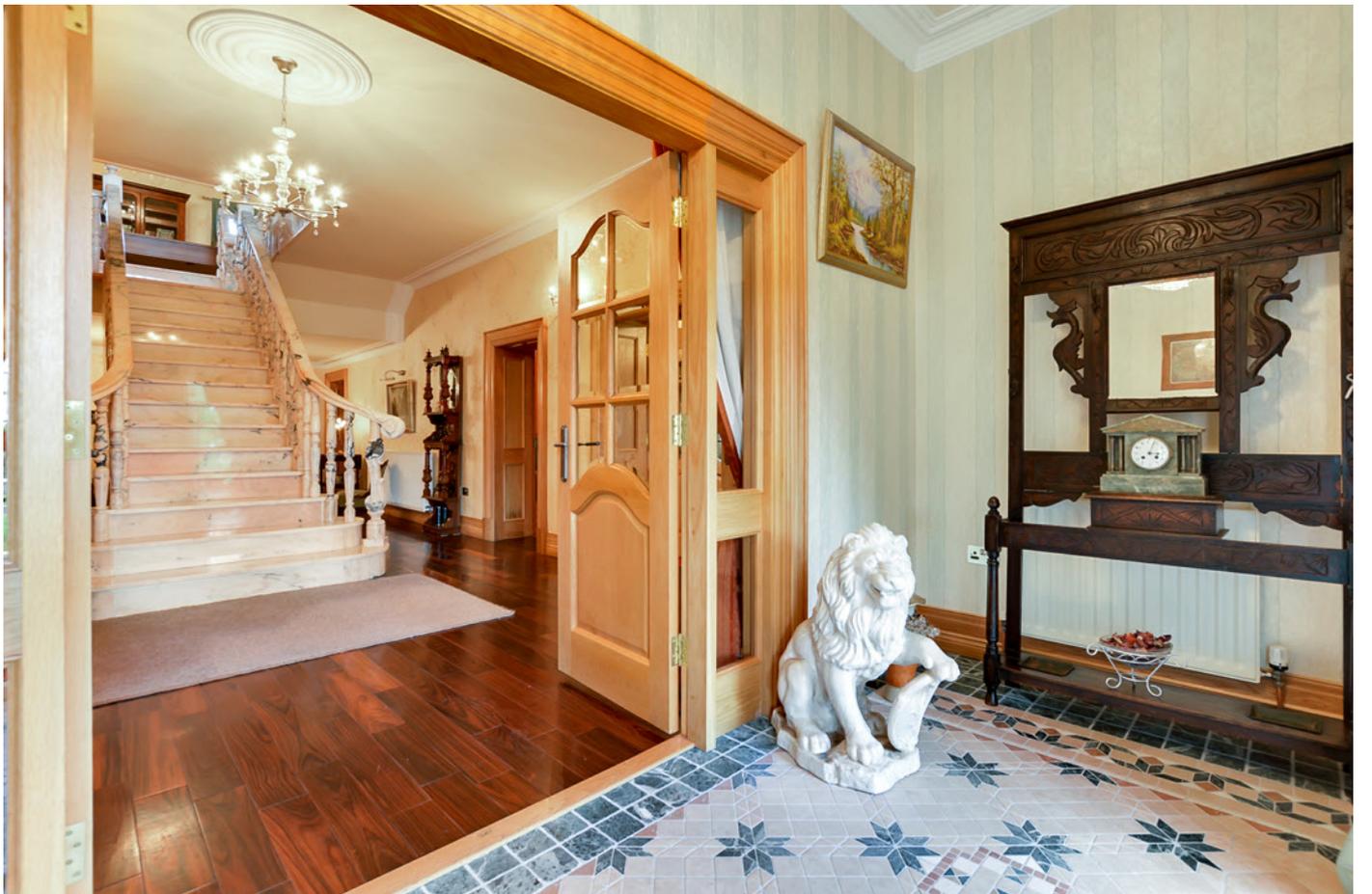




Greystone House,
28 Cullenramer Road,
Dungannon,
BT70 1SS

Offers Around
£659,000

Viewing by
appointment with
& through agent
028 90 663030





This attractive detached residence together with 3 acres was built in 2005 to a high specification.

The accommodation is bright and spacious with numerous features . The reception hall is most impressive with a feature central marble staircae. The drawing and dining rooms have marble fireplaces and high

cornice ceilings. The comfortable family room leads through to the spacious living/dining kitchen with four oven Aga and island unit.

