

MARLACOO HOUSE

146 MARLACOO ROAD, CRAIGAVON, COUNTY ARMAGH

ABOUT 63.7 ACRES/
25.8 HECTARES

FOR SALE BY
PRIVATE TREATY



savills





Charming country residence in
a beautifully landscaped, mature
setting extending to about
63.7 acres in total (incl lake)

SPECIFICATION

- Grade B1 listed Georgian residence with extensive history dating back to about 1815
- Generous accommodation offering four reception rooms, six bedrooms & orangery
- Beautiful setting with mature gardens
- Range of outbuildings including tack room and barn suitable for redevelopment, subject to relevant permissions
- Substantial holding of about 63.7 acres including about 39.4 acres of arable lands, about 7.8 acres of woodland & lake extending to about 12.0 acres
- For sale as a whole or in lots

Location

Marlacoo House is nestled in a tranquil elevated position, in an area renowned for agricultural industry and stunning country homes

Marlacoo House is located in a rural setting on the outskirts of Craigavon (9.2 miles). Craigavon is a town in the north of County Armagh which forms part of the 'Craigavon Urban Area', alongside Portadown (7.0 miles) and Lurgan (12.6 miles).

Whilst nestled in a private setting and accessed by quiet country roads, Marlacoo House offers easy access to the Belfast and Dublin, being only about 36.8 miles and about 75.8 miles distant, respectively. Belfast International Airport is about 36.4 miles north, while Belfast City Airport is about 41.1 miles northeast and Dublin Airport is about 75.8 miles south.

The residence is set centrally in Northern Ireland with the surrounding towns of Tandragee (3.4 miles) and Armagh (7.6 miles). The property is accessed off the Marlacoo Road on an elevated position with breath taking views overlooking the beautiful Marlacoo Lake, offering a haven for a range wildlife including swans and ducks. Marlacoo Lake is also a popular fishing attraction with northern pike and european perch within its shores.

The area is renowned for its highly productive farmland and host of beautiful country homes.



TRAVEL DISTANCES

- Portadown: 7.0 miles
- Craigavon: 9.2 miles
- Banbridge: 10.8 miles
- M1 Motorway: 11.8 miles
- Belfast City Centre: 36.8 miles



Exciting location with extensive range of amenities from scenic walks, challenging hikes and hospitality experiences

NEARBY AMENITIES

- Portadown College: 7.5 miles
- Banbridge Academy: 11.3 miles
- Gosford Park: 4.4 miles
- Rushmere Shopping Centre: 9.9 miles
- Potbelly Restaurant: 7.6 miles

Amenities

Marlacoo House has an abundance of amenities located in the surrounding area. There are beautiful scenic walks in close proximity, including Clare Glen, Gosford Forest and Oxford Island Nature Reserve. For those looking for leisure and sporting activities, Newcastle is only about 32.0 miles distant, offering traditional seaside attractions and challenging hill hikes among the Mountains of Mourne. The area also benefits from the Newry Towpath, which runs along the former Newry Canal, offering a 20-mile stretch.

For golfing enthusiasts, Royal County Down is about 32.5 miles to the southwest of Marlacoo House, with championship link courses in the stunning backdrop of the Mountains of Mourne. Down Racecourse is about 24.3 miles distant, offering visitors equestrian entertainment and a hospitality experience. There are a number of equestrian centres within close proximity to Marlacoo House.

South Lake Leisure Centre is located about 10.9 miles away and offers a wide range of facilities, perfect for fitness and water sports enthusiasts. The facilities include aquatics, a gym, and a range of water sports, including paddleboarding and canoeing. Adding to the extensive offering, there is cycle hire, archery and wall climbing, offering the perfect all-in-one experience for the families or tourists.

There is a good range of primary and secondary schooling in the area, including Portadown College, Banbridge Academy and Our Lady's Grammar School.

The Property

Marlacoo House is a B1 listed country residence set in extremely unique and desirable location

Marlacoo House is an impressive grade B1 listed period home nestled in a private situation, set on about 63.7 acres in total. The property dates back to about 1815 and has an extensive history and reputation with the local area. Situated south-westerly on an elevated position, the property benefits from an impressive outlook over the rural landscape and Marlacoo Lake, which extends to about 12.0 acres. The remainder of the lake is owned and managed by Armagh City Banbridge and Craigavon Borough Council. A significant renovation programme by the current owners was undertaken, which included reroofing, rewiring and construction of a folly in the grounds. The property has been extended in 2005 to create a bedroom suite and orangery. Solar panels were added in 2022.

