

FOR SALE  
House & Land

'Gortin House',  
270 Coalisland Road, Dungannon, BT71 6ET



Asking Price £795,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



## SUMMARY

'Gortin House' is an exceptional family home hidden within a superb private site extending to approximately 9 acres, offering private countryside living, and plenty of room for your equestrian friends. Approached by a private tree lined country lane (third of a mile), the property is greeted by an electric gated entrance, you will be awed by the sweeping stoned driveway, meticulously landscaped gardens, and an impressive and inviting Country House.

'Gortin House' dates back to 1653 originally part of the Ranfurly Estate and from 1700-1900 was under the ownership of Thomas Knox, Lord Ranfurly and his family. History dictates that the property was presented to one of Cromwell's soldiers, originally as a cottage before being expanded over the years, with the most recent addition a 'Hampton's' orangery (10 years).

The dwelling house extends to approximately 5,600 Sq Ft and boasts five bedrooms, four reception rooms including an orangery, kitchen, boot room, utility room, three bathrooms, and a separate two bedroom annex. All in all the grounds extend to approximately 9 acres comprising lawns, woodland, a number of fields, formal gardens including shrubberies and wild areas.

Lying on the edge of Dungannon town, 'Gortin House' offers substantial accommodation over two floors with plentiful ground floor space for entertaining (both inside and out) and an array of distinctive features throughout. Many of the rooms retain original features, and are well-proportioned, with high ceilings and are spacious as well as benefiting from an abundance of natural light from its sliding sash windows.

The property is located approximately 40 miles from Belfast, two hours' drive from Dublin, and five minute drive from Dungannon town centre, with the M1 motorway only a 10 minute drive. The property is also well placed close to a number of excellent Primary and Grammar Schools in the area, as well as all local shops and amenities.

Viewing is strictly by private appointment and is highly recommended to appreciate all that this stunning residence and land has to offer. Please contact our South Belfast office on 028 9066 8888.







## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH:

**8' 3" x 6' 10" (2.51m x 2.07m)**

External wood panel door. Solid wooden floor. Panelled walls. Internal door with glazed panels.

#### ENTRANCE HALL:

Wooden floor. Panelled walls. Ceiling rose. Stairway to upper floor. Double panel radiator. Understair storage.

#### DRAWING ROOM:

**19' 2" x 14' 1" (5.83m x 4.30m)**

Solid wooden floor. Double panel radiators. Coving, corniced ceiling, ceiling rose, and picture rail. Feature fireplace with brick inset and painted granite surround. Built-in shelving and storage unit.

#### DINING ROOM:

**13' 12" x 13' 0" (4.26m x 3.97m)**

Solid wooden floor. Double panelled radiator. Picture rail. Corniced ceiling. Ceiling rose. Coving. Open fireplace with tiled hearth and painted granite surround.







**WC (OFF ENTRANCE HALLWAY):**  
**8' 10" x 7' 5" (2.69m x 2.27m)**

Wooden floor. Single panel radiator. Half panelled walls. 'Heritage' white ceramic wash hand basin and WC.

**REAR HALLWAY:**  
**18' 11" x 3' 4" (5.77m x 1.02m)**

Parquet wooden floor. Panelled walls. Picture rail. Single panel radiator.

**UTILITY ROOM:**  
**11' 8" x 7' 7" (3.55m x 2.32m)**

Range of high and low level units. Single drainer stainless steel sink unit. Tiled work surfaces. Ceramic tiled floor.

**KITCHEN / DINING ROOM:**  
**22' 6" x 16' 0" (6.86m x 4.88m)**

Honed limestone floor. Double panel radiator. Wood panel door to rear yard. Range of high and low level units. Partially oak work surfaces and partially granite work surfaces. Glazed display units. Feature painted central island unit with oak work surface and sockets. Wall mounted double panelled radiator. Circular stainless steel sink unit with mixer taps. Built-in electric fan oven. Electric hob. 'Rayburn' Royal oil fired range.



**ORANGERY:**  
**28' 0" x 13' 5" (8.54m x 4.08m)**

'Hampton's' Orangery with stone flooring and under floor heating. Timber double glazed sliding sash windows and extra wide double patio doors. Electric controlled ceiling windows with 'Appeal' blinds. Open fireplace with stone hearth. TV point. Leading to:

**BOOT ROOM:**  
**15' 9" x 6' 2" (4.79m x 1.87m)**

Tiled floor. Belfast sink with oak worktop. Shelving. Storage unit with pressurised boiler system. Plumbed for washing machine and tumble dryer. Double panelled radiator. Wooden external door to rear.







