

Lisney

POTENTIAL DEVELOPMENT SITE (SUBJECT TO PLANNING PERMISSION)

Grade B2 Listed Dwelling on Site
of c.1.58 acres

STRATHMULLAN HOUSE, STRATHMULLAN, VIEWFORT,
56 KILLYMEAL ROAD, DUNGANNON, BT71 6XJ



CONTACT

Lynn Taylor or Andrew Gawley
028 9050 1501
agawley@lisney-belfast.com
ltaylor@lisney-belfast.com

Lisney
1st Floor Montgomery House
29-33 Montgomery Street
Belfast
BT1 4NX

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DETAILS

- Grade B2 Listed Property
- Large, mature site of c. 1.58 acres
- Requires extensive refurbishment
- Potential development site (subject to planning permission)
- 4 bedrooms, 3 reception rooms
- Elevated site with views over Dungannon

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LOCATION

Dungannon is a large town with a population of approximately 15,889 (2011 Census) and is located 42 miles from Belfast, 13 miles from Armagh and 10 miles from Cookstown.

The subject property is situated in the midst of an established, well-kept cul-de-sac of detached houses off the Killymeal Road.

The house is within walking distance

of the town centre, local amenities and several schools.

From the M1, take the exit for Dungannon. Follow this road for approximately 1.5 miles and at the traffic lights, continue right onto the Ranfurley Road.

Follow this road until the mini-roundabout and take the second exit.

Continue on until the traffic lights

and turn right onto the Killyman Road, then take the first left onto the Killymeal Road.

Continue on for approximately 0.6 miles and turn left into the entrance for Viewfort, take the first left, then the first left again. As you drive in, the house can be seen on the right hand side.

DESCRIPTION

The subject lot comprises of a dwelling on a site of c. 1.58 acres.

The site is triangular shaped and rises from the front to the rear.

The dwelling is Grade B2 Listed and we have been advised by Northern Ireland Environment Agency that it

was constructed circa 1890.

The house requires extensive refurbishment both internally and externally and has been vacant for a period of time.

The house comprises of two large

reception rooms, a study, kitchen, pantry and utility room on ground floor, with four large bedrooms, playroom, bathroom and dressing room on first floor.

A main staircase and back staircase link the two floors.

ACCOMMODATION

Ground Floor

Dining Room	4.47m x 4.41m (14"8' x 14"6')
Study	2.06m x 2.29m (6"9' x 7"6')
Drawing Room	5.16m x 3.68m + 2.80m x 1.18m (16"11' x 12"10' + 9"2' x 3"10')
Understairs store	1.47m x 0.97m (4"10' x 3"2')
Kitchen	4.50m x 4.85m (14"9' x 15"11')
Pantry	3.91m x 1.98m (12"10' x 6"6')
Scullery	2.16m x 2.15m (7"10' x 7"10')

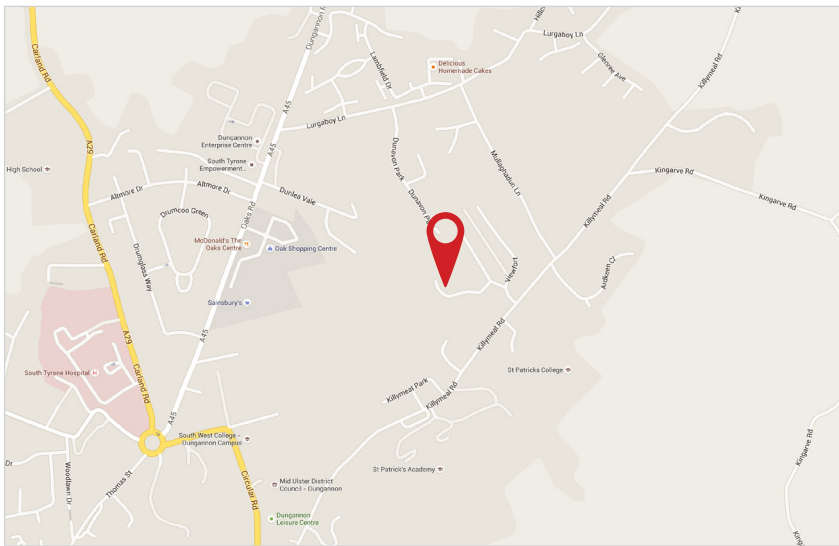
First Floor

Bedroom 1	5.18m x 2.31m (17"0' x 7"7')
Bedroom 2	4.75m x 4.62m (15"7' x 15"2')
Bedroom 3	4.47m x 12.3m (14"8' x 12"3')
Bedroom 4	4.14m x 5.36m (13"7' x 17"7')
Bathroom	1.09m x 4.47m (3"7' X 14"8')
Dressing Room	3.35m x 2.08m (11"0' x 6"7')
Playroom	2.13m x 2.29m (7"0' x 7"6')
Airing Cupboard	0.97m x 0.81m (3"2' x 2"8')

ENTRANCE



LOCATION



ASKING PRICE

Offers invited in the region of £130,000

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

CONTACT

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ENERGY PERFORMANCE

This property has an energy efficiency rating of: G6

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20	6	18
Not energy efficient - higher running costs		

The full certificate can be made available upon request.

PLANNING

There is no current planning permission on the site however the site may be suitable for development subject to planning permission

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We understand the property is held freehold on a registered title.

RATES

We understand that as the property is listed and unoccupied no rates are payable.

Once the property is occupied rates will become payable.

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