



*Demesne Country Estate Site Layout*



*The Gate Lodge Garden Plan*

*A desirable new Lurgan address*

# THE DEMESNE COUNTRY ESTATE

KILMORE ROAD  
LURGAN

*The Gate Lodge*

AN EXCLUSIVE GATED ENCLAVE  
OF BESPOKE LUXURY HOMES

INTERIOR DESIGN

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*The Demesne Country Estate  
offers a new way of living -  
individually designed and  
refreshingly different*



## *The Gate Lodge*

This is an exceptional opportunity to purchase the beautiful Gate Lodge residence within this exclusive gated development of breathtaking homes, bordering Lurgan Golf Course, and featuring an abundance of living space, perfect for relaxing or entertaining.

This luxurious and individually designed family home features 4 bedrooms, drawing room, lounge, kitchen & dining, and is finished with a superb, high specification.

Each home in this unique development will have its own private landscaped garden and access to an ornamental garden and tennis court within the development.





## Measurements

### Ground Floor

Entrance Porch  
Entrance Hall  
Drawing Room.....26'9" x 17'9" *plus bay*  
Lounge.....26'9" x 7'9"  
Kitchen/Dining.....20'10" x 19'3"  
Utility.....8'2" x 6'8"  
WC.....9'7" x 4'6"  
Cloaks

### First Floor

Master Bedroom....23'6" x 17'9"  
*Plus Ensuite Shower Room*  
Bedroom 2.....19'3" x 18'1"  
Bedroom 3.....17'9" x 13'3"  
Bedroom 4.....17'9" x 13'3"  
Bathroom.....15'8" x 10'8"

Total Floor Area: **2884 sq. ft.** approx. excluding Garage



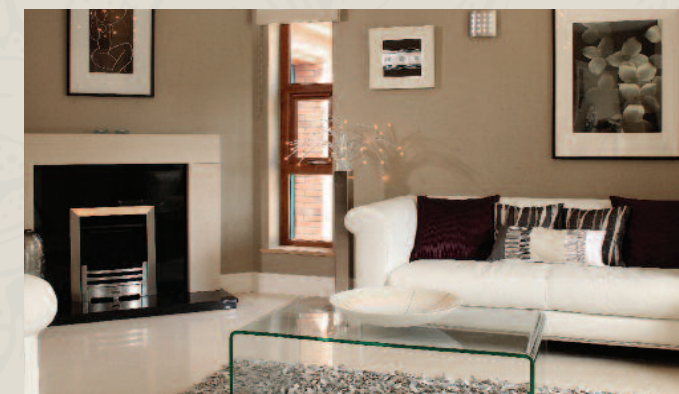
*Each individual home has been  
carefully designed taking  
inspiration from impressive  
country homes*

## *Specification*

An exceptional quality finish will be incorporated into this bespoke Gatelodge residence.

### *Internal*

- PC sum allowance given to purchaser for kitchen/utility , sanitary ware, fireplaces and wall and floor tiling in selected areas
- All internal walls and ceilings painted in emulsion
- 6" moulded skirting boards and deep traditional architraves
- Recessed low voltage lighting on ground floor reception/drawing room
- Mains operated fire alarm system
- BT points to various rooms
- Zoned oil fired central heating
- Traditional radiator system with fitted thermostatic controls to ground floor and first floor



### *External*

- Sliding sash windows
- Feature decorative fascia board, soffits and barge board with detailed finials
- Reconstituted stone finish
- Slate roof
- Solid timber front and rear entrance doors
- Natural stone entrance paviers
- Gravel / pebble driveways
- Landscaping to front, side and rear gardens together with feature stone and rendered boundary wall and black estate fencing
- Each home in this unique development will have its own private landscaped garden and access to an ornamental garden and tennis court within the development

*Be amongst the first  
to appreciate what this  
prestigious development  
has to offer...*