. TOILET. FULLY TILED WET ROOM TYPE SHOWER. HEATED TOWEL RAIL. TILED FLOOR.



MASTER BEDROOM:  
TO REAR. DOWN LIGHTING TO CEILING. TILED FLOOR.



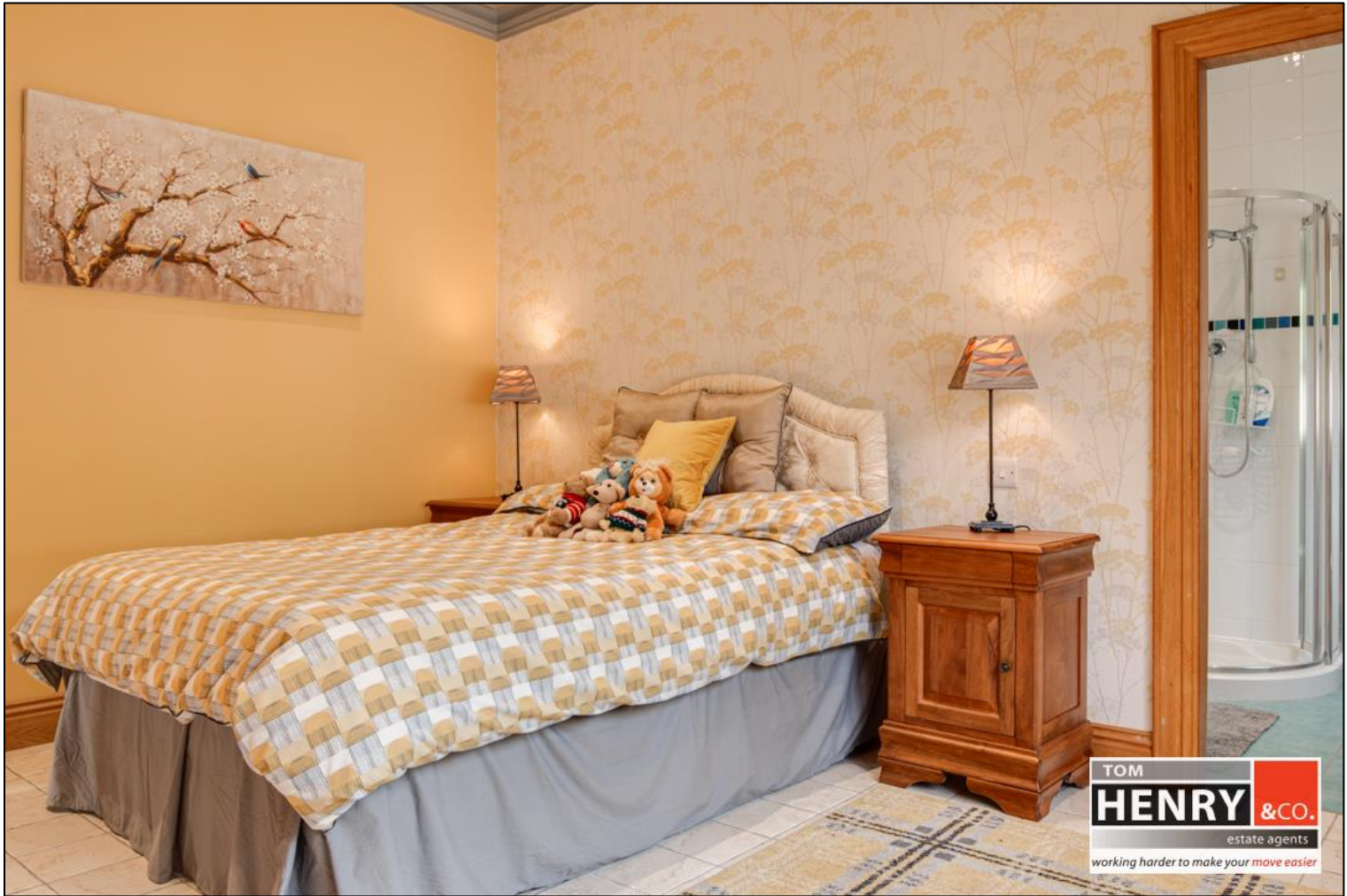
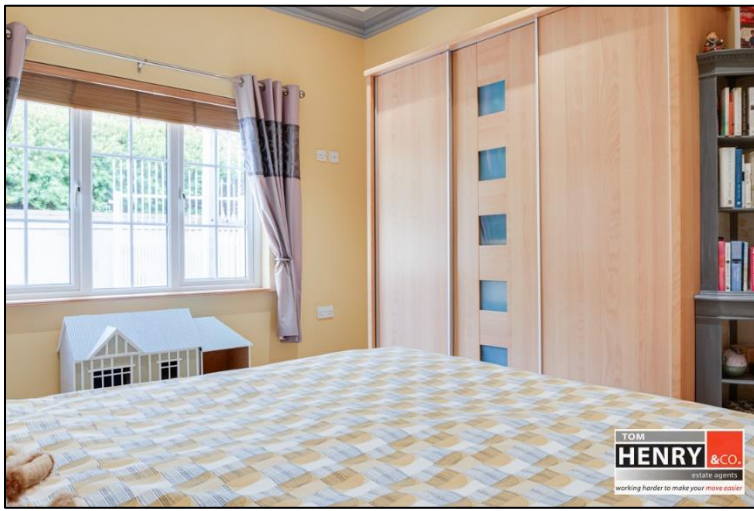