The principal accommodation is laid over two floors and has been designed thoughtfully for the perfect contemporary family living whilst offering generous entertaining space for formal gatherings.

Throughout the property are original exquisite features including decorative fireplaces, cornicing, architraves, sash and case windows, flagstones, shutters and ceiling roses.

Bounded by an array of mature trees, Marlacoo House is approached by a bell-mouthed stone wall with piers and cast-iron gates leading to a sweeping driveway to the front of the property where ample parking is provided.





The property is entered via an impressive entrance hall and is flanked by the two primary reception rooms: a grand formal drawing room, and a family room. The accommodation offers exceptional entertaining space with feature marble open fireplaces and large Georgian sash windows. Additionally, the ground floor includes a traditional kitchen area with an oil fired aga and extensive range of floor and wall-mounted units, a utility, a formal dining room, a home office, a bedroom suite with ensuite, and orangery.

The bedroom accommodation is located on the first floor, accessible via an impressive staircase. A bright and spacious landing leads to the master bedroom, complete with a large ensuite and storage room. There are an additional four double bedrooms and two family bathrooms plus another bedroom suite on the ground floor.

This sale offers an extremely unique opportunity to purchase a magnificent period residence on substantial holding including outbuildings, extensive grounds and tennis court.





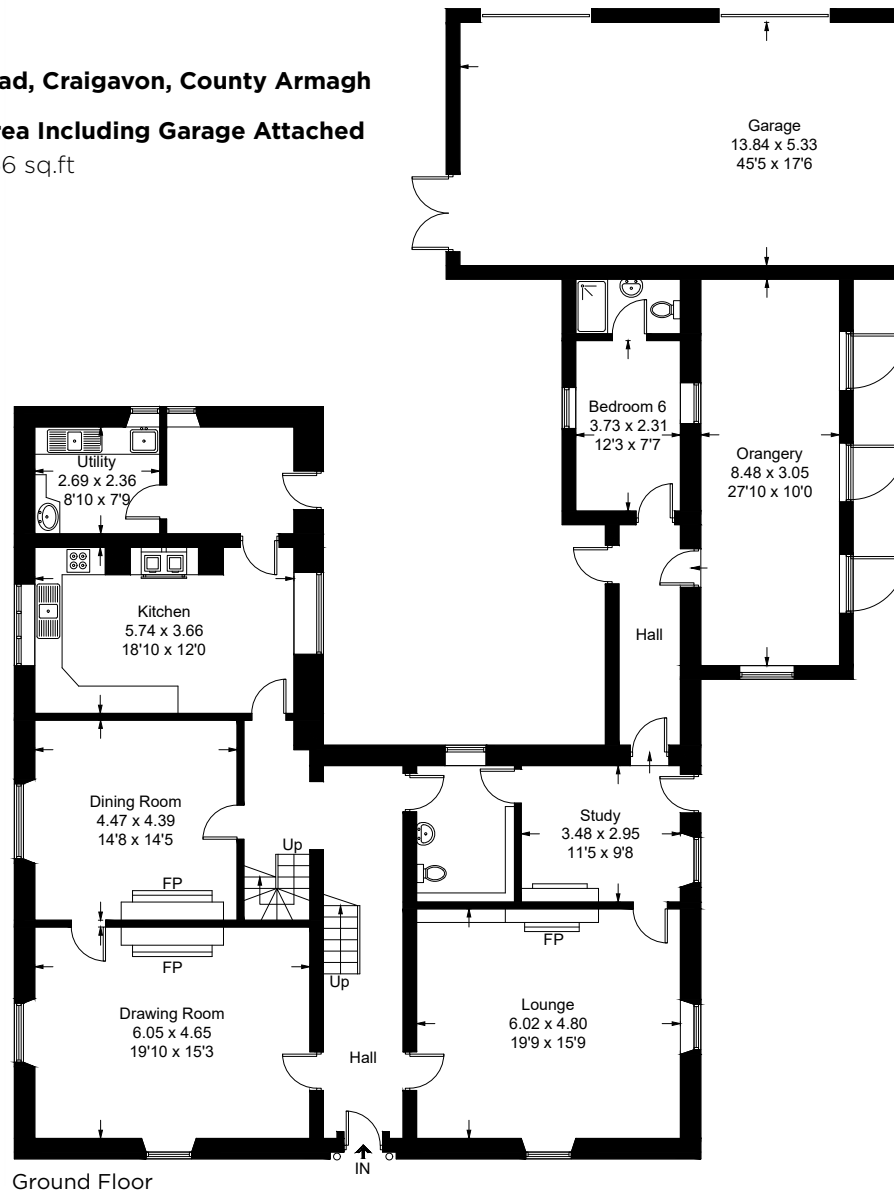
