



# For Sale

## Coolmaghery House

### Mason Road

### Magheramason - BT47 2RY

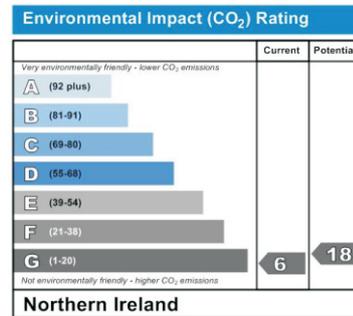
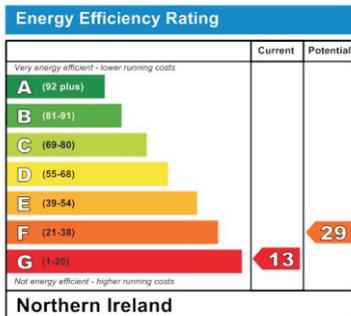


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**150 Spencer Road - Waterside - L'Derry - BT47 6AH**

**JOHN V ARTHUR**

**RESIDENTIAL & COMMERCIAL ESTATE AGENTS**



We are pleased to offer for sale this gracious detached character residence which was built about 1909 and stands in attractive secluded grounds with views over surrounding countryside and River Foyle

**Offers Over £365,000**

## Features

**Spacious, bright and well proportioned accommodation.**

**3 Receptions, 5 Bedrooms, 2 Bathrooms.**

**Outbuildings including Garage & two stores.**

**Floor Area Approximately 236 sq m (2,540 sq ft).**

**Oil-fired Heating System.**

**PVC-framed double-glazed windows.**

**Attractive, mature, secluded grounds.**

**Building plot to rear may also be purchased at a price to be agreed.**

## Accommodation

**Ground Floor: -**

**Porch** - having tiled floor and door leading to.....

**Hall** – having cornicing to ceiling.



**Drawing Room** - 4.12m x 6.14m (13'6" x 20'1") plus two bay windows. Oak door with glazed panels to top half from hall. Tiled fireplace & hearth with feature mirror over mantle. Cornicing to ceiling. Interconnecting door to bar area.



**Bar Area** - 1.83m x 1.22m (6'0" x 4'0") fitted with sink, worktop and shelving.

**Dining Room** - 4.60m x 3.67m (15'1" x 12'0") plus bay window. Oak door with glazed panels to top half from hall. Tiled fireplace and hearth. Cornicing to ceiling.

**Sitting Room** - 4.53m x 2.92m (14'10" x 9'6"). Panelled walls, gas fire.

Downstairs toilet. Cloaks cupboard.

**Kitchen/Dining** – 3.65m x 4.78m at deepest plus breakfast bar area 3.11m x 1.97m average (11'11" x 15'8" at deepest plus 10'2" x 6'5" average). Fitted kitchen having numerous cupboards with worktops, double stainless steel sink. Island unit. Breakfast bar area with table and seating. Tiled floor.

**Utility Room** - 2.56m x 1.86m (8'4" x 6'1").

**First Floor: -**

**Spacious and bright landing.**



**Bedroom 1** - 4.60m x 3.64m (15'1" x 11'11") plus bay window. Fireplace.

**Bedroom 2** - 4.12m x 3.00m (13'6" x 9'10") plus bay window. Fireplace.

**Bedroom 3** - 4.53m x 3.30m (14'10" x 10'9"). Fireplace.



**Bedroom 4** - 4.12m x 2.96m (13'6" x 9'8").

Rear landing having walk-in hot-press with lagged cylinder, shelving and light.

**Bedroom 5** - 2.56m x 1.86m (8'4" x 6'1").

**Main Bathroom** 3.24m x 3.63m (10'7" x 11'10"). Contemporary white suite comprising of corner jacuzzi bath, quadrant shower cubicle with Aqualisa Aquastream power shower, his and her vanity wash hand basins, w.c. Ample shelved storage cupboards, tiled floor, walls tiled to half height, extractor.



**Second Bathroom** - 2.12m x 3.40m (6'11" x 11'1"). Contemporary white suite comprising of bath, shower cubicle with Aqualisa electric shower, wash hand basin, w.c. Tiled floor, walls tiled to half height, extractor.

