

PREHEN HOUSE

DERRY/LONDONDERRY





PREHEN HOUSE

96 PREHEN PARK, DERRY/LONDONDERRY, BT47 2PB

Derry/Londonderry 2.3 miles, Limavady 18.4 miles, Letterkenny 22.0 miles, Coleraine 31.4 miles, Ballymena 52.8 miles, Belfast 69.7 miles, Dublin 148.5 miles
(All Distances Approximate)

ICONIC GEORGIAN COUNTRY HOME WITH AN ABUNDANCE OF CHARACTER & ADDITIONAL ACCOMMODATION INCLUDING OUTBUILDINGS

Grade A listed period property dating back to the 18th century

Set on a beautiful secluded site extending to about 9.78 acres with mature gardens and wooded areas

Additional accommodation including a 3 bed cottage & outbuildings with former stables

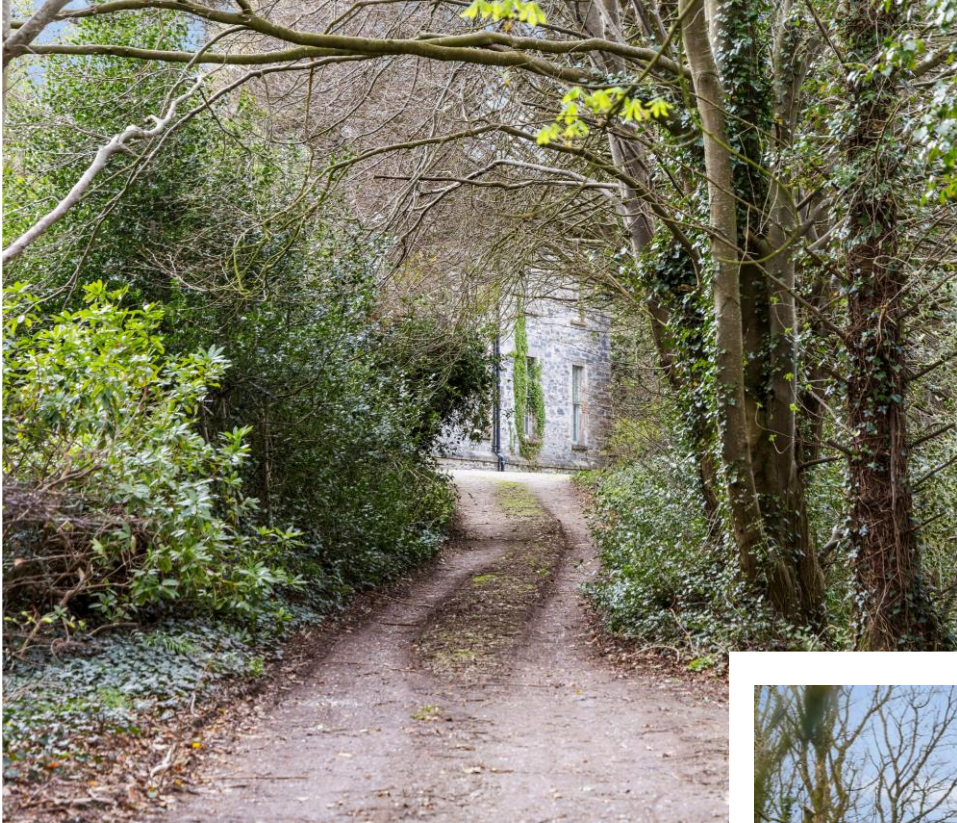
Noted by the NI Tourist Board as one of the North's most historic homes

Stunning views over the River Foyle

For Sale by Private Treaty



savills



— SITUATION —

The property is located in Derry/Londonderry which is the second largest city in Northern Ireland and the fifth largest city on the island of Ireland with the city boasting a population total of 85,279. Situated on the border of County Donegal this location offers easy travel over the border to ROI. The city lies on the west bank of the River Foyle with the old city being contained by the well preserved city walls which were completed in 1618 and are about 1.2 miles in circumference.