Outside to the rear there is a multi functional outbuilding of circa 6000 sq ft which incorporates garaging for 6 cars and 5 ground floor and 5 loft rooms.





- Detached Residence Built in 2005 to a High Specification
Circa 6000 sq ft with approximately 3 Acres
- Magnificent Reception Hall with Feature Central Marble Staircase
- Bright Drawing Room with Marble Fireplace & Gas Coal Effect Fire
- Entertaining Size Dining Room with Oak Panelling & Marble Fireplace
- Comfortable Family Room with Sandstone Fireplace with Dog Grate
- Spacious Living/Dining Kitchen with 4 Oven Aga, Island Unit & Double Doors to
 - Sun Room with Feature Vaulted Oak Strip Ceiling
 - 5 Bedrooms (One on Ground Floor) all with Range of Built-in Wardrobes & Ensuite Shower Rooms
- Spacious Family Bathroom on Return
 - Oil Fired Central Heating/Double Glazed Window Frames some with Marble Cills
 - Oak Internal Doors, Architraves & Skirtings
- Timber Flooring Throughout to Include Mahogany, Cherrywood & Oak
- Beam Vacuum System, Music Surround System
- 6000 Sq Ft Garage/Leisure Building with Extensive Stores
- Include Garaging for 6 Cars & Suite of Rooms 5 Ground Floor & 5 Loft Rooms

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The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: 15' 1" x 5' 10" (4.59m x 1.78m) Mosaic tiled floor, cornice ceiling.

RECEPTION HALL: Feature central marble staircase. Rosewood floor.

DRAWING ROOM: 19' 7" x 17' 11" (5.97m x 5.45m) (into bay). Marble fireplace with cast iron inset and gas coal effect fire, hand carved cornice ceiling and ceiling rose, double doors to gardens.

FAMILY ROOM: 23' 4" x 17' 11" (7.1m x 5.46m) Sandstone fireplace with dog grate and sandstone hearth, walnut wood floor, cornice ceiling, door to kitchen.

DINING ROOM: 28' 1" x 19' 5" (8.56m x 5.93m) Oak panelled walls, mahogany block floor, marble fireplace with dog grate and hearth.

BEDROOM (5): 17' 7" x 15' 7" (5.36m x 4.76m) (to include ensuite). Range of built-in robes.

ENSUITE SHOWER ROOM: Low flush wc, pedestal wash hand basin, walk-in shower.

LIVING/KITCHEN/DINING ROOM: 31' 10" x 18' 1" (9.7m x 5.5m) Oil fired four oven Aga with electric module, full range of high and low level oak units, island unit with built-in microwave, drawer and granite worktop, 1.5 bowl sink unit, integrated dishwashers, American fridge freezer, oak dresser, feature shelving and wine rack, ceramic tiled floor. Double doors to . . .

SUN ROOM: 19' 6" x 15' 7" (5.95m x 4.76m) Vaulted oak ceiling, Stanley solid fuel stove, ceramic tiled floor, double doors to gardens.

REAR HALLWAY:

STORE ROOM: 15' 9" x 10' 9" (4.81m x 3.27m)

CLOAKROOM: Fully tiled low flush suite.

UTILITY ROOM: 15' 1" x 8' 7" (4.6m x 2.61m) Single drainer 1.5 bowl sink unit with mixer tap,

plumbed for washing machine, two ring gas hob, Baumatic deep fat fryer, Beam vacuum system, ceramic tiled floor, two oil fired boilers, access to roofspace.

Central Marble Staircase to . . .

First Floor

SPACIOUS LANDING:

MASTER BEDROOM SUITE: 26' 3" x 17' 1" (8m x 5.2m) Cherrywood floor, feature fireplace with slate hearth.

WALK IN DRESSING ROOM: Mirrored wardrobes and dressing table.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, vanity unit, low flush wc.

BEDROOM (2): 19' 5" x 18' 0" (5.93m x 5.49m) (including ensuite). Full range of built-in robes.

ENSUITE SHOWER ROOM: Shower cubicle, vanity unit, low flush wc.

BEDROOM (3): 19' 5" x 17' 11" (5.91m x 5.46m) (including ensuite). Full range of built-in robes.

ENSUITE SHOWER ROOM: Shower cubicle, vanity unit, low flush wc.

BEDROOM (4): 19' 8" x 17' 11" (6m x 5.47m) (to include ensuite). Range of built-in robes.