## External

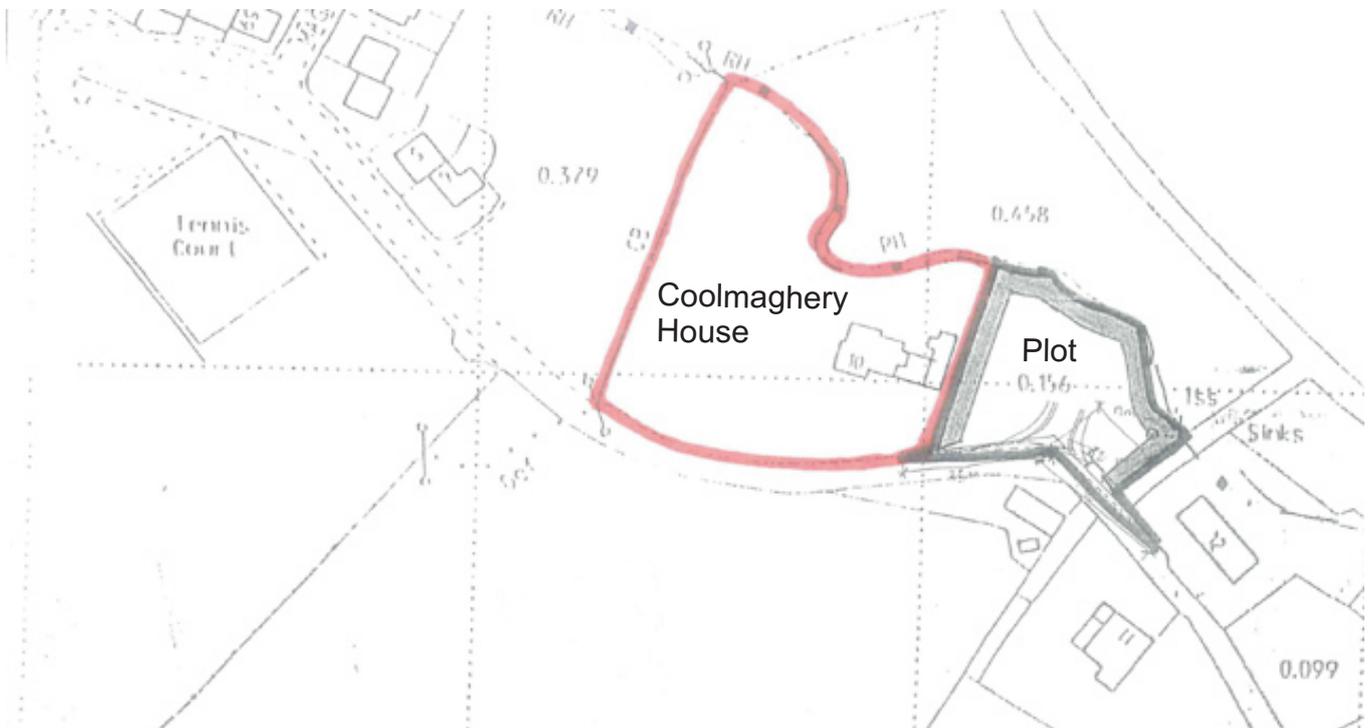
Entrance pillars with gates to tarmacadam avenue which leads to parking at the front of the house and around to the outbuildings at the rear.

The grounds are an attractive feature, being secluded, with mature lawns, numerous ornamental trees and shrubs, two entrances from roadway.



The outbuildings are contained within a block and comprise a garage, two stores and a former outside toilet.

The two stores form part of an enclosed yard area to the rear of the residence.