ENSUITE:  
WHITE SUITE. SHOWER. TOILET. WASH HAND BASIN. HEATED TOWEL RAIL. DOWN LIGHTING. TILED WALLS. TILED FLOOR. X-FAN.

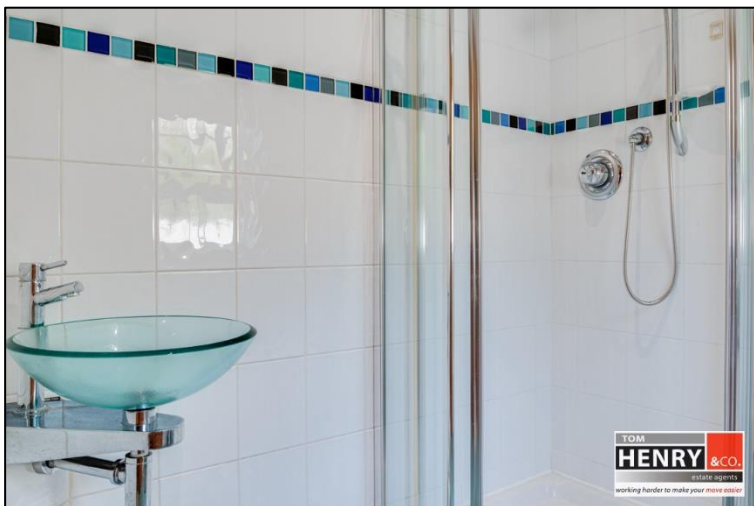


BEDROOM 2:  
TO SIDE. COVING & DOWN LIGHTING TO CEILING. TILED FLOOR.





ENSUITE:  
WHITE SUITE. SHOWER. FEATURE FLOATING SINK. TOILET. COVING & DOWN LIGHTING TO CEILING. TILED WALLS. TILED FLOOR. X-FAN.



**BEDROOM 3:**

TO REAR. CURRENTLY USED AS PLAY ROOM. DOWN LIGHTING TO CEILING. TILED FLOOR. VIEWS TO REAR OF DWELLING.



**STUDY / OFFICE / BEDROOM 4:**

TO FRONT. FITTED STORAGE TO INCLUDE BOOK CUPBOARDS, SHELVING, ETC. DOWN LIGHTING TO CEILING. TILED FLOOR.



**BATHROOM:**

WHITE SUITE. TOILET. FREE-STANDING PEDESTAL BATH. HIS & HERS SINKS WITH ILLUMINATED MIRRORS OVER. ELECTRIC SHAVER SOCKET. COVING & DOWNLIGHTING TO CEILING. LOW LEVEL WALL PANELLING. FITTED STORAGE WITH DRAWERS, CUPBOARD & DISPLAY SHELVING. TILED FLOOR. X-FAN.



**HOTPRESS:**

WALK-IN. SHELVED. ELECTRIC LIGHT. TILED FLOOR.

ROOF SPACE:  
ACCESSED VIA LADDER. VELUX WINDOWS. FLOORED FOR STORAGE.

**OUTSIDE:**

SITUATED ON A TRULY ENVIABLE, ELEVATED SITE EXTENDING TO CIRCA. 1.1 ACRES & ACCESSED VIA AN ELECTRIC GATED & PILLARED ENTRANCE. TARMAC DRIVEWAY & PARKING TO FRONT.



GARDENS TO FRONT LAID TO EXTENSIVE LAWNS & MATURE SHRUBBERY WITH GRAVELLED BEDS. SUMMER HOUSE / GARDEN STORE. PAVIA PATIO AREAS. EXTERNAL LIGHTING.

ELECTRIC GATES TO REAR CONCRETE YARD & CARPORTS.

STORE / BOILER HOUSE:

OIL FIRED BURNER. BEAM VACCUUM UNIT. RADIATOR. ELECTRIC LIGHT. TILED FLOOR.