ENSUITE SHOWER ROOM: Shower cubicle, vanity unit, low flush wc.

First Floor Return

LANDING: With pool table.

SPACIOUS FAMILY BATHROOM: 17' 11" x 15' 4" (5.45m x 4.68m) Steam shower, panelled bath, bidet, vanity unit, ceramic tiled floor, fully tiled walls.

WALK IN SHELVED HOTPRESS: High pressure water system.







Ground Floor Rooms

ROOM (1): 24' 7" x 11' 6" (7.5m x 3.5m) Including shower room.

ROOM (2): 23' 11" x 11' 10" (7.3m x 3.6m)

ROOM (3): 29' 6" x 19' 7" (9m x 5.96m) Including shower room.

ROOM (4): 20' 0" x 11' 10" (6.1m x 3.6m)

ROOM (5): 26' 7" x 19' 8" (8.1m x 6m)

INTERNAL 3 CAR GARAGE WITH ROLLER DOORS: 35' 10" x 23' 11" (10.93m x 7.28m)

Loft Rooms

ROOM (1): 29' 10" x 19' 8" (9.1m x 6m)

ROOM (2): 22' 8" x 19' 8" (6.9m x 6m)

ROOM (3): 40' 8" x 23' 11" (12.4m x 7.3m) Including shower room.

ROOM (4): 23' 11" x 23' 11" (7.3m x 7.3m) Snooker room.

ROOM (5): 29' 6" x 19' 8" (9m x 6m)

Tool shed and fuel store.

Grounds extend to approximately 3 acres and include an existing yard area to rear.



Outside

Two sets of double entrance gates (one electric), one at front leading up to sweeping driveway and second at side entrance leading to car parking areas.

GARAGE/LEISURE/STORAGE COMPLEX: WITH FULL SUITE OF ROOMS IN OUTBUILDING CIRCA 6000 SQ FT AND GARAGING FOR SIX CARS.

Location:

The property is situated in a scenic rural area near Greystone approx. 4.5 miles from Dungannon.

This is a popular area well located between Dungannon and Aughnacloy with convenient access to the A4 /M1 motorway linkage.

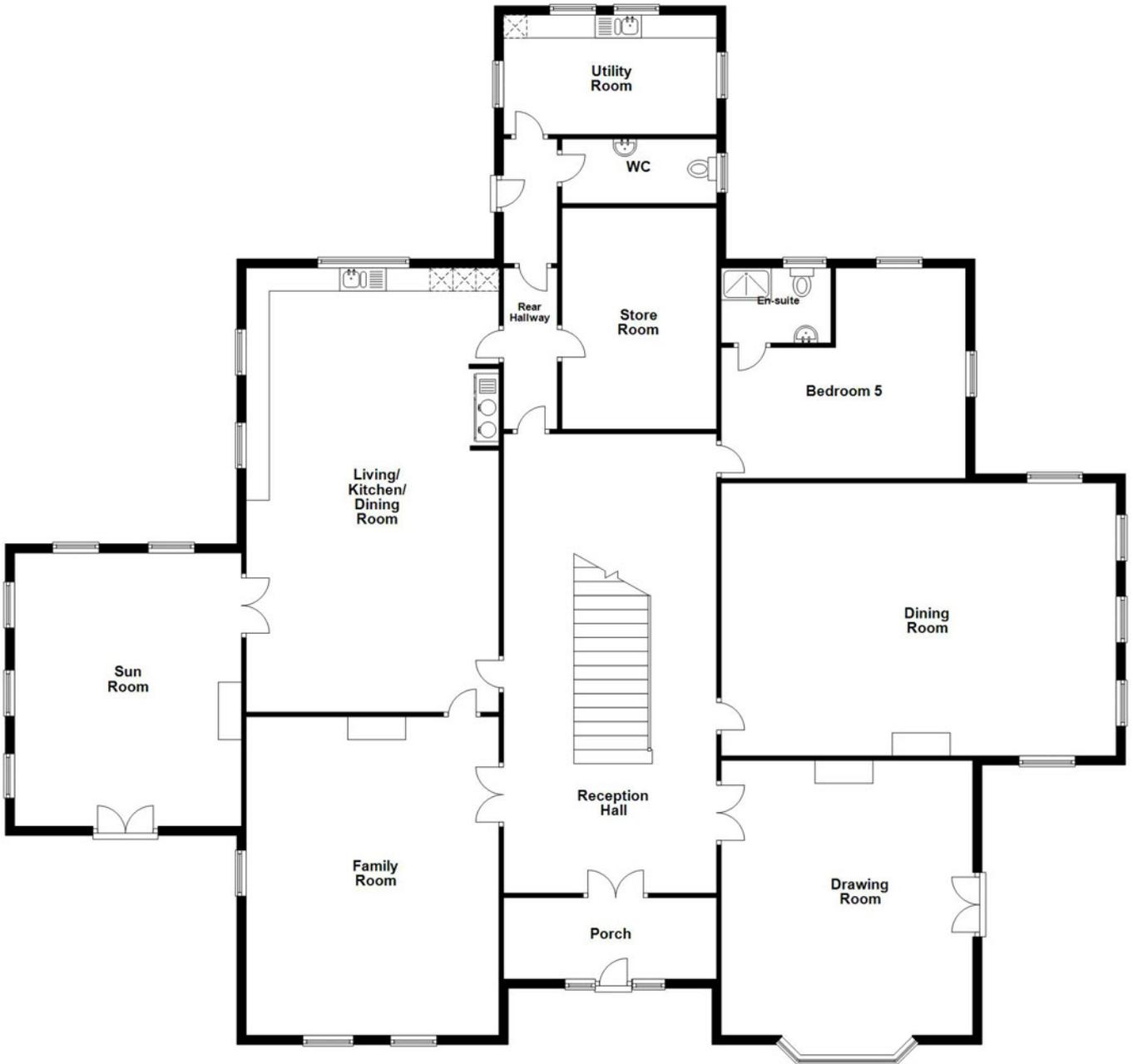
Exceptionally well appointed, the main residence is set well back from the main roadway which is bounded by an exceptional stone wall and railings. Set amid mature gardens and lawns the main access is up a tarmac driveway from the main gates.