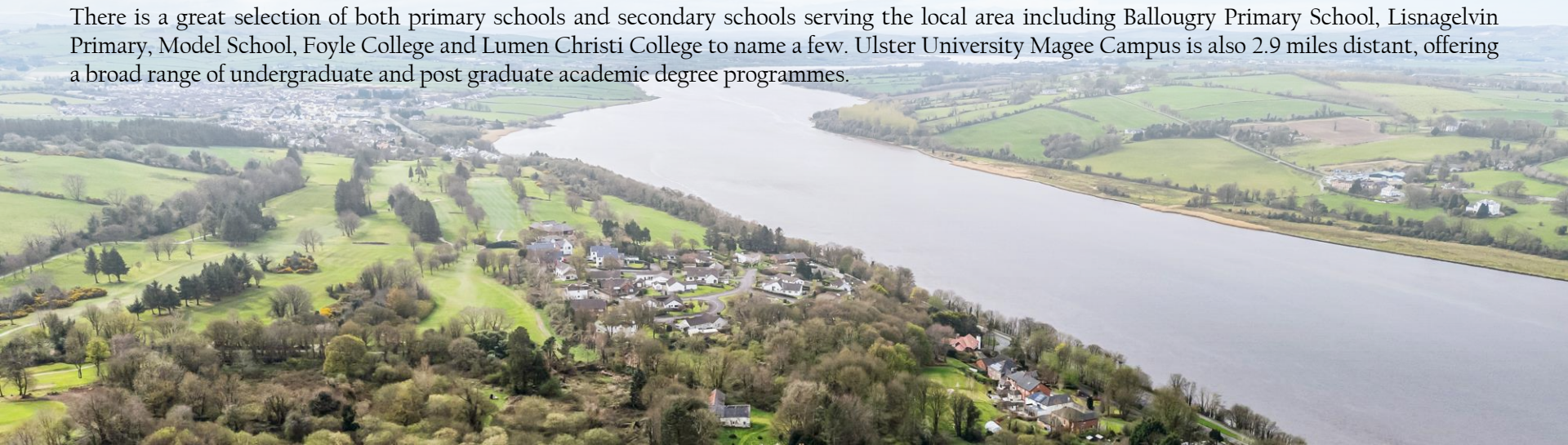
Derry/Londonderry is about 70 miles northwest of Belfast via the M2/A6 and 23 miles east of Letterkenny in the Republic of Ireland via the N13. The city has excellent road and rail links as well as benefitting from its own deep seaport 'Londonderry Port' and own airport 'Derry City' at Eglinton, with direct daily connections to major UK and ROI cities.

Prehen House is located about 2.3 miles southwest of Derry/Londonderry on Prehen Park Road, occupying an elevated position in a private, tranquil setting with uninterrupted breath taking views across the River Foyle and Derry/Londonderry City.

An abundance of amenities are located nearby at Foyleside Shopping Centre (2.3 miles), Richmond Shopping Centre (2.2 miles), Lisnagelvin Retail Park (2.8 miles), and Crescent Link Retail Park (3.9 miles).

For the lovers of the outdoors there are a number of walks and trails nearby including the historic walk around the Derry city walls & Peace Bridge as well as the award-winning 21 mile cycle route which connects the historic walled city of Derry/Londonderry to the border towns of Lifford and Strabane. Other attractive walks include Brooke Park, Ness Country Park, Prehen Woods and St Columb's Park. Lisfannon Beach in County Donegal is also a short 20-minute drive away on the bay of Lough Swilly.

There is a great selection of both primary schools and secondary schools serving the local area including Ballougry Primary School, Lisnagelvin Primary, Model School, Foyle College and Lumen Christi College to name a few. Ulster University Magee Campus is also 2.9 miles distant, offering a broad range of undergraduate and post graduate academic degree programmes.





HISTORY

A map in 1619 shows the townland with a dwelling located close to the River Foyle. This dwelling is noted to have been occupied by William Taylor and was destroyed in the 1641 rebellion.

The property was then purchased by Alderman Alexander Tomkins who was Mayor of Derry/Londonderry at the time of the siege in 1689 and his wife Margaret, with the house at Prehen being constructed around 1660s. His son Alderman Tomkins' served as MP for the city from 1715-39 and it is noted that he lived at Prehen.