COVERED AREA / DOUBLE CARPORT.

CONCRETE FLOOR. LOG STORAGE. ELECTRIC LIGHT & POWER POINTS.

RAISED PAVED PATIO AREA. HERB / VEGETABLE GARDEN.

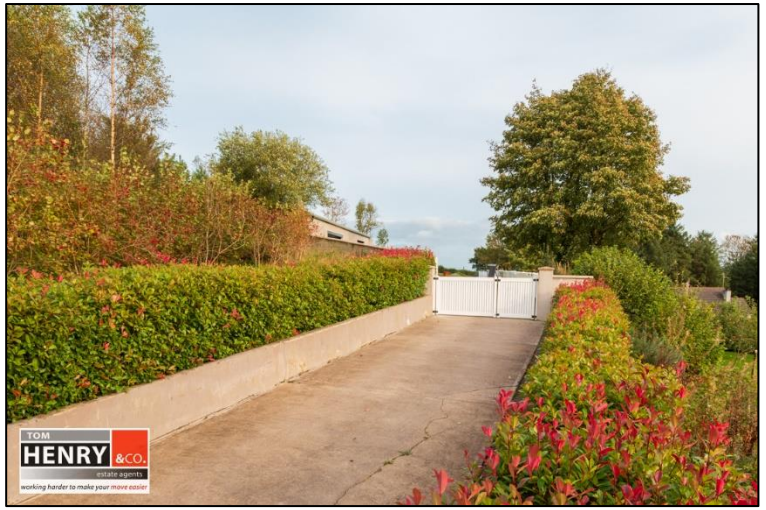
EXTERNAL WATER TAPS.