The rest of the property and outbuildings are to the rear and can be accessed by a separate side entrance gateway.

Floor Plans

Ground Floor

Approx. 329.9 sq. metres (3551.5 sq. feet)



First Floor

Approx. 274.1 sq. metres (2950.8 sq. feet)

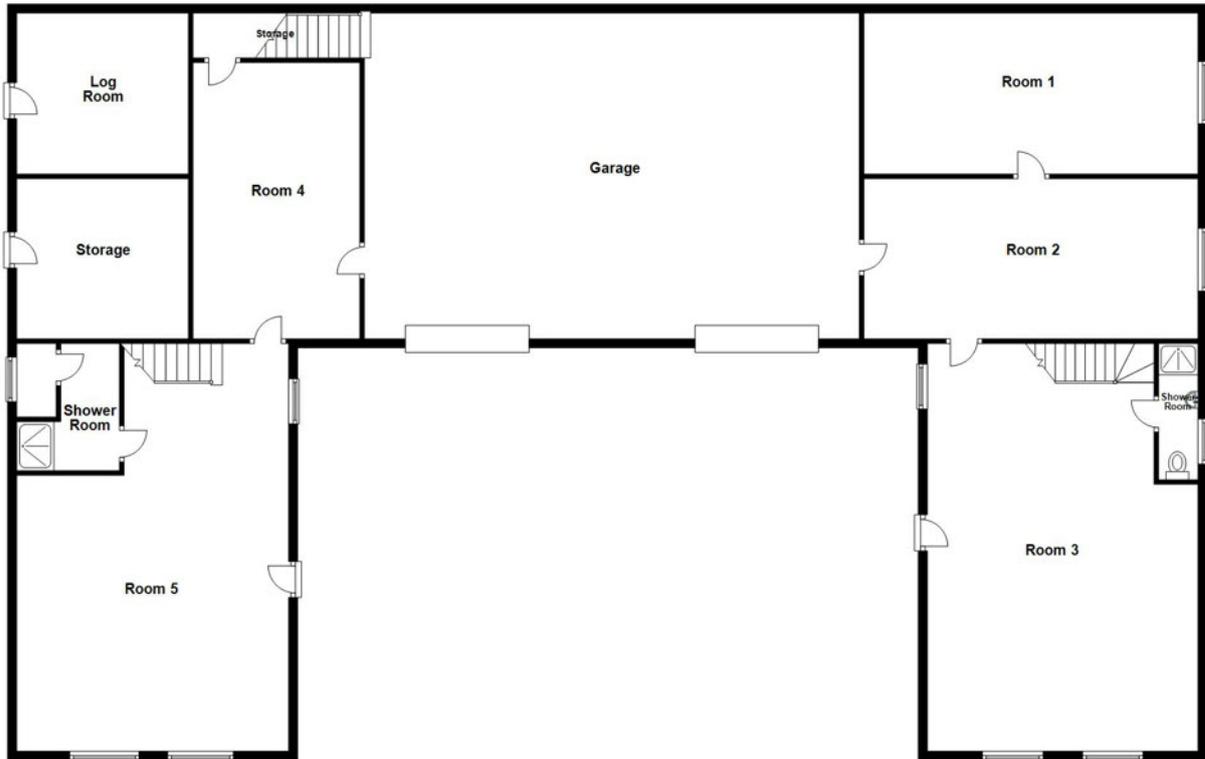


Total area: approx. 604.1 sq. metres (6502.2 sq. feet)

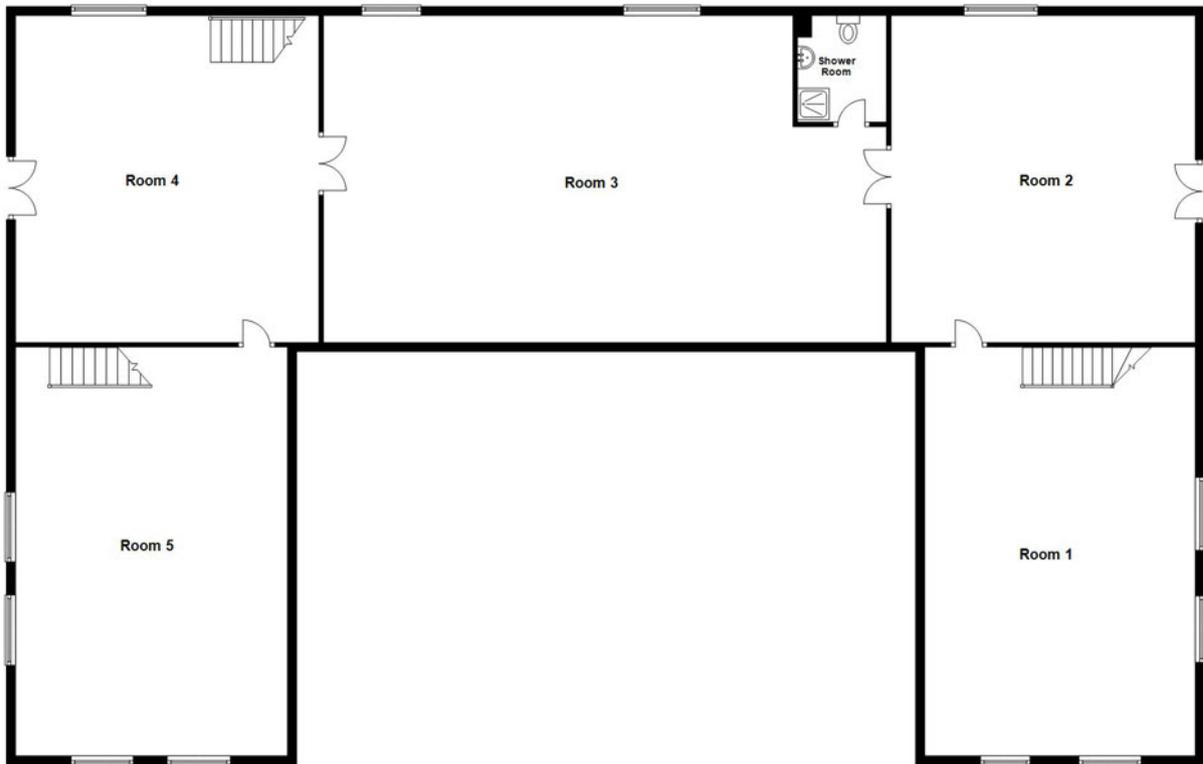
This plan is for illustrative purposes only.
Plan produced using PlanUp.

