

## CASTLECAULFIELD HOUSE

### DUNGANNON, CO. TYRONE

Stunning historical landmark property set within secluded mature gardens and c.35 acres of high-quality, mixed-use land





## DESCRIPTION - INTERIOR

HIDDEN AWAY IN THE HEART OF TYRONE, NESTLED WITHIN STUNNING MATURE GARDENS, IS THE BREATHTAKING CASTLECAULFIELD HOUSE. THIS EXCEPTIONAL, GRADE B LISTED PROPERTY WAS CONSTRUCTED IN 1673 AND OFFERS AN UNRIVALLED COMBINATION OF COMFORT, SPACE AND A SENSE OF OLD-WORLD GRANDEUR THAT IS SO RARELY SEEN ON THE MARKET. DESPITE ITS TRANQUIL, SECLUDED SETTING, THE PROPERTY IS ACTUALLY LOCATED RIGHT IN THE CENTRE OF CASTLECAULFIELD VILLAGE AND IS JUST A FEW MINUTES FROM DONAGHMORE AND DUNGANNON, ENSURING THAT ESSENTIAL AMENITIES ARE NEVER FAR AWAY. THE PROPERTY INCLUDES CIRCA. 34.46 ACRES OF HIGH-QUALITY MIXED-USE LAND IMMEDIATELY SURROUNDING THE HOUSE AND GARDEN.



Asweeping, tree-lined drive leads through the mature gardens to the front of the property where the vine-clad front façade makes an imposing first impression. Upon stepping into the front hallway, we are greeted with a grand yet cozy reception area, complete with wood-burning stove and a wealth of original features that are present throughout the property. From there, we are swept through to a grand, dual-aspect dining Room and the glazed orangerie which enjoys vistas over the perfectly manicured walled garden. The ground floor living room allows for a more relaxed reception area for family and guests and as we continue through to the kitchen, utility, workshop and ground floor bedroom to the back of the house, the space and flexibility afforded by this property becomes apparent, with endless well-proportioned spaces that invite exploration.

Continuing up the grand staircase, we are treated to full views over the property through the windows that grace the staircase atrium, and five further double bedrooms provide plenty of space for family and visitors. The master bedroom features its own en-suite and a first-floor sitting room is flooded with light through a feature bay window which overlooks the gardens. The property features original details throughout - the high ceilings and cornicing present in many of the rooms evoke a real sense of splendour, while original wooden-shuttered sash windows flood each of the generously proportioned rooms with natural light. A unique opportunity such as this is sure to be popular and viewing is highly recommended to allow this property to really take your breath away!



## KEY FEATURES

- PERIOD INTERIOR DETAILS THROUGHOUT INCLUDING ORIGINAL SLIDING SASH WINDOWS AND WOODEN SHUTTERS
- GLAZED ORANGERIE OVERLOOKING PERFECTLY MANICURED WALLED GARDENS
- COBBLED COURTYARD WITH EXTENSIVE BARNs, OUTBUILDINGS AND STABLES
- 34.36 ACRES OF HIGH QUALITY, MULTI-USE LAND IMMEDIATELY SURROUNDING THE HISTORIC DWELLING HOUSE
- 6.50 ACRES OF WHICH ARE WITHIN CASTLECAULFIELD VILLAGE DEVELOPMENT LIMITS



## DESCRIPTION - EXTERIOR



Aside from the spacious accommodation and aforementioned walled gardens, Castlecaulfield House also features a wealth of outdoor storage and entertaining space. A statement wisteria vine overlooks a cobble courtyard serviced by stables, tack and harness rooms, log sheds, garages, potting sheds and an impressive array of storage areas.



A floored former hayloft would be perfect for parties or events and has been lovingly decorated by the current owners for just such a purpose. Archways from the courtyard lead directly to both the front of the property, and to a stabling area with two walled paddocks of 1.20 acres in total. Altogether, the house, gardens and paddocks occupy a 3.10 acre plot.