### **Coolmaghery House Boundaries & Additional Building Plot**

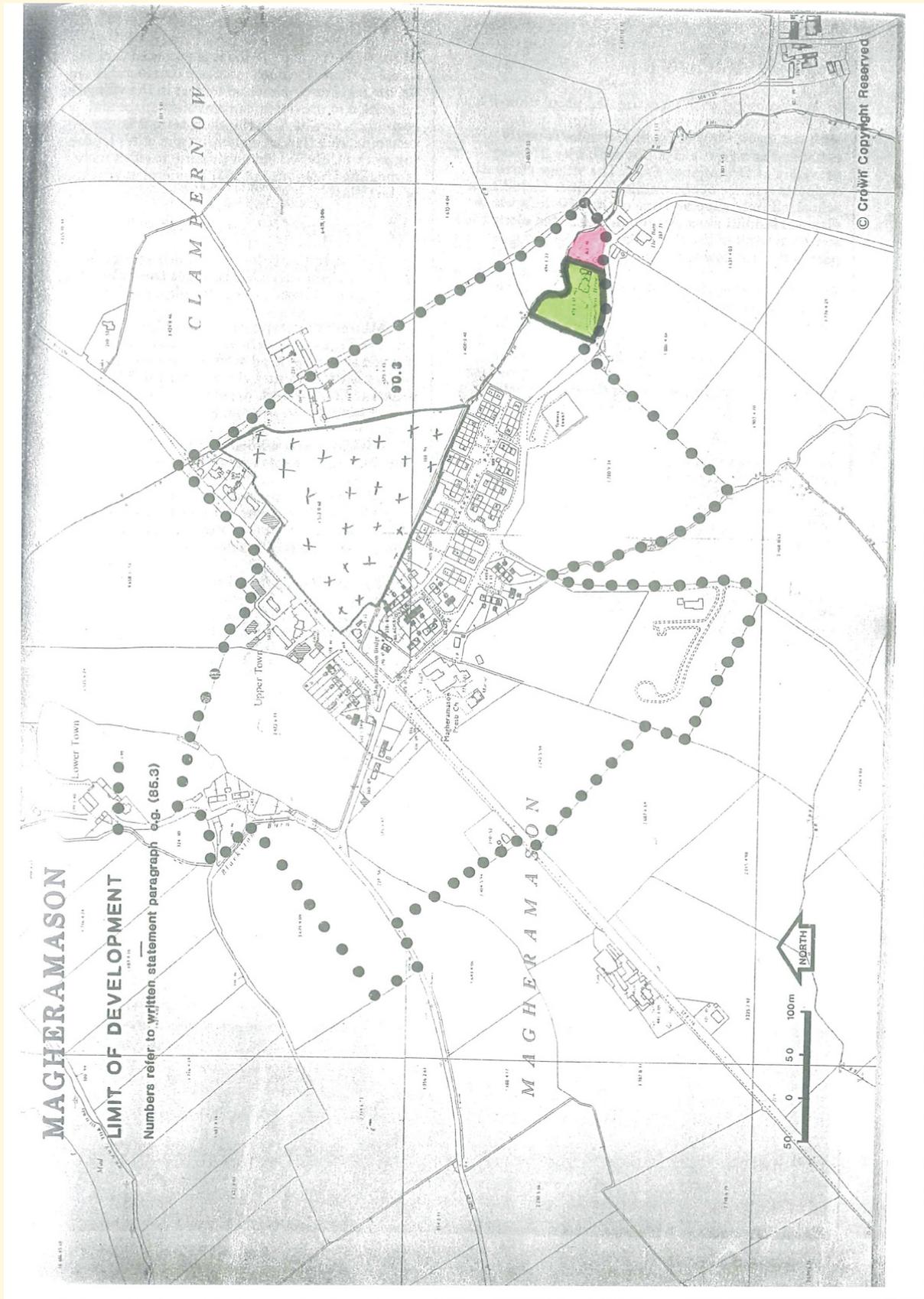
**The Capital Value** for this property has been confirmed to us by Land & Property Services as £260,000. The rate in the pound for the Strabane District for the year 1st April 2011 to 31st March 2012 is 0.007143 which equates to a rates figure of £1,857.18.

**Tenure:** Freehold

#### **IMPORTANT NOTES:**

These particulars have been prepared by Jeremy Arthur, FNAEA, FICBA. If there is any point which is of particular importance to you, please contact him on telephone no. 028 7134 1947 or email [jeremyarthur@johnvarthur.com](mailto:jeremyarthur@johnvarthur.com), and he will be pleased to confirm the position for you, particularly if you contemplate travelling some distance to view this property.

Any services, heating system, alarm, appliances, equipment and fittings have not been tested by the agent and prospective purchasers should make their own enquiries into whether or not all of these meet their requirements and would be well advised to commission their own reports where they deem appropriate.



**Location Map**  
**Coolmaghery House shown in green**  
**Building plot to rear shown in pink**

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