The current iconic Georgian manor property dates back to 1700s and was designed by architect Michael Priestly. The property extended to about 3,000 acres and was built by Andrew Knox who at the time was the PM for Donegall in 1740. The Knox family owned the property for around 170 years until its was seized in WWI. During the 1920s, the land was sold off in lots and the residence was subdivided into flats. The fine and thick woodland surrounding Prehen House was sold in 1927 to the McGregors, who felled the woodland leading to controversy and a portion of the land being saved – known as Prehen Woods. During the second world war, the property was requisitioned by the army for troop accommodation. However Prehen was eventually bought back by another branch of the Knox family in 1971, with Prehen being restored by Carola and the late Julian Peck.

The Knox family produced some of the most prominent figures in the northwest of Ireland with Baron George Carl Otto Lousi Von Scheffler Knox (1884-1966), Dillwyn Knox who was instrumental in breaking the Enigma Code in WW2 (1884 – 1947), Monsignor Ronald Knox who is known for his outstanding translation of the Bible. The Knox's of Prehen have centuries long association with Derry/Londonderry as well as having one of the most distinctive burial vaults in Derry City Cemetery.





— DESCRIPTION —

Prehen House is a stunning period property located in a secluded position surrounded by tall mature trees, with uninterrupted views out to the River Foyle and Derry/Londonderry city. The property has historic ties with Derry/Londonderry and retains many of its original features including bay windows, cornicing and intricate paintwork.

The property offers well-portioned accommodation over three floors including the basement. Upon arrival, you will enter through a stone gateway and arrive at the property via a sweeping driveway through mature trees. The ground floor of the property comprises of an entrance foyer with fantastic original features and limewash finish with 4 reception rooms leading off including a sitting room and an impressive floor to ceiling library with a fireplace and bay windows. From the library you can get access to a further reception room which would be perfect for a family snug. The kitchen and dining area is located towards the back of the residence and provides a spacious family area with an aga, utility and a storage room.

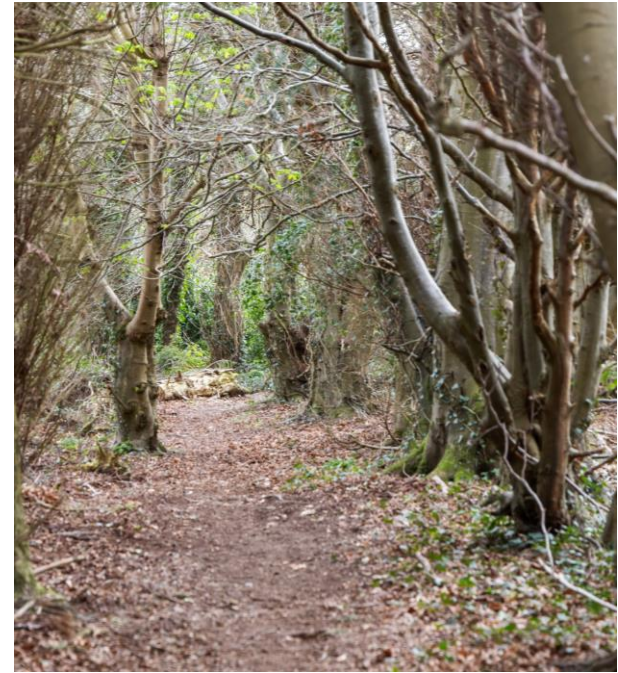
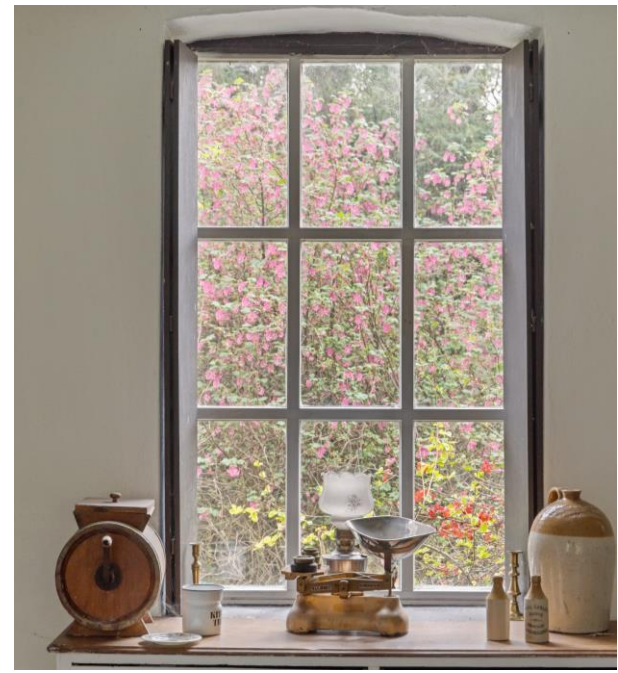
The first floor of the property comprises of a master bedroom with dressing room and ensuite, and a further six bedrooms with one ensuite shower/toilet. The main staircase leads to a small landing area allowing access into two of the bedrooms. Further from this small landing area is the spacious reception which allows access to three bedrooms including the master bedroom. The second staircase provides access to two further bedrooms towards the back of the residence with one benefiting from an ensuite.