28 Cullenrammer Road, Dungannon

Ground Floor Rooms



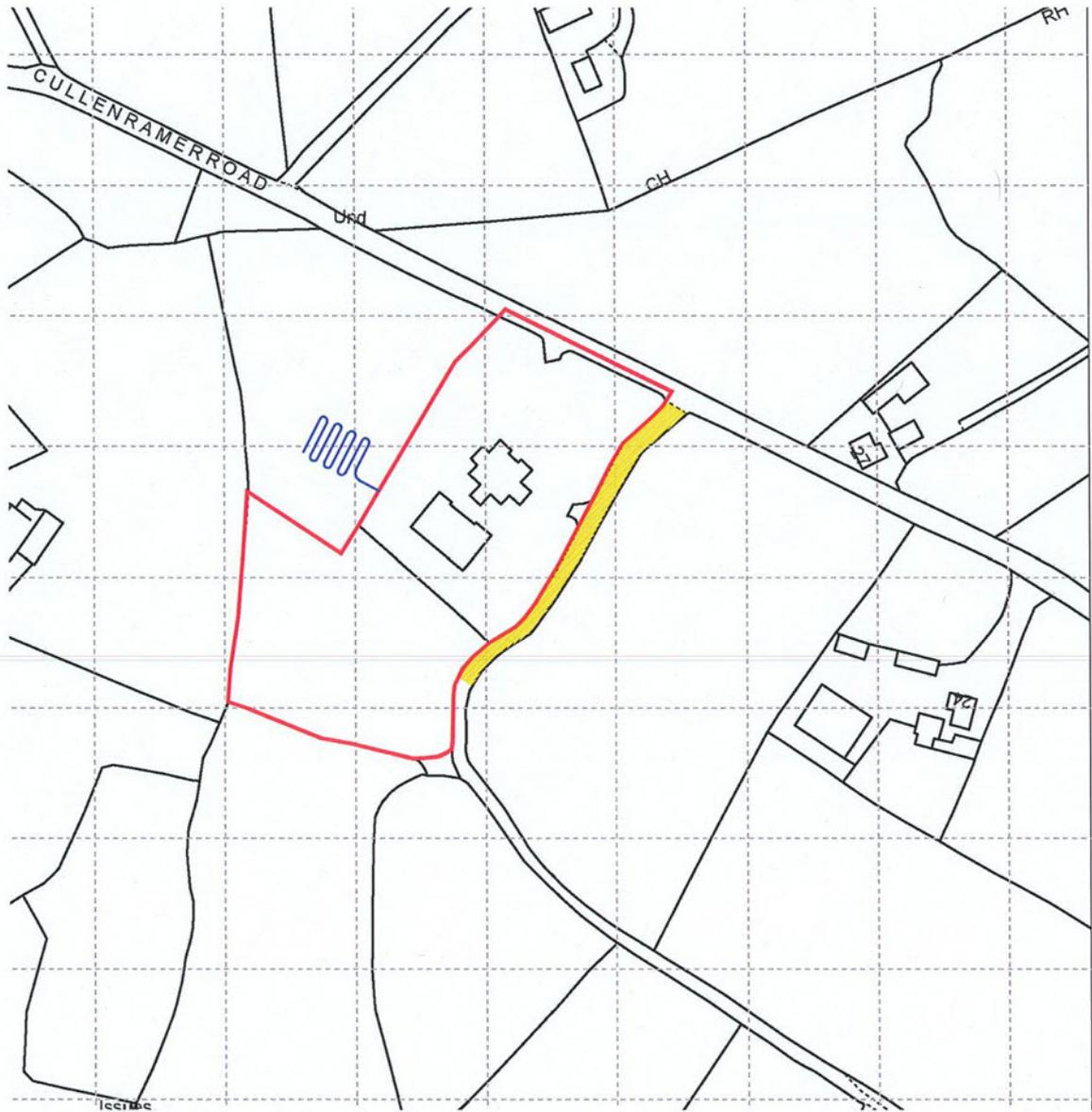
Loft Rooms



Total area: approx. 597.9 sq. metres (6436.0 sq. feet)

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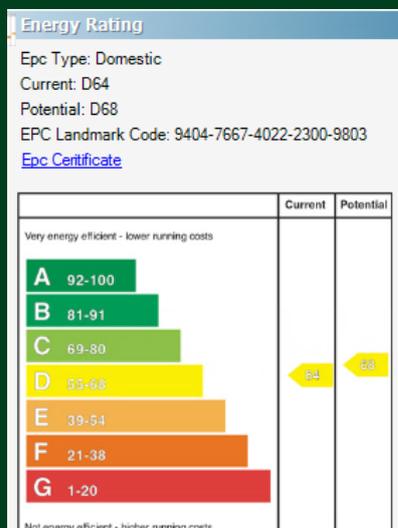
28 Cullenrammer Road (garage), Dungannon



Area edged red = 3.5 acres or thereabouts.
Right of way coloured yellow.
Easement for foul water irrigation system coloured blue.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

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