Floor Plans

Marlacoo House

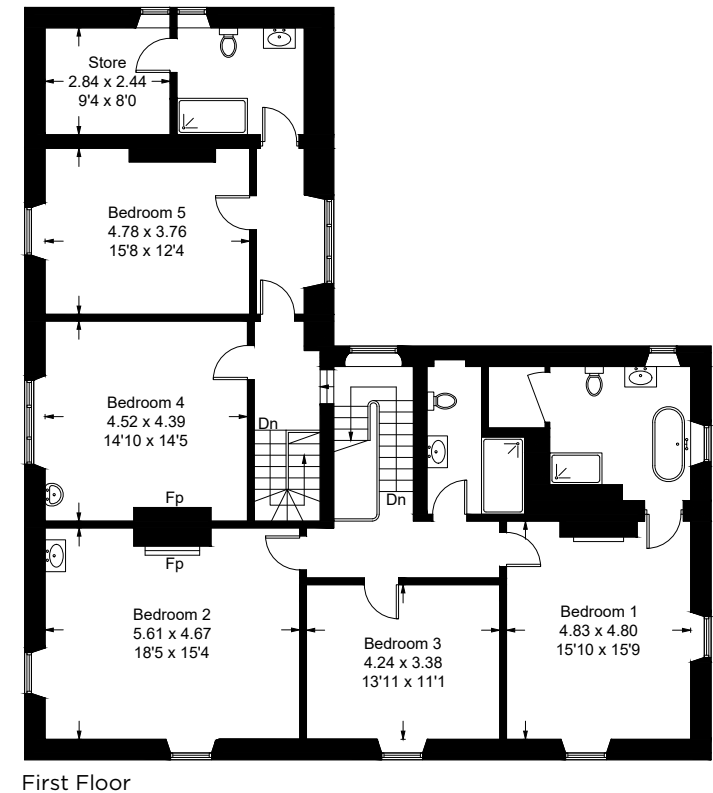
146 Marlacoo Road, Craigavon, County Armagh

Gross Internal Area Including Garage Attached

563.6 sq.m - 6,066 sq.ft



Ground Floor



First Floor

Outbuildings & Land

Marlacoo House is an extensive holding with a range of traditional outbuildings, which are accessed via the main driveway to the rear of the property. There is an additional rear driveway. The accommodation is laid out in a traditional 'U' shape with a tarmacked courtyard. There is the opportunity for a potential purchaser to convert these traditional buildings, subject to the relevant planning permissions. Further accommodation is also provided via the triple garage and a Dutch barn.

Marlacoo House has beautiful formal gardens offering a peaceful and tranquil setting. The gardens are beautifully manicured with lawn areas, a wide array of flora and fauna, mature trees and a kitchen garden area. The external area offers perfect entertaining space with impressive folly and tennis court.

The farmland is high quality and productive, extending to about 39.4 acres and are within a contiguous block. The lands are in a ring-fence and are accessed via an internal lane. The land is laid out over eight fields, all of which are a good size and shape for modern agriculture.

The topography is relatively flat and ranges from about 58.4m (191.6 feet) above sea level north of the lands and 72.1m (239.3 feet) above sea level south of the lands.



Floor Plans

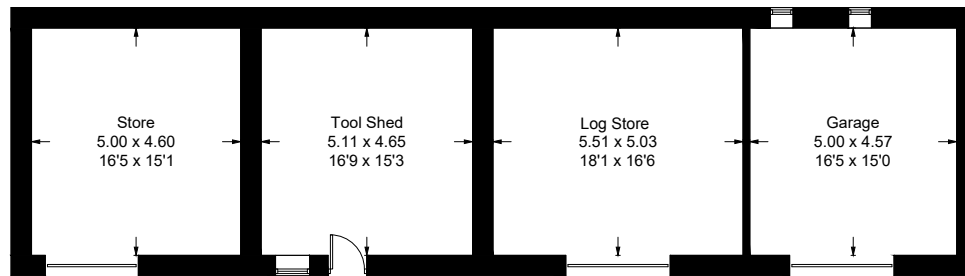


Outbuildings - Marlacoo House

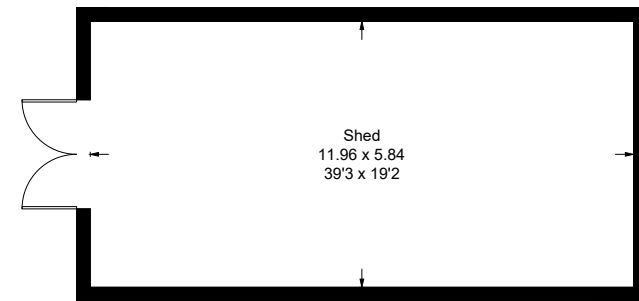
146 Marlacoo Road, Craigavon, County Armagh