The property has the unique benefit of a vaulted basement with wine cellars, a consecrated Russian Orthodox Chapel, a consecrated Church of Ireland and various stores with a total of nine rooms.

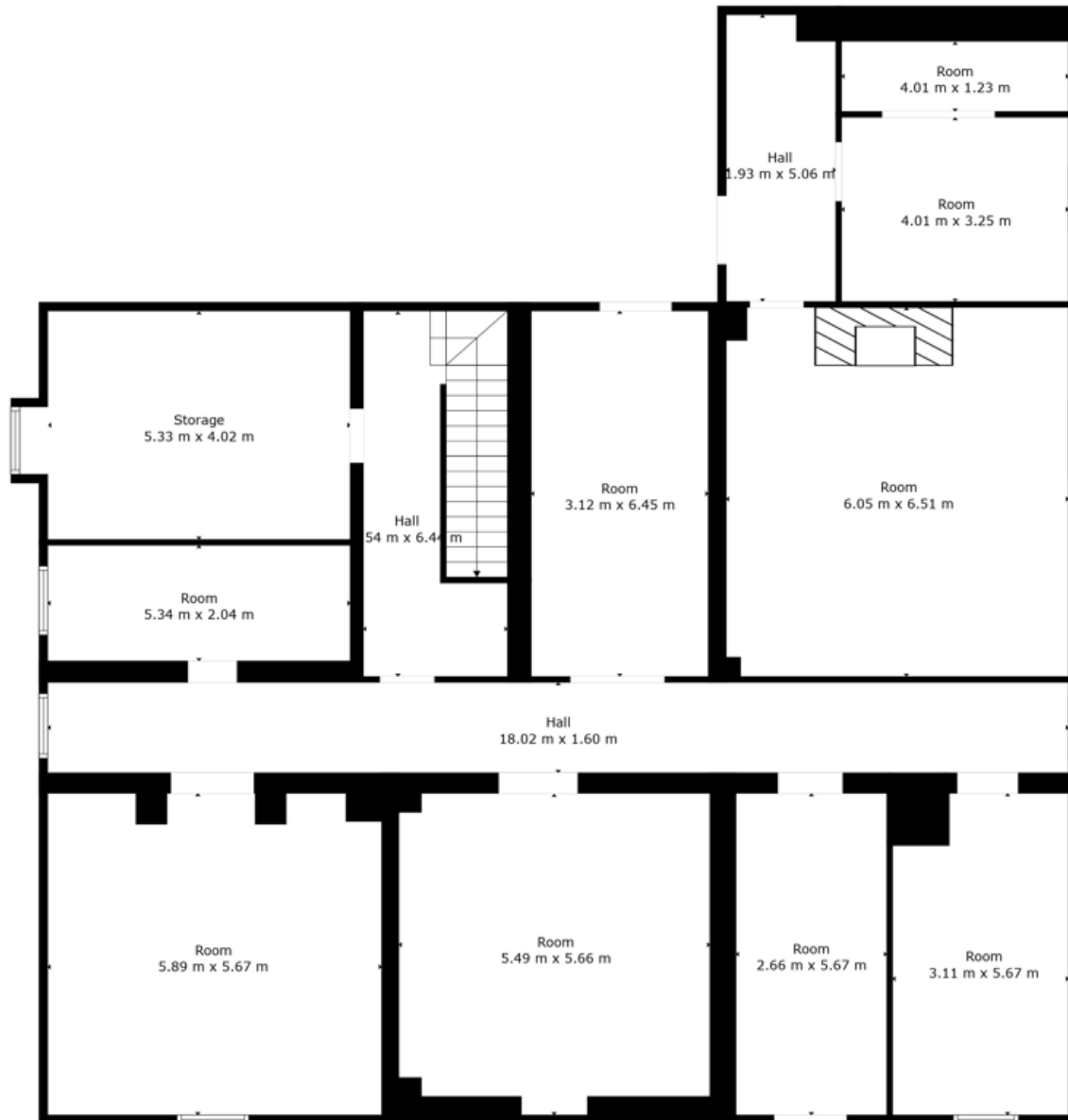
Externally the property is set on about 9.78 acres including wooded areas. There is an outbuilding with former stables and a cottage which comprises of a kitchen, lounge and bedroom on the ground floor, with a further two bedrooms and bathroom on the first floor.

