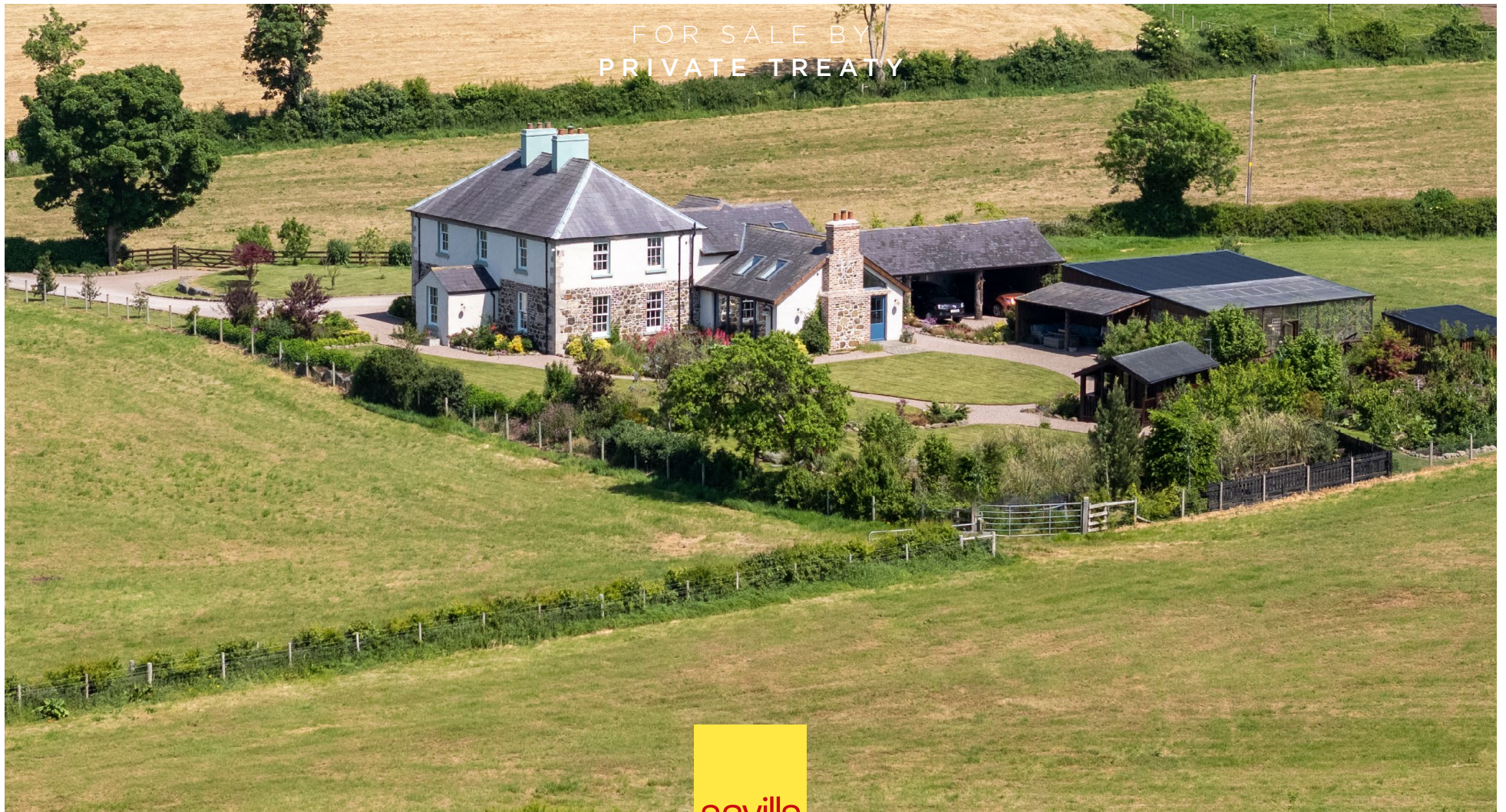


# BADGERS LANE

RICHHILL, COUNTY ARMAGH, BT61 9LT

FOR SALE BY  
PRIVATE TREATY



savills







Charming country residence  
with beautifully manicured  
garden grounds



## SPECIFICATION

- Generous and flexible accommodation extending to 4,310 sq ft with 6 bedrooms (4 en-suite)
- Tranquil & Private setting with panoramic views of the surrounding countryside
- Range of outbuildings to include a studio/workshop, two car port, garden house, log shed, greenhouse and outdoor dining area
- Beautifully manicured garden grounds, bounded by trees and hedgerow to offer privacy
- Extensive site area of about 1.0 acres



