

FOR SALE



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**32 RASH ROAD, OMAGH
CO TYRONE BT78 5NJ**

**PRIVATE COUNTRY
HOME WITH CHARACTER,
circa 3600 SQ FT**

**Set on circa 4 acres of Amenity
& Agricultural Land**

For Sale by Private Treaty



LOCATION **3 miles from Omagh, just off the A5 Omagh-Derry Road, in a pleasant rural setting, very convenient to local facilities**

ACCOMMODATION
ENTRANCE PORCH **6' 8" x 6' 8" with tiled Floor and Double Doors to**

HALLWAY **32' 0" x 6' 2" including Staircase**

LOUNGE **15' 0" x 13' 11" with corniced Ceiling, Patio Doors to paved Patio and Side Garden, marble tiled Fireplace, cast iron Inset and Baxi Grate**

FAMILY ROOM **15' 2" x 13' 10" with corniced Ceiling, Stanley solid-fuel Stove and slate carved Surround and marble Hearth (also piped for Gas fire)**

DINING ROOM **14' 11" x 15' 3" with laminate Floor and electric raised Fire**

DINING KITCHEN **24' 9" x 15' 5", Aga oil-fired Cooker with arched brick built Chimney Brace, generously fitted with Cherrywood high & low level Units, Divider Unit, Larder Fridge, Neff Halogen electric Hob, sink Waste Disposal Unit, mock Beams, Spotlights, Patio Door to Garden from Dining Area**

UTILITY ROOM	14' 3" x 6' 10" with oak Fitted Units and TOILET and OIL BURNER off
MAHOGANY STAIRCASE	with mahogany Handrails and Ballustrade, to upper arched Landing
MASTER BEDROOM	13' 11" x 15' 6" with fitted Units and
EN SUITE SHOWER ROOM	9' 8" x 6' 5" with white 4-piece Suite with circular Shower, half-tiled walls
BEDROOM 2	13' 11" x 13' 10" with fitted Units
BEDROOM 3	15' 1" x 15' 6"
BEDROOM 4	16' 9" x 8' 4" with fitted Units
BEDROOM 5	15' 8" x 11' 8" with laminate Floor
BATHROOM & TOILET	12' 7" x 10' 1" with Champagne Suite, corner Jacuzzi Bath, circular Shower, Toilet, Bidet, Pedestal Wash Hand Basin, gold-plated Fittings, half-tiled Walls, laminate Floor
WALK-IN HOTPRESS	7' 8" x 6' 5"

OIL-FIRED CENTRAL HEATING THROUGHOUT. MAHOGANY GEORGIAN-STYLE DOUBLE-GLAZED WINDOWS, PAINTED. MAHOGANY INTERNAL DOORS, ARCHITRAVES & SKIRTING. BEAM VACUUM SYSTEM AND INTRUDER ALARM FITTED. ALUMINIUM GUTTERING.

OUTSIDE

WINDING TARMAc LIGHTED DRIVEWAY AMID EXTENSIVE CAREFULLY TENDED LAWNS, WITH GRACEFUL MATURE TREES AND SHRUBS, TO FORECOURT. PAVED REAR YARD WITH SEPARATE REAR ENTRANCE. 2-CAR OPEN FRONTED GARAGE. 3 STABLES. 2-STOREY BARN 40' 0" x 14' 2" WITH LOFT OVERHEAD, AND A WORKSHOP 21' 0" x 15' 1" UNDERNEATH AND LOOSE BOX 14' 11" x 8' 11"

CIRCA ½ ACRE WALLED GARDEN. THE ADJOINING FIELD IS UNDER GRASS AND PARKLAND.

EPC Ref 0964-2993-0345-9204-8055 RATING Band E Rates 2014/15 £1884

Seldom does such an attractive imposing Property, so conveniently located, come on the market in the Omagh area. This unique Property has been sympathetically restored and modernised, producing traditional styling with modern Living Space

Inspection cordially invited to fully appreciate the charm and quality of this most attractive Family Home. Viewing strictly by Appointment with the Agent, to whom all Enquiries and Offers should be addressed