**LIVING ROOM:**  
**17' 5" x 10' 12" (5.31m x 3.35m)**

Wooden floor. Decorative shelving on wall. Double panel radiator. Fireplace with brick surround and wooden beam with multi-fuel stove. Shelving. Built-in drinks cabinet.

**FIRST FLOOR**

**LANDING:**  
**30' 7" x 3' 6" (9.32m x 1.06m)**

Single panelled radiator. Sliding sash windows with wooden shutters. Shelved hot press.



**BEDROOM (1):**  
**18' 1" x 12' 2" (5.52m x 3.72m)**

Overlooking Orangery. Double panelled radiator. Picture rail.

**BATHROOM:**  
**10' 2" x 6' 3" (3.10m x 1.90m)**

'Amdega' flooring. Double panelled radiator. Fully tiled walls to ceiling. Cast iron freestanding bath with chrome fittings. 'Heritage' white ceramic basin, with wall mounted mirror and light. Separate integrated shower with spotlight, glass door, fully tiled walls, and built-in shelving units. Wall mounted electric heater. Access to attic space.



**WC:**  
**5' 3" x 3' 8" (1.60m x 1.13m)**

'Amdega' flooring. Fully tiled walls to ceiling. White ceramic WC.

**BEDROOM (2):**  
**14' 0" x 13' 1" (4.27m x 3.98m)**

Solid wooden floor. Double panelled radiator. Fireplace with cast iron surround. Built-in shelving. Picture rail.



**BEDROOM (3):**  
**14' 0" x 13' 2" (4.27m x 4.01m)**

Solid wooden floor. Double panelled radiator. Picture rail. Decorative fireplace with slate hearth and cast iron inset. Play room / Annex off.

**PLAY ROOM / ANNEX:**  
**8' 1" x 6' 8" (2.46m x 2.02m)**

**MAIN BEDROOM:**  
**18' 1" x 14' 8" (5.51m x 4.48m)**

Two double panelled radiators. Picture rail. Feature fireplace with granite hearth and inset, and Mahogany antique wooden surround.

**WALK-IN WARDROBE:**  
**11' 0" x 10' 3" (3.36m x 3.13m)**

Full range of fitted wardrobes.



**ENSUITE BATHROOM:**  
**11' 6" x 11' 1" (3.51m x 3.38m)**

Solid wooden floor. Half panelled walls. Picture rail. Wall mounted electric heater. Two double panelled radiators. Shower with fully tiled walls to ceiling, glass doors and electric 'Mira' shower. Extractor fan. Antique storage unit with marble worktop. White ceramic wash hand basin and splashback. White ceramic WC. Antique cast iron freestanding bath.



**STUDY:**  
Built-in worktop space. Shelving. Leading to:

**STORAGE ROOM:**  
**8' 4" x 3' 1" (2.54m x 0.95m)**

Built-in wardrobe. Storage units. Leading to:

**BEDROOM (5):**  
**16' 1" x 15' 2" (4.91m x 4.61m):**

Solid wooden floor. Electric heater. Shelving. Shelves hot press.

**ENSUITE SHOWER ROOM:**  
**7' 10" x 5' 12" (2.39m x 1.82m)**

Solid wooden floor. White ceramic WC and wash hand basin with tiled worktop. Shower with 'Mira' electric shower. Fully tiled walls. Wall mounted electric heater.

**STORE ABOVE ANNEX:**  
**23' 3" x 17' 11" (7.08m x 5.46m)**

Wooden floor. PVC door to rear external stairwell. Integrated storage with shelving. Two electric heater.

**ANNEX**

**KITCHEN / DINING ROOM:**  
**18' 11" x 14' 8" (5.77m x 4.47m)**

Solid wooden floor. Feature fireplace with multi-fuel stove, brick surround, and large wooden beam. Range of high and low level units with oak worktops. Integrated 'Belling' electric oven and four ring hob with extractor fan. Integrated fridge. 1.5 bowl stainless steel sink unit. Downlighters. PVC patio doors leading to rear.







**UTILITY ROOM:**  
**10' 6" x 8' 2" (3.19m x 2.49m)**

Tiled floor. Range of low level units. Single drainer stainless steel sink unit. Plumbed for washing machine and tumble dryer. Tiled splashback.