# Location

Richhill is a large village and townland in County Armagh, Northern Ireland, roughly halfway between Armagh and Portadown with excellent connections across the island of Ireland

Badgers Lane boasts an idyllic, peaceful setting 3km east of Richhill. Richhill is situated 8km northeast of Armagh & 6km northeast of Portadown, and benefits from excellent transport links.

Ulsterbus operates buses through the village of Richhill, most of which operate between Belfast and Armagh. Portadown is the nearest station run by Northern Ireland Railways with trains to Lanyon Place, Bangor and the Enterprise direct to Belfast Grand Central in the east and south to Newry, Dundalk and Dublin Connolly.

## TRAVEL TIMES

- Richhill – 4 min drive
- Portadown – 9 min drive
- Armagh – 12 min drive
- Belfast City Centre – 45 min drive
- Belfast International Airport - 50 min drive
- Belfast City Airport - 53 min drive
- Dublin Airport - 1hr 20 min drive
- Dublin City Centre – 1 hr 44 min drive







# Amenities

Whilst Badgers Lane benefits from an extremely private setting and a wonderful feeling of remoteness, it is only a short drive from a number of amenities in Richhill to include Supervalue, convenience stores, eateries, an award winning pub, recreation centre, beauty salons, hairdressers, vet, doctors and a pharmacy.

For lovers of the outdoors, an abundance of walks are located close by including Clare Glen, Brackagh Nature Reserve, Loughgall Country Park, Gosford Forest Park and Gilford Riverside Trail to name a few.

For golfing enthusiasts, there are a number of golf clubs nearby to include Loughgall Golf Course, County Armagh Golf Club, Tandragee Golf Club & Portadown Golf Club.

Local schooling is available at Derryhale Primary School (3km), Hardy Memorial Primary School (3km), and Hamiltons Bawn Primary School (5 km), with secondary schooling available at Tandragee Junior High (8km), Portadown College (9km), St Patricks Grammer School Armagh (11km), The Royal School College Armagh (12km), Craigavon Senior High (12km) and The Royal School Dungannon (25km) to name a few.

## NEARBY AMENITIES

- Richhill Recreation Centre – 4 min drive
- Fruitfield Supervalue – 6 min drive
- Woodview Garden Shop – 6 min drive
- Magowan West Shopping Centre – 10 min drive
- Rushmere Shopping Centre – 16 min drive



# The Property

## Charming country residence with beautifully manicured garden grounds

This beautiful country residence is positioned in a tranquil, private setting surrounded by the rolling countryside with uninterrupted views. Badgers Lane is accessed off Mullalelish Road, and is approached via a well maintained, private tarmacadam sweeping driveway flanked with trees and hedgerow. There is an abundance of parking to the side and rear of the dwelling, to include a two car port.

The property extends to 4,310 sq ft and offers well-proportioned and generous accommodation throughout, which has been set out on the accompanying plans. Extensively renovated in 2019, this country home was designed for modern day living with open plan space, and beautiful Georgian like features to include sliding sash windows with shutters throughout allowing an abundance of natural light.

Upon entry, the porch leads through to an impressive, spacious entrance hall with checkered tile flooring and ceiling cornicing offering a grand sense of arrival. Accessed off the entrance hall is the downstairs master bedroom with ensuite and main lounge with solid wood herringbone flooring, wood burning stove, and floor to ceiling steel glass panel doors leading through to the kitchen.

The heart of this home is the open plan kitchen/living/dining room which offers excellent family &/or entertaining space. The kitchen features solid wood floor and wall mounted units with tongue and groove and curved finishes, granite and marble worktops, built in appliances, a large island with built in sink and solid wood herringbone flooring. A utility and downstairs WC are also accessed off the kitchen.







The open plan living/dining space features decorative wooden beams, tiled flooring, decorative stone fireplace with wood burning stove, and velux windows along with floor to ceiling windows creating an abundance of natural light to bring the outside in. This room further benefits from an external door providing access to the gardens and outdoor dining area, ideal for hosting.