## GROUND FLOOR

### ENTRANCE HALL

5.00m x 3.10m

Solid Wood Flooring, Wood Burning Stove, Original Panelling and Architrave, Original Solid Wood Staircase

### LIVING ROOM

4.60m x 3.80m

Cast Iron Radiators

### BEDROOM 1

4.10m x 3.50m

Cast Iron Radiators

### W/C

3.30m x 1.60m

Low Flush W/C, Sink

### KITCHEN

6.00m x 4.40m

Range of High and Low Level Units, Double Drainer Stainless Steel Sink, AGA Stove

### SCULLERY

5.00m x 2.40m

### WORKSHOP

4.60m x 2.70m

### PANTRY

4.20m x 2.10m

### DINING ROOM

7.90m x 5.20m

Double Aspect Windows, Open Fireplace, Period Cornicing and Ceiling Rose, Double Doors to Glazed Orangerie, Secondary access to Kitchen and Workshop etc.

### ORANGERIE

7.60m x 3.50m

AMTICO™ Flooring, Double Patio Doors leading to Walled Gardens





## FIRST FLOOR

### SITTING ROOM

7.30m (into Bay Window) x 6.10m

Solid Wood Parquet Flooring, Open Fireplace, Bay window overlooking gardens, Door leading through to Bedroom 2

### BEDROOM 2

4.50m x 3.80m

Carpeted Flooring

*Ensuite – 3.40m x 2.20m – Corner Jet Shower, Pedestal with Hand Basin, Low Flush W/C*

### BEDROOM 3

5.00m x 3.50m

Carpeted Flooring

### BEDROOM 4

5.00m x 3.90m

Carpeted Flooring

### BEDROOM 5

3.30m x 3.20m

Carpeted Flooring

### BEDROOM 6

4.80m x 4.70m

Carpeted Flooring

### BATHROOM

4.20m x 2.60m

Panel Bath, Low Flush W/C, Pedestal with Hand Basin, Shower



## KEY FEATURES

- MULTIPLE RECEPTION ROOMS AND FUNCTION AREAS
- AMPLE PARKING SPACE TO THE FRONT OF THE PROPERTY
- SIX GENEROUSLY PROPORTIONED BEDROOMS WITH VIEWS OVER THE STUNNING GARDENS AND GROUNDS
- PROPERTY OVERLOOKS A QUAINST CHURCH BEYOND THE WALLED GARDEN
- A HISTORIC LISTED BUILDING FIRST CONSTRUCTED IN 1673 WITH ALTERATIONS MADE IN THE LATE 19<sup>TH</sup> CENTURY



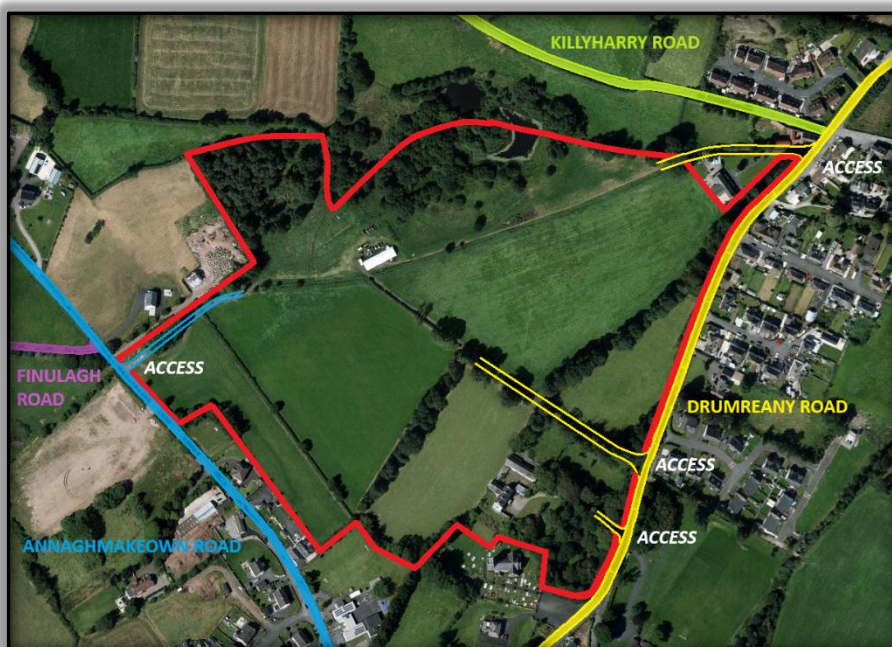
## DESCRIPTION - Land



FIELD NO.	ACREAGE
House & Gardens	3.10
1	4.05
2	4.47
3	3.24
4	6.65
5	8.25
6	3.98
7	2.52
<b>TOTAL:</b>	<b>36.26 acres</b>

Immediately surrounding the house and gardens, and providing a buffer from the noise and stresses of the outside world, are 33.16 acres of high quality, mixed-use land which are suitable for a variety of agricultural purposes.