Gross Internal Area Not Including Garage Attached to House

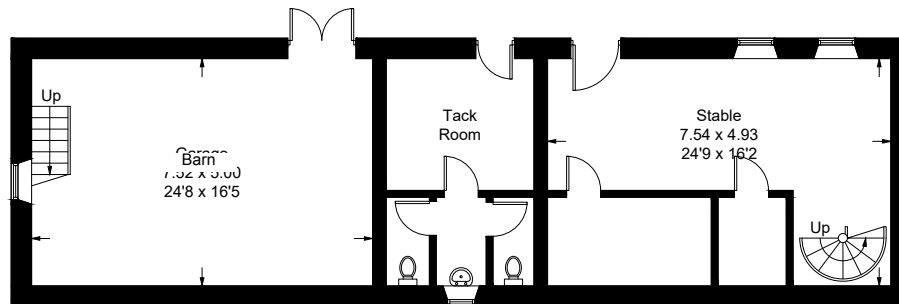
246.4 sq.m - 2,652 sq.ft



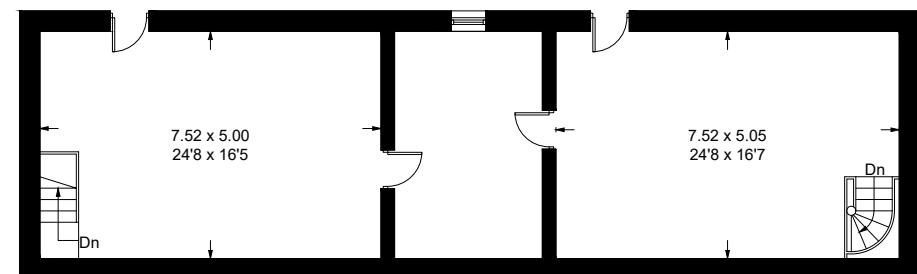
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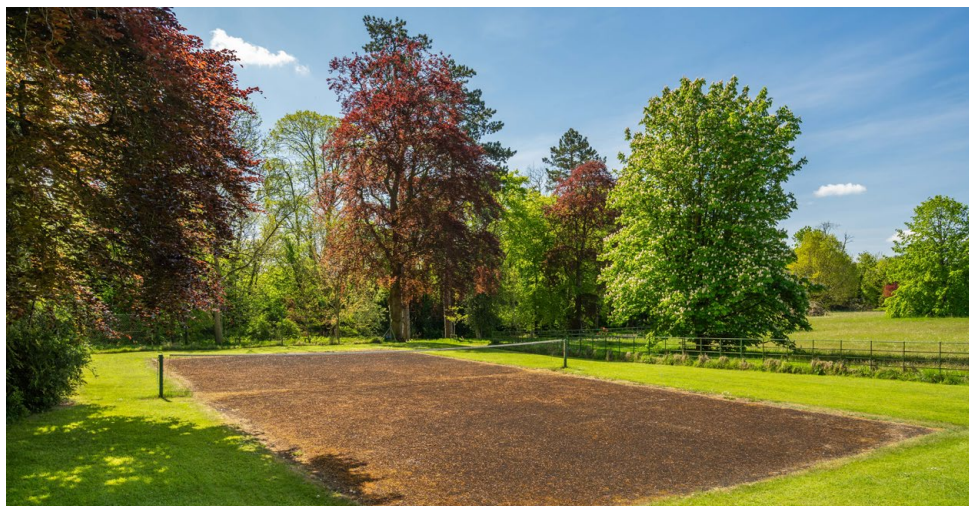
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Garage - Ground Floor