This sale offers an extremely unique opportunity to purchase and refurbish one of the most historic homes in Northern Ireland to its former glory.

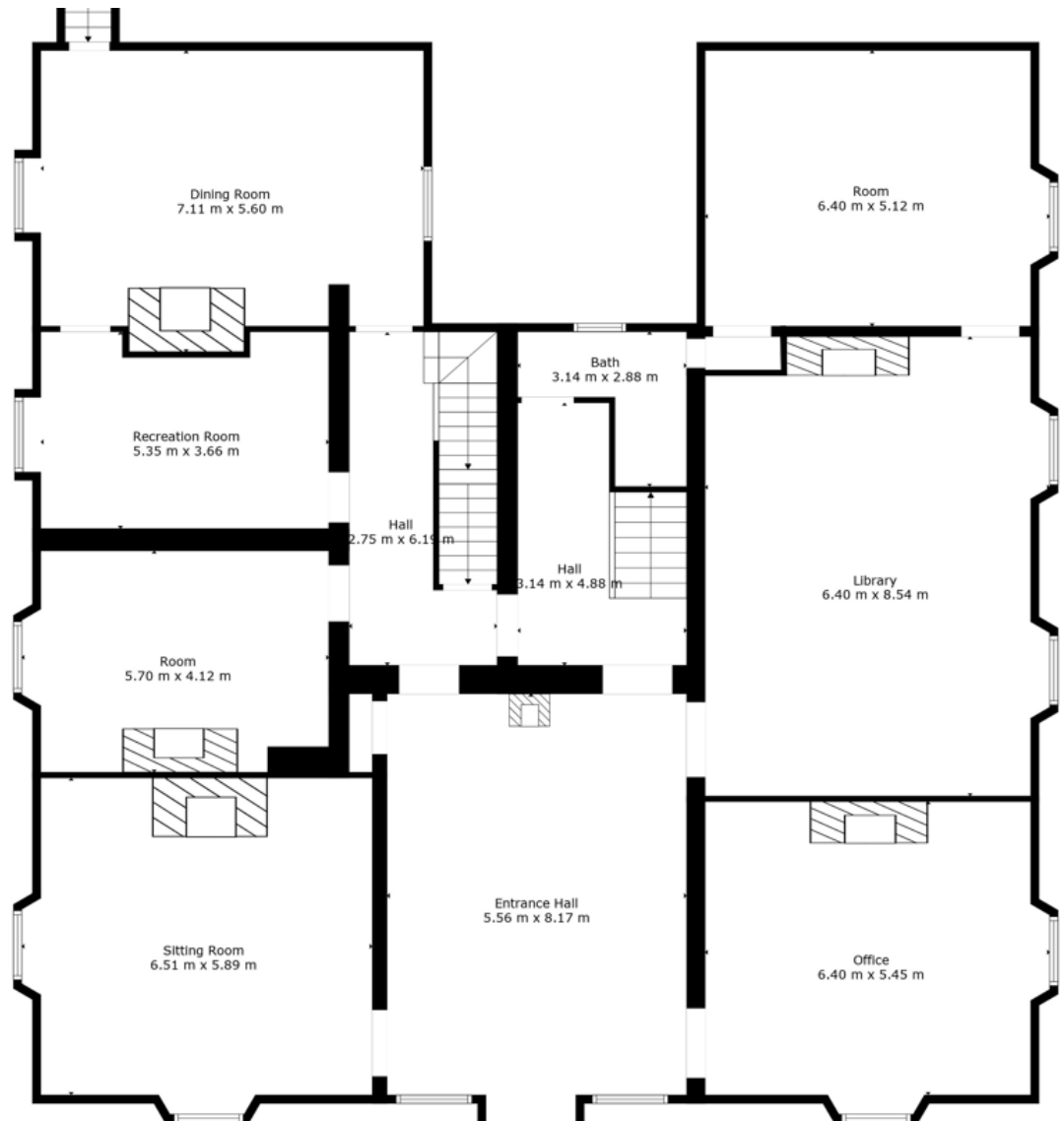
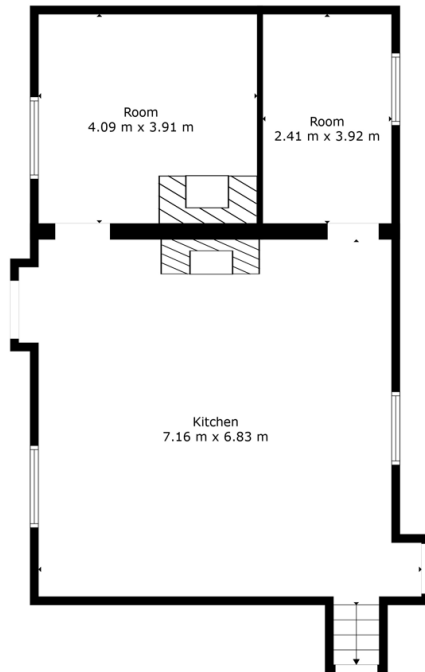




FLOORPLANS



FLOORPLANS

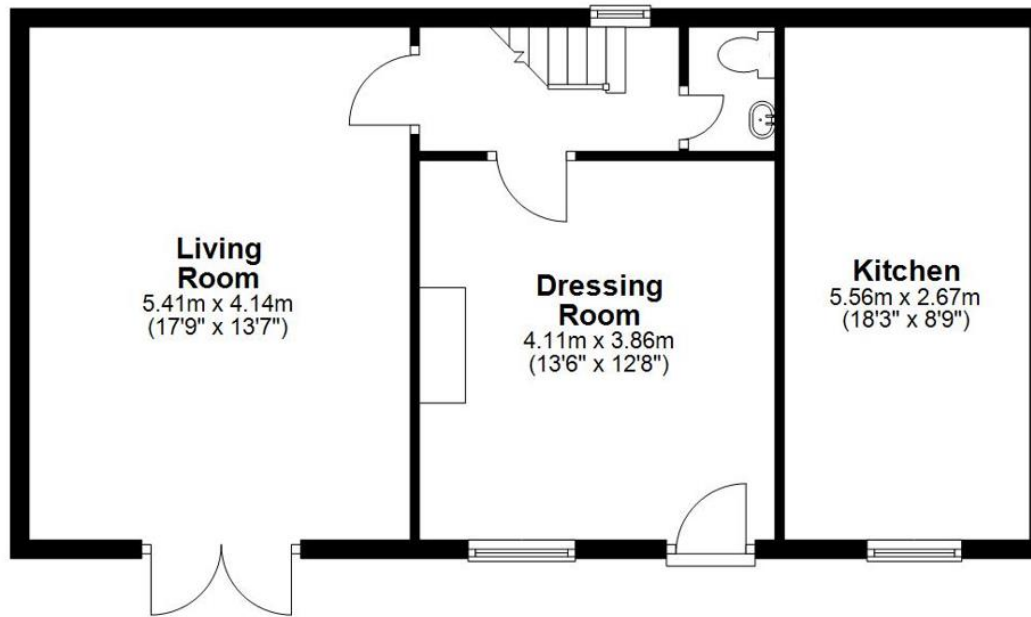


GROUND FLOOR

FLOORPLANS

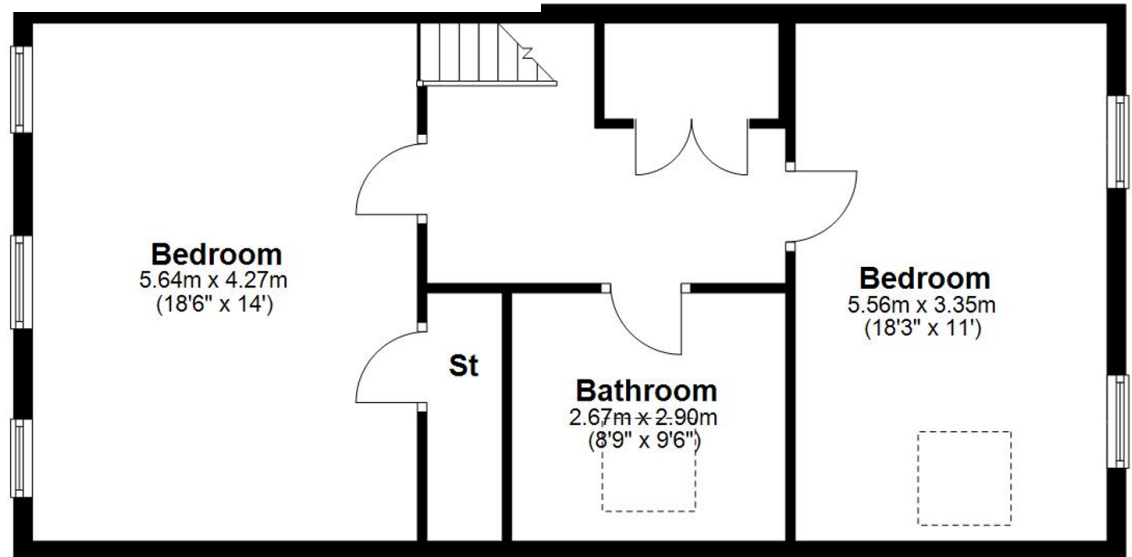


FLOORPLANS

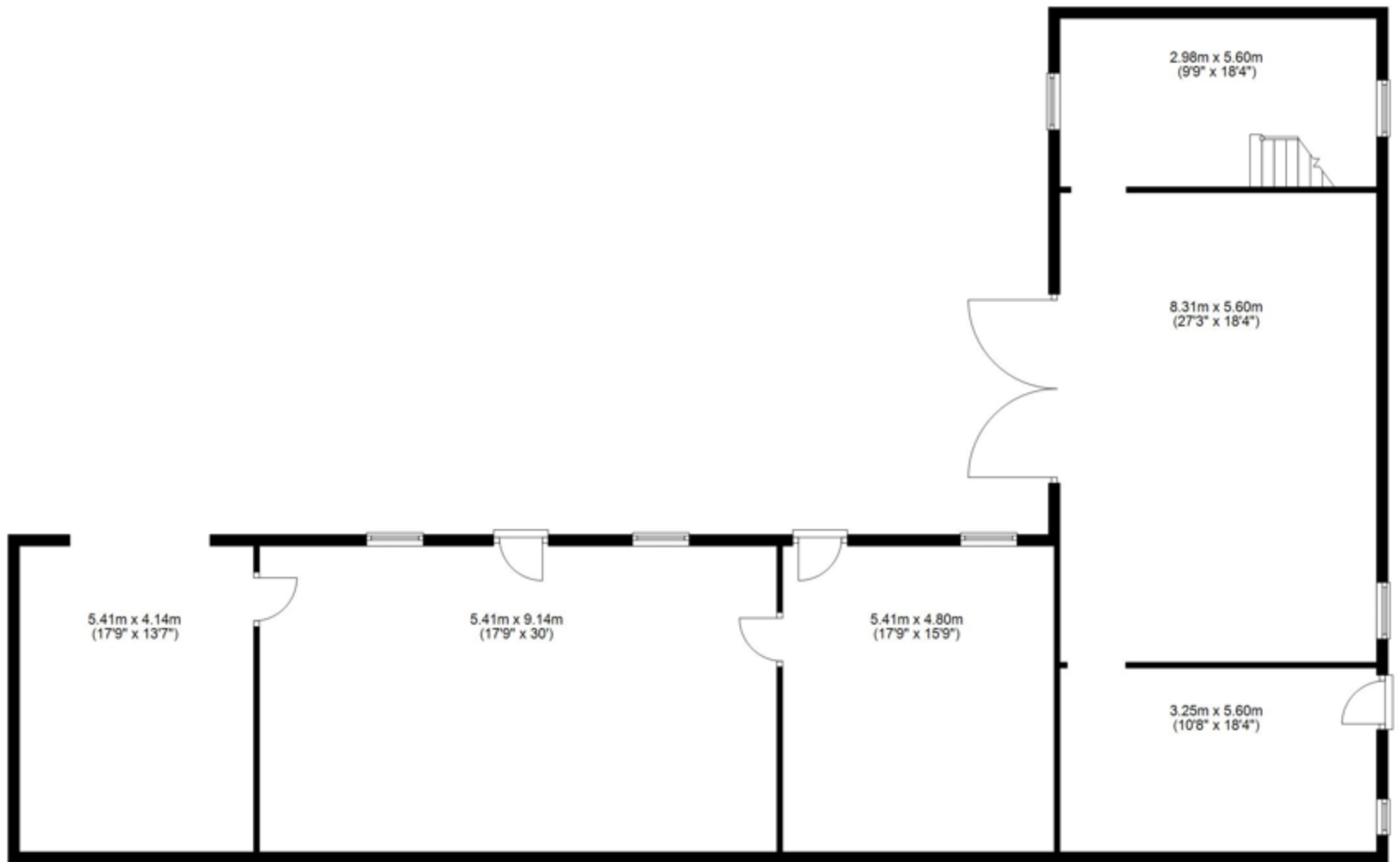


GROUND FLOOR

FIRST FLOOR



FLOORPLANS



GENERAL REMARKS

Strictly by appointment by the selling agents:

Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX

Tel: +44 (0) 28 9026 7820 Email: belfast@savills.ie

Directions

The postcode for the property is BT47 2PB.

Airports

Belfast International Airport (www.belfastairport.com)

Belfast City Airport (www.belfastcityairport.com)

Fixtures & Fittings

All fixtures and fittings are excluded from the sale.

Solicitors

Elev8law, 67 Clarendon Street, Derry/Londonderry, BT48 7ER

Plans, Areas, and Schedules

These are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Sale details

The property is being offered for sale as a whole for £350,000 (Three Hundred and Fifty Thousand Pounds Sterling).

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

Ratable Value

We are advised by the land and property services website that the rates payable for 2025/26 are as follows:

NAV - £450,000

Rates Payable - £4,444.80

Energy Performance Rating

G1

Services

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry & Possession

Entry is by agreement.

Offers

Offers may be submitted to the selling agents Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX.

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



Disclaimer: These particulars are issued by Savills on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Savills for themselves and for the vendor/lessor whose agents they are, given notice that – (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither Savills, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. April 2025.



Savills (UK) Ltd AC0000822290

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:

NEAL MORRISON

T: (0) 28 9026 7824

E: neal.morrison@savills.ie

MEGAN HOUSTON

T: (0) 28 9026 7826

E: megan.houston@savills.ie

ALEX PELAN

T: (0) 28 9026 7829

E: alex.pelan@savills.ie