Five further bedrooms are located on the first floor, 2 of which benefit from an ensuite with one benefitting from direct access to the main family bathroom which is also accessed off the hallway.

Externally, Badgers Lane sits north-west facing amidst beautifully manicured, colorful garden grounds. These immaculate grounds are a key feature of the property and include an array of plant and tree species with various paths throughout, two ponds, a garden house, hot tub area, greenhouse, tool shed and outdoor BBQ/dining area. The property further benefits from a two car part and large workshop/studio currently utilised as a home gym.

The total site area is 1.0 acres, however additional land can be made available. Further details can be provided upon request.







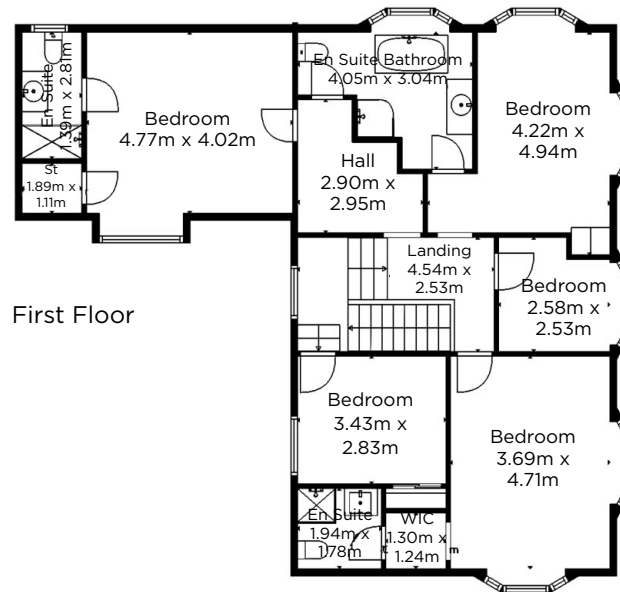
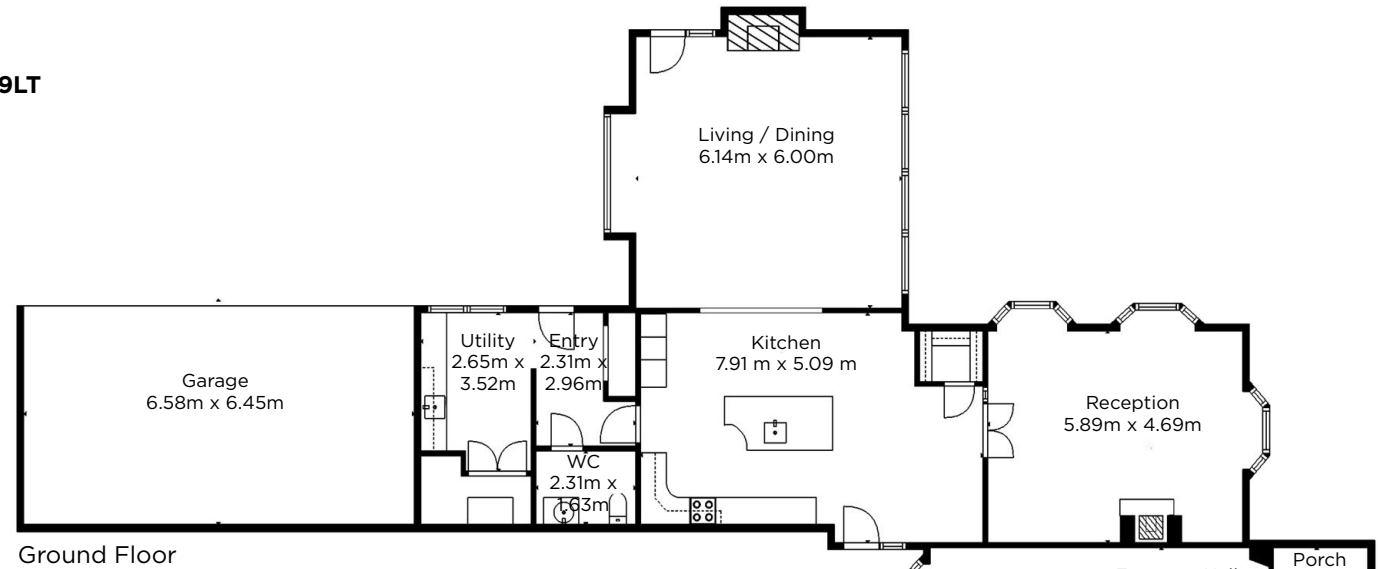
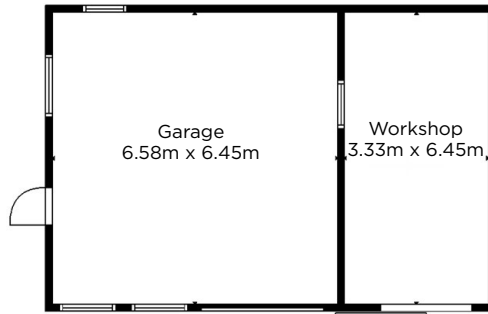