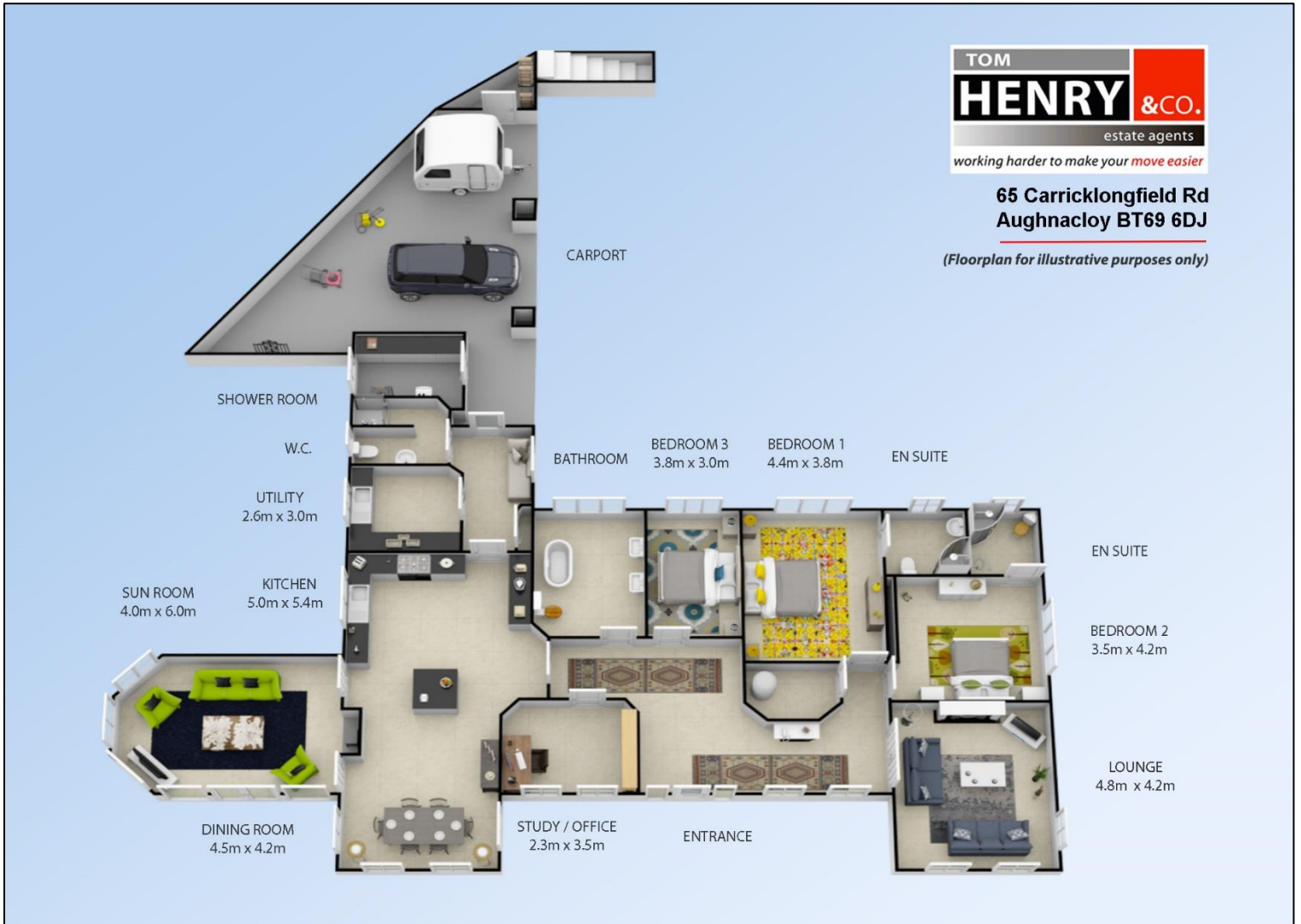








FLOORPLANS FOR I.D. PURPOSES ONLY.



**YARD, SHEDS & FORESTED LANDS: GUIDE PRICE: £99,950**



**ACCOMMODATION IN BRIEF...**

APPROACHED VIA A SEPARATE LANEWAY / ACCESS.

GRAVELLED YARD WITH MULTIPLE POWER POINTS & WATER TAPS.

SEPARATE SEPTIC TANK. SEPARATE METERED WATER & ELECTRIC.

SHED: 60 FT x 30FT.

ROLL-UP DOOR AND PEDESTRIAN ACCESS. CONCRETE FLOOR. ELECTRIC LIGHTS AND POWER POINTS.

LOFT:

WITH TOILET & WASH HAND BASIN. STORE ROOMS, WORK SHOPS / OFFICE SPACE.

EXTENSION TO STORE: 40FT x 30FT.

ROLL-UP DOOR.

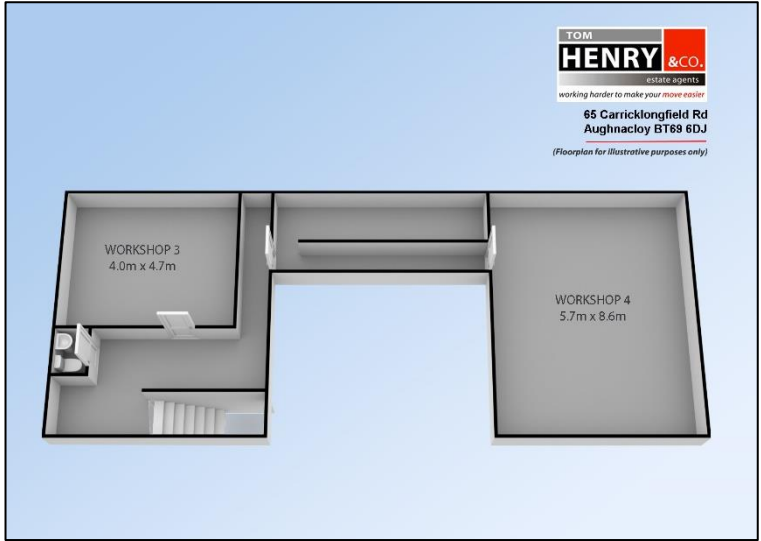
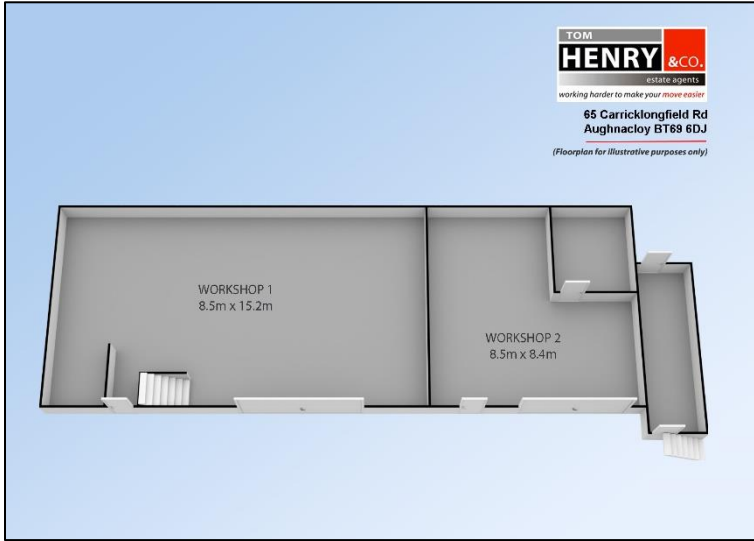
CONTAINER STORE:

ROLL-UP DOOR.





**FLOORPLANS FOR I.D. PURPOSES ONLY.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

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