Garage - First Floor

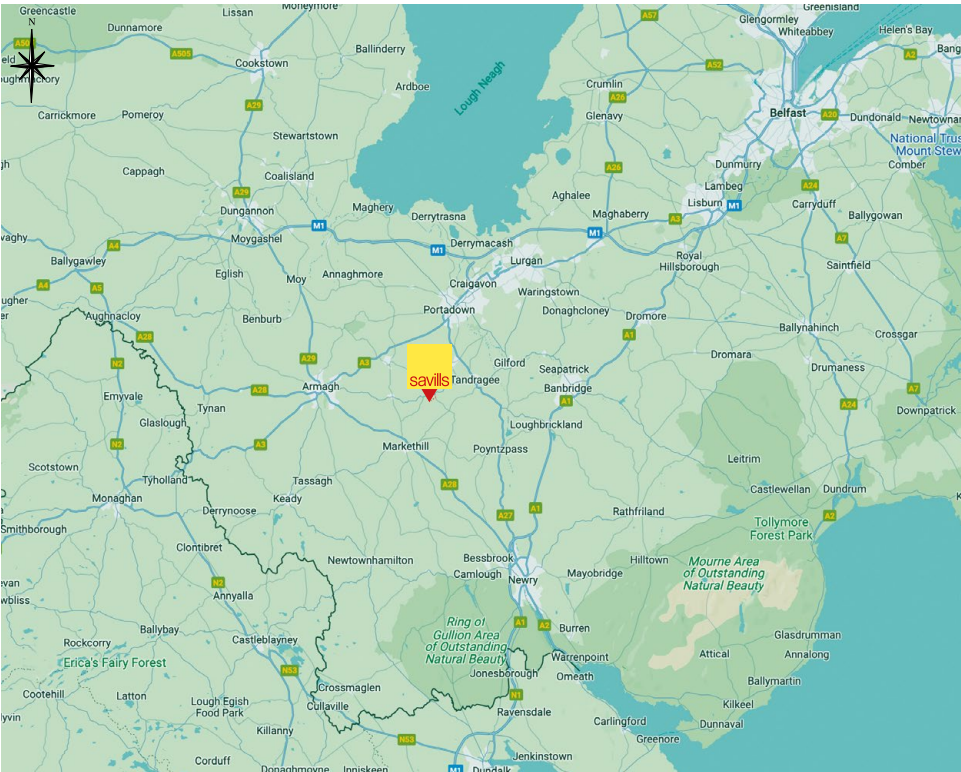




Maps

EPC Rating: D61

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



All maps are for identification purposes only

Lot number	Property	Price
Lot 1	House, gardens and associated land on about 13.5 acres & 12.0 acres of lake	£725,000
Lot 2	About 38.2 acres	£715,000
Whole	Entire holding	£1,440,000



Boundary for indicative purposes only.

General Remarks

VIEWINGS

Strictly by appointment by Savills. Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, especially around the farmyard.

DIRECTIONS

The postcode for the property is BT62 3TD.

WHAT3WORDS

///bloodshot.cropping.servants

LOCAL AUTHORITY

Armagh City, Banbridge & Craigavon Council

Tel: +44 (0) 300 0300 900

Website: armaghbanbridgecraigavon.gov.uk

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings.

SERVICES

Mains electricity supply, mains and private water supplies and drainage, oil-fired aga and the heating is electric economy 7 storage heaters. 20.48 kw array PV solar panels (electric) and broadband connection. New tricol septic tank. 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.

LISTING

Marladoo House is listed as B1 under HB Ref No. HB15/04/001.

ENTRY

Entry is by agreement.

SOLICITORS

Joe Marley
Cleaver Fulton Rankin
50 Bedford St
Belfast
BT2 7FW

OFFERS

Offers may be submitted to selling agents, Savills.

CLOSING DATE

A closing 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.

LOTING

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

WAYLEAVES AND RIGHTS OF ACCESS

The estate 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 himself as to the nature of all such rights and others.

RATEABLE VALUE

We are advised by the land and property services website that the rates payable for 2025/26 are as follows: Marladoo House: £4,223.60.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitors, and the purchaser 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.

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.

SALE DETAILS

The property is being offered for sale as a whole or in lots. Please see below:

Lot 1 – House and associated land on about 13.5 acres & 12.0 acres of lake at £725,000 (Seven Hundred and Twenty-Five Thousand Pounds)

Lot 2 – About 38.2 acres at £715,000 (Seven Hundred and Fifteen Thousand Pounds)

Whole – Entire holding at £1,440,000 (One Million Four Hundred and Forty Thousand Pounds)

Please note that lots 1 & 2 will be sold simultaneously.

GENERALLY

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



Contact



Savills Belfast

2nd Floor Longbridge House

16-24 Waring Street

Belfast, BT1 2DX

savills.ie

Tel: +44 (0)28 9026 7820

Email: belfast@savills.ie

Savills Residential & Country Agency

33 Molesworth Street

Dublin 2

savills.ie

PSRA Licence 002223

Tel: +353 (0) 1 618 1300

Email: country@savills.ie

Important Notice

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared and photographs taken in May 2025.