# Floor Plans

Badgers Lane, Richhill, County Armagh, BT61 9LT

## Gross Internal Area

(292 sq.m - 3143.06 sq.ft)









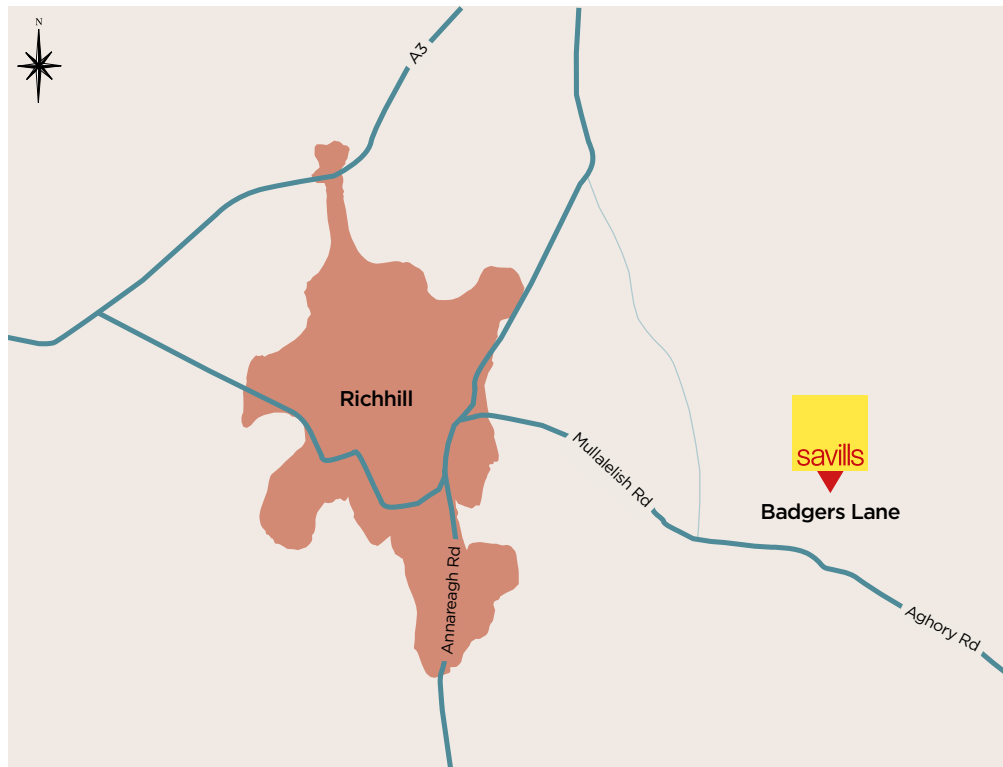




# Maps

EPC Rating: C

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



All maps are for identification purposes only



# General Remarks

## VIEWINGS

Strictly by appointment by Savills Belfast, Longbridge House, Waring Street, BT1 2DX.

Tel: 028 9026 7820

Email: [belfast@savills.ie](mailto:belfast@savills.ie)

## POSTCODE

The postcode for the property is BT61 9LT.

## FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

## SERVICES

Mains electricity supply, mains water supplies, private drainage, oil-fired central heating.

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 with vacant possession.

## 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.

## SALE DETAILS

The property is being offered for sale as a whole for £795,000 (Seven Hundred & Ninety Five Thousand).

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.

## RATEABLE VALUE

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

Badgers Lane: £3,906.83

## GENERALLY

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

Brochure prepared May 2025.







## Contact



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