

FOR SALE

**MOUNTFIELD LODGE
12 LENAGH ROAD
MOUNTFIELD
OMAGH
BT79 7PT**

Lisney

www.lisney.com

Impressive 19th century detached house requiring modernisation on a c. 107 acre site with forestry land, a fishing lake with planning for x4 holiday homes and x3 single dwelling development sites.

- Impressive detached house on an elevated and private site with stunning unrivalled countryside views.
- Mountfield Lodge is suitable for immediate occupation.
- Attractive garden with decorative water feature.
- c. 91 acres of woodland which includes a combination of both mature and recently planted conifer trees.
- c. 12 acre spring fed fishing lake containing brown trout with 0.85 acre lakeside development site with full planning permission for 4 x no. tourist accommodation units.
- 3 x residential building sites with planning permission on each for a detached dwelling with detached garage.
- Available as one or separate lots.

Location

Mountfield is a village located circa 8.5 miles north east of Omagh and circa 20 miles west of Cookstown. The village is pleasant and quiet and is known by some as the Gateway to the Sperrin Mountains.

The village is situated in a rural location, with the majority of surrounding uses being agricultural land and low density residential dwellings.

Mountfield Lodge is located on the outskirts of the village, just 0.5 miles north

west above the village on the Lenagh Road. If driving to the property, travel north along Main Street and turn left onto Lenagh Road.

Travel approximately 0.4 miles up the road and the entrance to the dwelling is on the left hand side, just before the fishing lake.

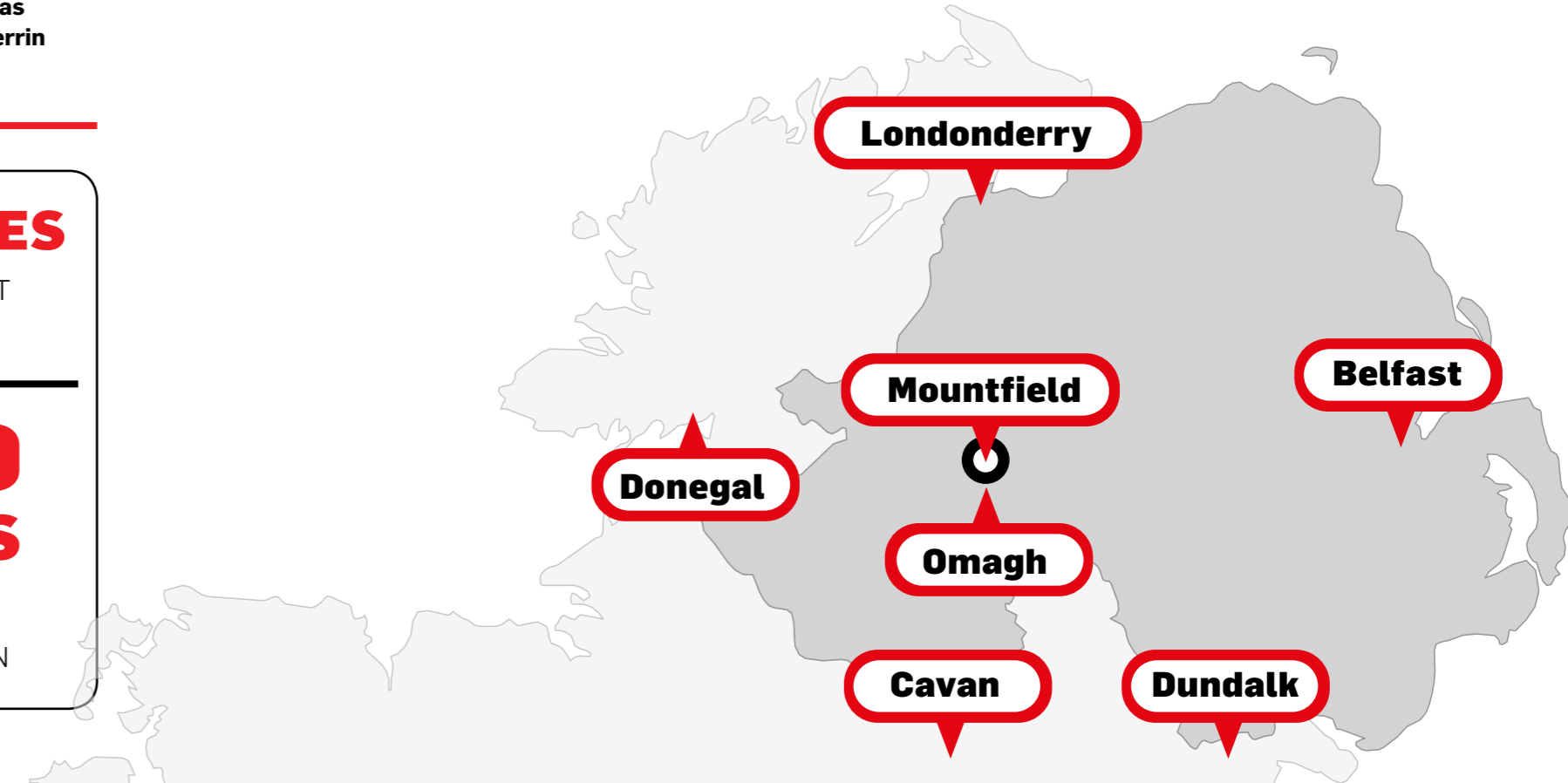
The entrance laneway is beautifully treelined and runs along the side of the fishing lake.

8.5 MILES

NORTH EAST
OF OMAGH

**20.0
MILES**

WEST OF
COOKSTOWN



Description

**107
ACRES**

TOTAL SITE

**4,542
SQ FT**

RESIDENCE

**12
ACRE**

FISHING LAKE

**91
ACRES**

FORESTRY LAND

LIVE

RESIDENTIAL PLANNING

1

MOUNTFIELD LODGE

c. 1.46 acres/c. 4,542 sq. ft.

Substantial detached residence, understood to have been initially constructed in the 19th century.

2

COMMERCIAL FORESTRY LAND

c. 91 acres

Lands comprise a mix of unharvested and recently replanted areas.

3

LAKE WITH PLANNING PERMISSION

c. 12.00 acre lake and c. 0.83 acre site

Fishing lake understood to be spring fed and containing brown trout with planning for x4 holiday homes.

4

DEVELOPMENT SITE

c. 0.93 acres

Land with planning permission for a proposed dwelling with detached domestic garage.

5

DEVELOPMENT SITE

c. 0.41 acres

Land with planning permission for a proposed dwelling with detached domestic garage

6

DEVELOPMENT SITE

c. 0.37 acres

Land with planning permission for a proposed dwelling with detached domestic garage.



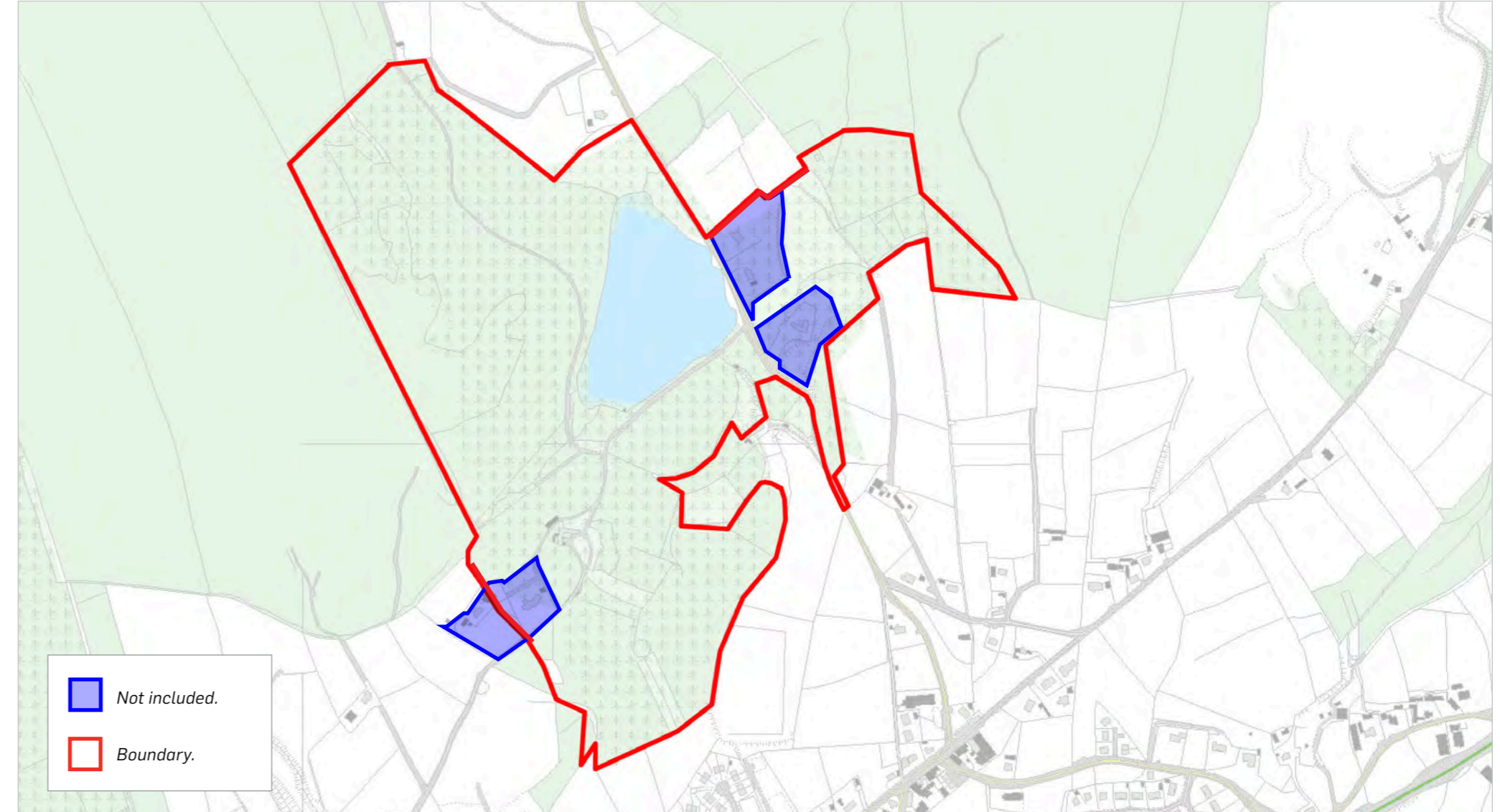
Aerial Boundary

**For indicative purposes only.*



Map Boundary

**For indicative purposes only.*



1 Mountfield Lodge

1.46 acres/4,542 sq. ft.

Substantial detached residence, understood to have been initially constructed in the 19th century.

Ground Floor

Entrance porch

Entrance porch leading from driveway, turning circle and paved area at the front of the house.

The porch is glazed with tiled floors and opens into the entrance hallway.

Hallway **5.23m x 2.41m**
+ 1.13m x 8.46m

The ground floor hallway is grand with woodpanelled walls and a sweeping staircase with wrought iron balustrades. The hallway leads onto the kitchen, three reception rooms, dining room and bathroom.

The hallway is part wood panelled, part painted with decorative corning and carpeted floors.

Dining Room **4.23m x 4.24m**

The dining room opens from the right hand side of the hallway and painted with a carpeted floor. The room is well proportioned, currently housing a large 8 seater dining room table and side board.

Lounge **4.25m x 3.50m**

The lounge sits along the hallway, between the dining room and the drawing room.

The room is light and bright, with a fireplace, painted walls and carpeted floor.

Drawing Room **5.50m x 5.26m**
+ bay 1.19m x 1.59m

The spacious drawing room opens from the end of the hallway and is a light and bright room. The room has many character enhancing features including a large bay window, decorative alcoves, decorative corning and fireplace. The room is carpeted with part painted, part papered walls.

The drawing room leads to the conservatory, as below.

Conservatory **5.23m x 3.54m**

The conservatory is double glazed from top to bottom, with a PVC clear roof and tiled floor. A door leads out to the paved area at the front of the house.

The room benefits from unparalleled views over the lawn and surrounding countryside.

Understairs Bathroom **1.03m x 2.52m**
+ 1.85m x 1.03m

Hidden under the staircase, the bathroom contains a wash hand basin and W.C.

Part tiled, part painted walls with linoleum floors.

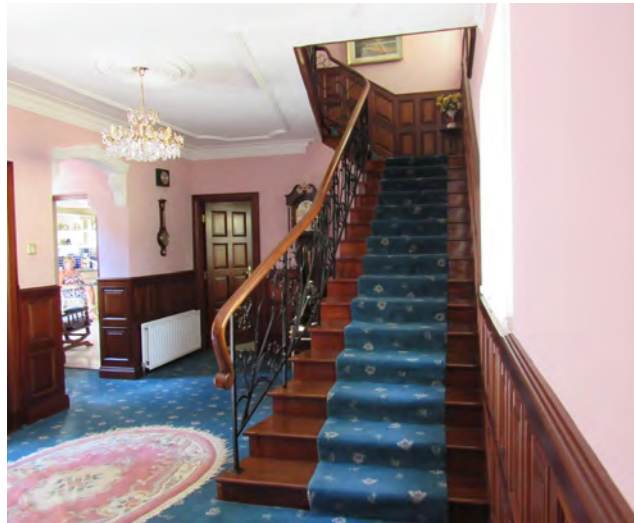
Kitchen **5.19m x 5.62m**

The study opens from the left hand side of the hallway and is expansive, benefitting from large windows on two walls, letting in lots of light and offering extensive views over the countryside.

The fitted kitchen is of light wood with black, presumed granite / marble countertops and navy tiled splashbacks. Low and high level cupboards span three walls, with the rest of the kitchen open plan, offering plenty of space for a kitchen table and lounge area.

The kitchen leads to the utility room, secondary front door and rear door.





Utility Room **2.53m x 5.63m**

The utility room is well proportioned and has low and high fitted units along one wall.

The floor is tiled, with plastered and painted walls.

There are doors at each end of the room; the rear door leads out onto a paved rear garden and the front door leads out onto the paved area at the front of the house.

Store **5.56m x 2.11m**

The store is large and benefits from high and low cupboards.



Garage 1 **3.66m x 5.62m**

The garage is attached to the main house and accessed via double opening doors from the front of the house. The garage can house one large car.

Garage 2 **4.82m x 3.95m**
Garage 3 **5.60m x 4.26m**

These garages are located to the left of the first garage and attached to the main house, accessed via a roller shutter garage door.

The garage is double length and widens to the rear and would fit two cars, if nose to tail.



First Floor

Hallway **14.67m x 3.8m**

The staircase from ground floor opens into a wide hallway which leads to each end of the house. There are five bedrooms, a pool room and a main bathroom.

Bedroom 1 **3.44m x 2.69m**

Single bedroom which is currently used as a study. Painted walls with carpeted floor and built in wardrobes.

Bedroom 2 **3.91m x 4.32m**

Double bedroom with painted walls, carpeted floor and fitted wardrobes.



W/C **1.02m x 2.72m**

Bathroom with toilet and sink. The walls are partially painted/ partially tiled with carpeted floor.

Bedroom 3 **4.28m x 2.80m**

Well proportioned bedroom at front of house overlooking the garden.

Papered walls with carpeted floor. Benefits from a wash hand basin.

Games/Pool Room **5.65m x 6.14m**

Large games room at the front of the house, benefitting from a fitted wooden bar with shelving and a small drinks sink.



Bedroom 4 **4.3m x 5.64m**

Well proportioned double bedroom, accessed through the games room.

Papered walls with carpeted floor.

Storeroom **1.25m x 1.03m**

A small storage room with painted walls and carpeted flooring.

Main Bathroom **2.63m x 1.95m (minus 0.98m x 1.05m)**

Family bathroom with bath, W.C. sink and fully tiled shower enclosure with mains shower.

Bedroom 5 (Master Bedroom) **3.44m x 2.69m**

The master bedroom is located at the end of the house and is expansive. Plastered, part painted, part papered walls with carpeted floor.

The bedroom benefits from a large balcony which overlooks the courtyard and surrounding countryside.

Ensuite Bathroom **3.03m x 4.23**

The ensuite is accessed from the master bedroom and has fitted mirrored cupboards, sink, W.C and shower.

Rates

We have been advised by Land & Property Services of the following;

NAV: £350,000

Rates payable per annum are approximately: £2,647

TITLE

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

STAMP DUTY

This will be the responsibility of the purchaser.

VAT

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

Planning

*Red line boundaries on the supporting map are for indicative purposes only.

REF NO	APPLICATION DATE	APPLICANT	LOCATION	PROPOSAL	DECISION	DECISION DATE	IDENTIFICATION ON MAP
LA10/2016/0372/F	Wed 13 Apr 2016	Mr Tom Murphy	Lough-a-Tirrive Mountfield Lodge Lenagh Road Mountfield Omagh	Proposed fresh water fishing facilities and 4 no. tourist accommodation units	Approval	Mon 27 Mar 2017	3
LA10/2016/0600/O	Wed 08 Jun 2016	Mr Tom Murphy	40m north west of 11 Lenagh Road Mountfield	Proposed dwelling with detached domestic garage	Approval	Wed 24 Aug 2016	4
LA10/2016/0596/O	Wed 08 Jun 2016	Mr Tom Murphy	40m south of Mountfield Lodge accessing from Killins Road Mountfield	Proposed dwelling with detached domestic garage	Approval	Wed 31 Aug 2016	5
K/2005/0451/RM	Wed 09 Mar 2005	Mr Peter Dolan	Site at end of Killins Road, Mountfield, Omagh	Erection of split level single and two and three-quarter storey dwelling with integral garage	Approval	Tue 26 Apr 2005	6



2 Forestry Land

The forestry land covers approximately c. 91 acres and we understand that c. 70,000 conifers were replanted over c.73 acres between 2013-2015 by the current owner.

We estimate the replanted land area to be c. 73.00 acres as per the below Afforestation Maps.

*Forestry maps are available on request.

Shed

Approx 12m x 18m

Storage unit located within the forestry lands and accessed from both the fishing lake and the main dwelling entrance.



3 Lake with Planning Permission

c. 12.00 acre lake and c. .83 acre site

Fishing lake covering c. 12.00 acres, understood to be spring fed and containing brown trout. The land at the North end of the lake benefits from planning permission for tourist accommodation units under application reference LA10/2016/D372/F. The planning was granted in March 2017



4 Residential Development Site

c. 0.93 acres

Land with live outline planning permission under reference LA/2016/0600/O for a proposed dwelling with detached domestic garage. The planning was granted in August 2016



5 Residential Development Site

c. 0.41 acres

Land with live outline planning permission under application reference LA10/2016/0596/O for a proposed dwelling with detached domestic garage. The planning was granted in August 2016.



6 Residential Development Site

c. 0.37 acres

Land with planning permission under reference K/2005/0451/RM for a proposed dwelling with detached domestic garage. The planning permission was granted in April 2005 however as the site is part built we assume the planning to be live.



Guide Price

We will consider selling the lots separately or as one lot.

Lot 1	Mountfield Lodge	£475,000
Lot 2	Woodland (c. 91ac) plus storage unit of c. 2,400sqft	£475,000
Lot 3	Fishing lake with planning for 4 holiday homes	£210,000
Lot 4	Residential development site of 0.93 acres with live planning for a detached dwelling with garage.	£65,000
Lot 5	Residential development site of 0.37 acres with live planning for a detached dwelling with garage.	£55,000
Lot 6	Residential development site of 0.41 acres with live planning for a detached dwelling with garage.	£65,000
All lots		£1,345,000

CUSTOMER DUE DILIGENCE

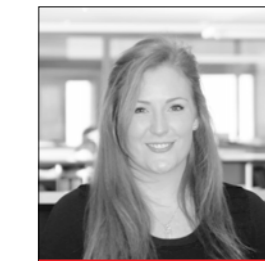
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney.

The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

CONTACT



LYNN TAYLOR

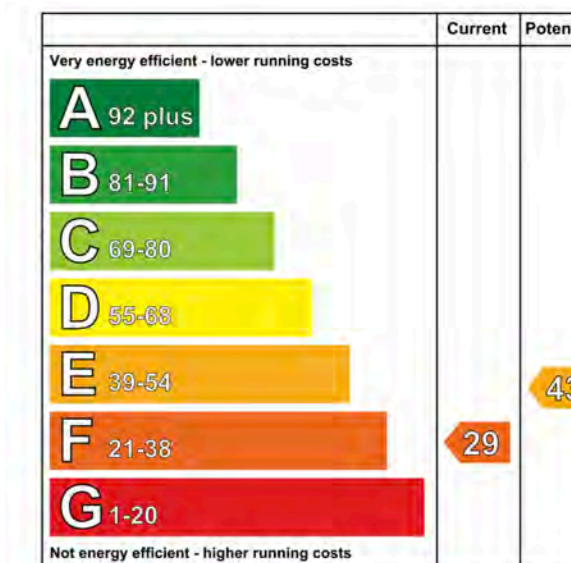
**CHARTERED SURVEYOR,
LISNEY**

T: +44 (0) 2890 501 501

ltaylor@lisney.com

ENERGY PERFORMANCE

The property has an energy performance rating of F29



Full certificate available on request.



www.lisney.com

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