



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

4 Drumaghadone House

Drumaghadone Road

Dromore

BT25 1PB

Bedroom	5
Reception	4
Bathroom	3



Valuable small holding with beautiful period style house, range of outbuildings and approx 23.4 acres of land

P.O.A.

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

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Seldom does a property with the character of Drumaghadone House come onto the market for sale. This beautiful period style detached family home is set within wrap around gardens, and is complimented by a comprehensive range of outbuildings, stables, sheds and sand school and approximately 23.4 acres of prime agricultural land. The property is set back from the road and is accessed by two separate entrances. It was built just over 100 years ago, and has been lovingly renovated over time whilst retaining many of it's original features. The kitchen is the heart of every home, and Drumaghadone House has a wonderful bespoke solid wood kitchen with abundant storage and co ordinating island. There are an array of integrated appliances to include an AGA which also heats the water if desired. The kitchen is extremely spacious and is open plan to dining and living area with multi fuel stove. This well laid out home offers flexible accommodation with four double bedrooms to the first floor as well as luxurious bathroom. There is also a shower room and bedroom to the ground floor. Relax in your choice of formal reception rooms or soak up the sun in the conservatory to the rear. This small holding also offers an excellent range of farm buildings and handling yard, in addition to stone built out housing and stables. These are well planned out making it simple for someone working on their own to safely handle and move livestock. You cannot fail to be impressed by Drumaghadone House and all that it has to offer. Viewing strictly by appointment.



- Period style home with many original features retained
- C. 23.4 acres of agricultural land with excellent road frontage
- Bespoke solid wood kitchen with co ordinating island and AGA
- Four double bedrooms (all with built in storage)
- Four spacious reception rooms to include sunroom
- Stunning bathroom suite with jacuzzi style bathtub for two persons
- Shower room and utility to ground floor
- Ideally located within easy reach of Dromore, Hillsborough and the A1
- Range of outbuildings to include large general purpose shed, stables and stores
- Chain Free



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	49 E	
21-38	F		
1-20	G		

ENTRANCE HALL

Entrance door with ornate side glazed panels and Georgian fan. Leading to hallway. Solid wood flooring. Cornicing ceiling rose. Double panel radiator.

DRAWING ROOM

4.35m x 4.53m (14' 3" x 14' 10")

Dual aspect. Period style fireplace with granite hearth and gas fire. TV points. Cornicing ceiling rose. Double panel radiator.

KITCHEN DINING

7.63m x 9.52m (25' 0" x 31' 3") MAX

Open plan to living. Beautiful handmade kitchen units. Excellent range of high and low levels storage units and display cabinets. Coordinating island with storage, stainless steel sink and seating area. All complimented by granite work surfaces. Belfast style sink with mixer tap. Eye level Bosch dishwasher. Eye level Fargo oven and four ring ceramic hob with extractor fan over. Vertical wall mounted radiator. Tiled floor. Recessed lighting. Solid wood cladding to ceiling. Double panel radiator. Door to rear. French doors to lounge.

WALK IN PANTRY

2.16m x 1.14m (7' 1" x 3' 9")

Single panel radiator. Tiled floor.

OPEN PLAN TO LIVING

4.46m x 3.95m (14' 8" x 13' 0")

Feature brick fireplace with multi fuel stove on raised platform with tiled hearth. Ceiling cornicing. Solid wood flooring. Double panel radiator. TV point.

LOUNGE

Marble fireplace and hearth with ornate insert and gas fire. Solid wood flooring. TV point. Cornicing ceiling rose. Double panel radiator. Glazed door leading to sunroom.

SUNROOM

4.00m x 3.50m (13' 1" x 11' 6")

Tiled floor. Two double panel radiator. French doors leading to patio.

UTILITY ROOM

2.90m x 1.95m (9' 6" x 6' 5")

Solid wood floor larder style units with granite work surface. Belfast style sink and mixer tap. Space for wash machine and tumble dryer. Tiled floor. Single panel radiator.

SHOWER ROOM

2.23m x 3.57m (7' 4" x 11' 9")

Walk in shower enclosure with recessed shelving. Built in solid wood storage unit. Floating sink with marble counter top. WC. Window. Recessed lighting. Tiled flooring. Two heated towel rails.

GROUND FLOOR WC

0.86m x 1.36m (2' 10" x 4' 6")

WC. Sink. Single panel radiator. Particularly tiled walls.



OFFICE / GROUND FLOOR BEDROOM

3.27m x 2.29m (10' 9" x 7' 6")
Tiled floor. Single panel radiator.

SIDE ENTRANCE TO PORCH

Tiled floor. Single panel radiator.

LANDING

Gallery style landing. Access to roof space. Double panel radiator. Walk in hot press. Walk in closet.

BEDROOM

4.82m x 3.40m (15' 10" x 11' 2")
Front aspect double bedroom. TV point. Walk in wardrobe. Double panel radiator.

BEDROOM

4.50m x 4.34m (14' 9" x 14' 3")
Dual aspect double bedroom. Built in wardrobe. Laminate flooring. Double panel radiator.

BEDROOM

3.11m x 3.60m (10' 2" x 11' 10") MAX
Side aspect double bedroom. Laminate flooring. Walk in closet. Double panel radiator.

BEDROOM

4.70m x 2.42m (15' 5" x 7' 11")
Rear aspect double room with en-suite. Walk in closet.

BATHROOM

4.56m x 2.78m (15' 0" x 9' 1")
Oval jacuzzi style bath on raised platform. WC. Bidet, Walk in shower enclosure with electric shower. Sink with vanity unit below. Built in solid wood storage. Two heated two rails. Fully tiled suite. Windows.

YARD ONE

Access gates to road. Fully electric. Collecting yard with race and crush. Partially slatted.

GENERAL PURPOSE SHED

23.67m x 7.38m (77' 8" x 24' 3")
Solid floor. Internal gates. Feeding gates to front. Water.

GARAGE WITH ROLLER DOOR

YARD TWO

Access gate to road. Fully enclosed.

GENERAL PURPOSE SHED

18.86m x 7.43m (61' 11" x 24' 5")
Concrete floor. Feed gates to front. Internal gates for moving livestock. Water. Access to collecting yard.



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