**LARDER:**  
**6' 9" x 5' 1" (2.06m x 1.56m)**

Tiled floor.

**WC:**  
**6' 9" x 2' 8" (2.06m x 0.82m)**

Tiled floor. White ceramic wash hand basin and WC. Extractor fan.

**LIVING ROOM:**  
**19' 1" x 11' 2" (5.82m x 3.41m)**

Feature open fireplace with brick surround and wooden beam. Built-in freestanding shelving units. PVC door to side garden with glazed unit.

**ENTRANCE PORCH:**  
**10' 7" x 7' 10" (3.23m x 2.38m)**

Decorative tiled floor. Oak internal doors, skirting and architraves. Shelved hot press. PVC door from back yard.

**BEDROOM (1):**  
**10' 8" x 10' 8" (3.26m x 3.25m)**

Built-in wardrobe.

**BEDROOM (2):**  
**11' 9" x 10' 12" (3.59m x 3.35m)**

Built-in wardrobes.

**JACK & JILL SHOWER ROOM:**  
**10' 8" x 5' 5" (3.24m x 1.66m)**

Shower with glass door and 'Selectronic' electric shower. White ceramic WC and wash hand basin with wooden storage. Partially tiled walls. Extractor fan. Tiled floor.



**OUTSIDE**

**EXTERNAL AREAS:**

Entire site extends to approximately 9 acres.

The road leading up to the property from the Coalisland Road is owned by the property.

Electric gated entrance with decorative stoned driveway to front and side. Manicured lawns. A number of fenced-off fields which benefit from water feeds. Front paved patio area to side of Orangery. Kerbed driveway. Substantial gardens and woodland. External rear concrete yard. Outside water tap. Wooden store with oil tank and bins. External yard to side leading to rear yard and front gardens. Number of outbuildings to rear including:



**TACK ROOM:**  
**15' 4" x 8' 7" (4.67m x 2.62m)**

Concrete floor.

**OLD STORE:**  
**36' 9" x 9' 5" (11.20m x 2.88m)**

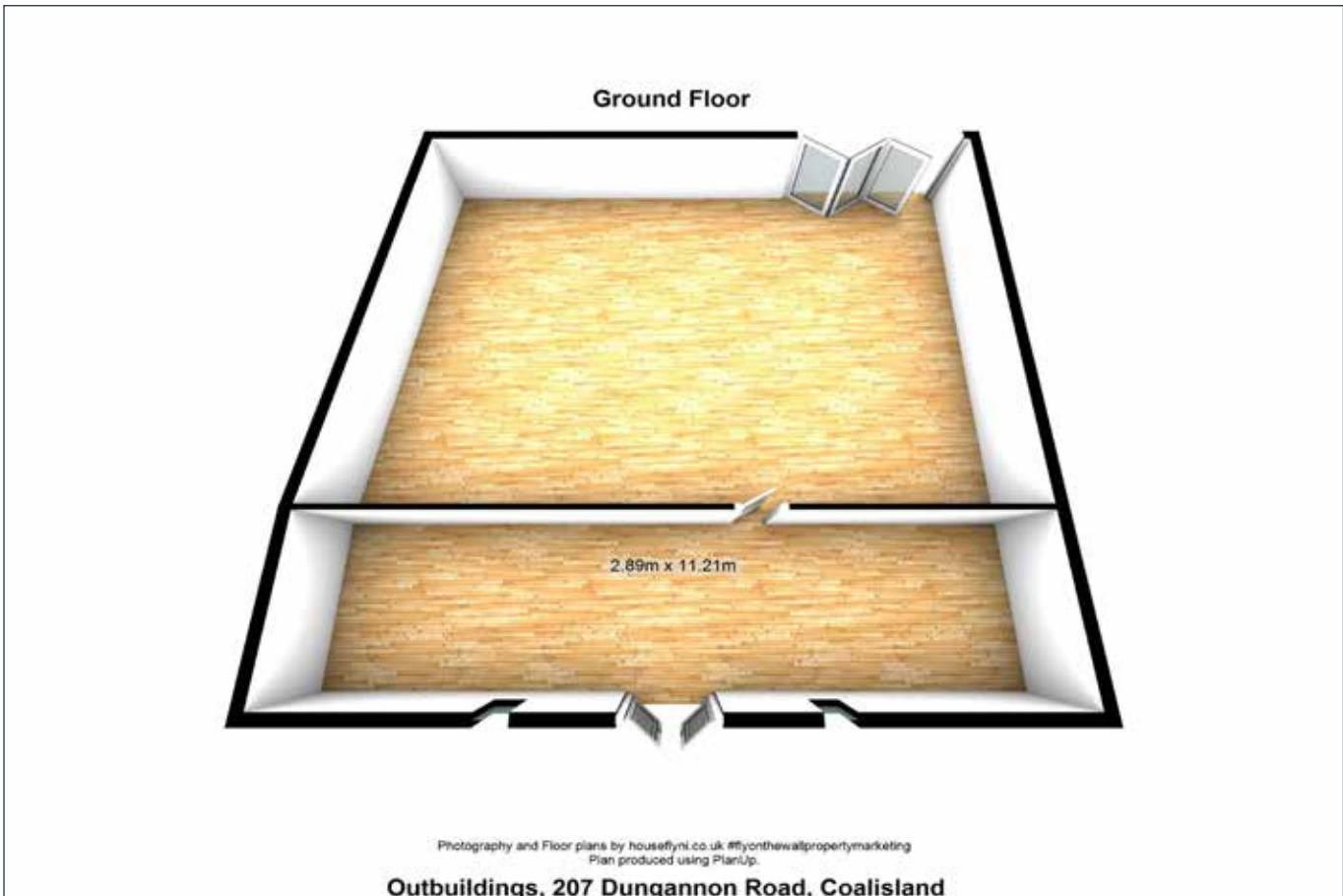
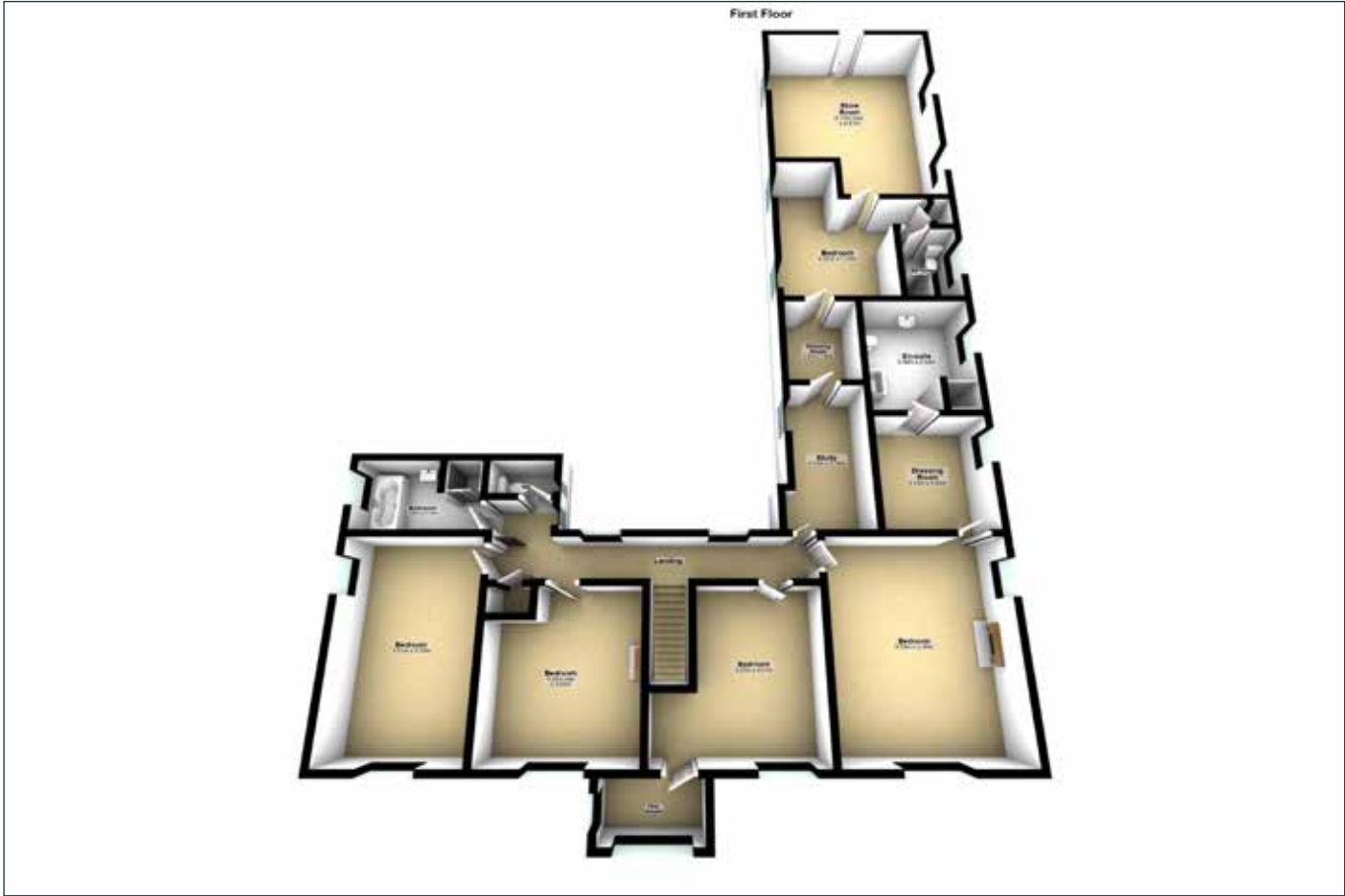
Concrete floor. Light and power.



**EXTENDED STORE:**  
**32' 0" x 25' 7" (9.76m x 7.81m)**

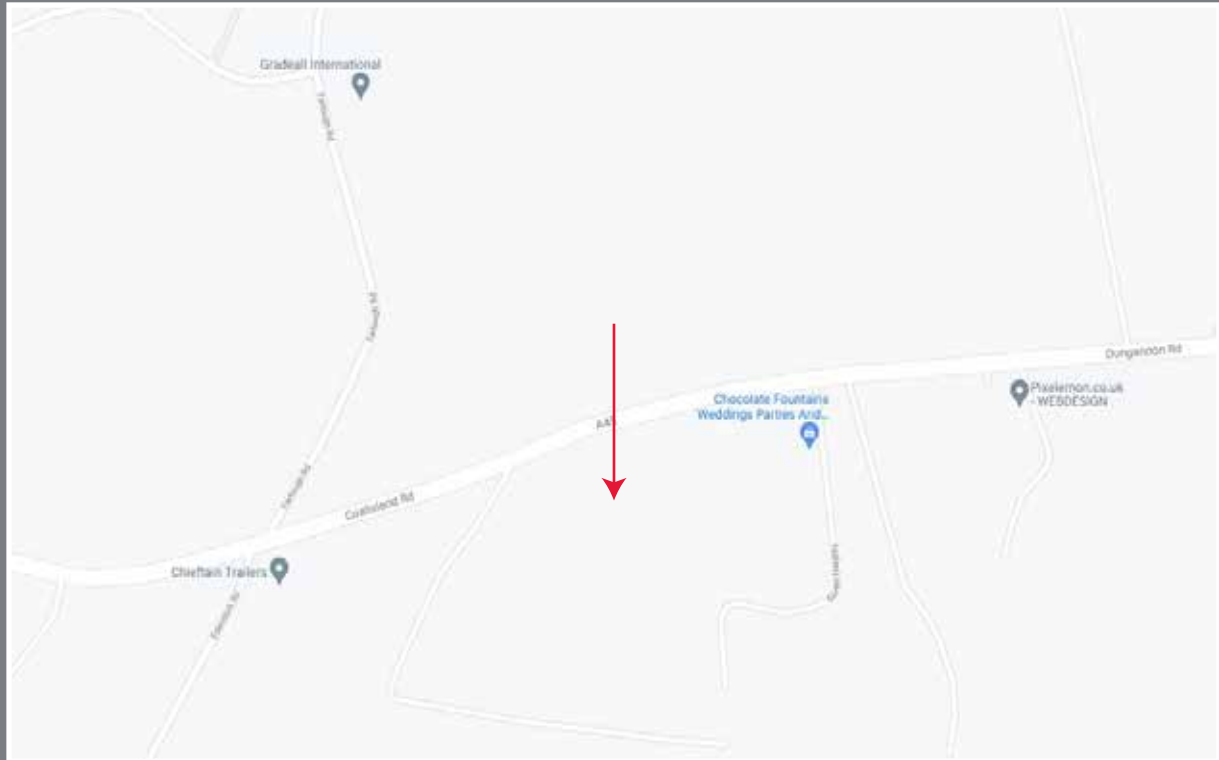
Concrete floor. Folding door access from rear. Potential uses to including, stabling. Shelving. Side stoned yard and rear car parking.







# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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81-91	B		
69-80	C		
55-68	D		
39-54	E		42   E
21-38	F		38   F
1-20	G		

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