The land has been well maintained and for the most part, the fields are bounded by either mature hedging or native trees with a forested cluster to the northernmost boundary of fields 1 and 2.



The plot enjoys multiple points of access from Drumreany Road and Annaghmakeown Road. All zones of land (*as outlined overleaf*) benefit from their own access points;

- **House and Garden**

Access lane from Drumreany Road

- **Zoned Land**

Access lane from Drumreany Road

- **Agricultural Land**

Access lanes from Annaghmakeown Road and Drumreany Road



## DESCRIPTION - Land



Of the array of high- quality, mixed-use land associated with this estate, circa 26.66 acres (*as shown in red in the map above*) are suitable for a variety of agricultural pursuits. Currently, 6.50 acres (*as shown in yellow*) are located within the development zone for Castlecaulfield village and, being of particular interest to developers, could be a lucrative asset for the prospective owner. The dwelling house, gardens and walled paddocks (*as shown in blue*) occupy a 3.10 acre plot with separate entrance to the paddocks from the main driveway.



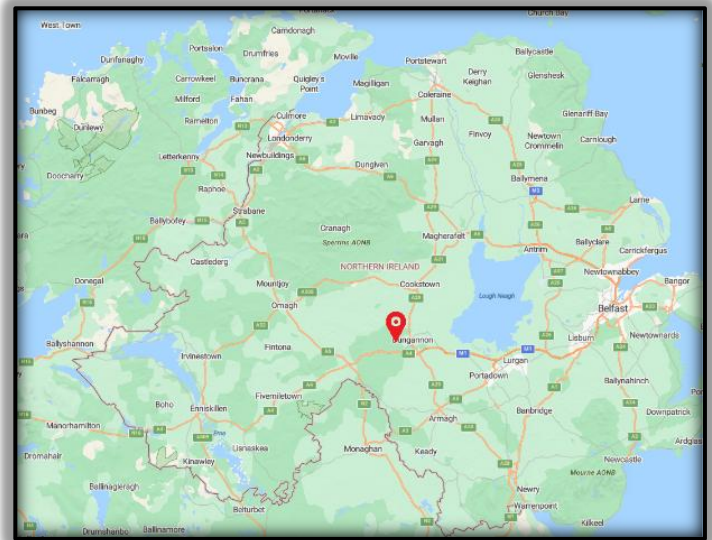


# LOCATION

Benefitting from a centralised location in Northern Ireland, Castlecaulfield House is perfectly located for commuting to anywhere in the province as well as destinations across the border. Close links to the East/West A4 Transport corridor allow for easy access to Northern Ireland's two main airports, with Belfast International and Belfast City airport less than an hour away.

Some excellent primary schools are situated within Castlecaulfield and the nearby village of Donaghmore with regular bus services connecting to a range of secondary level schools with St. Joseph's Grammar School, Donaghmore most locally, and connecting EA buses to numerous grammar and high schools in Dungannon and Cookstown.

DESTINATION	DISTANCE (approx.)	DRIVE TIME (approx.)
Dungannon	3 miles	8 mins
Omagh	23 miles	34 mins
Monaghan	21 miles	33 mins
Belfast	42 miles	43 mins
Belfast International Airport	44 miles	52 mins
Dublin	95 miles	1 hr 50 mins



Fortunately, convenience does not come at the price of tranquillity with this property. Situated in a serene, picturesque village, this home is the pinnacle of rural idyll, offering peace and privacy to the prospective buyer.

This stunning estate will no doubt attract attention from across the Irish Sea. With property prices much keener in Northern Ireland than Britain, and the post-Covid realisation that many points of business can be conducted remotely, many people have already become aware of the opportunities that living in Northern Ireland can afford – Lower property prices, excellent local and international transport links, and a tranquil escape from the pressures of city life.

## Further Information

For further information or to arrange a viewing, please contact: