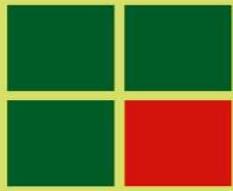


RS/ 5132

For Sale By Private Treaty



MONTGOMERY
FINLAY & CO



DERRYVULLAN RECTORY

2 Ballylucas Road, Tullyharney, Tamlaght, BT74 4PR

GUIDE PRICE: O/A £250,000

Situated on a mature elevated site extending to over 2 acres, the Rectory is located in a much sought after location, about 2 miles from Enniskillen Town and about half a mile from the main A4 Belfast trunk route from the Tamlaght junction.

Erected circa 1874, it is a landmark building in this locality and it retains much of its original character and features, including a most attractive cut stone exterior finish.

Properties of this style and character rarely come on to the open market and this sale should attract prospective purchasers looking for something special for use as a permanent home or for alternative uses e.g. B&B, restaurant or holiday accommodation. (Subject to necessary statutory consents)

Note: The building is not listed

KEY FEATURES

- Spacious accommodation over 2 floors to include 3 reception rooms and 5 bedrooms.
- Grounds set over circa. 2 acres. * Approx. 1 acre planted out with hardwoods
- Attractive river feature along front of the site boundary.

ACCOMMODATION: GROUND FLOOR

Porch: 7'1" x 5'0"

- Timber panelled ceiling.
- Tiled flooring.
- Double doors part glazed insets, opening through to hallway.



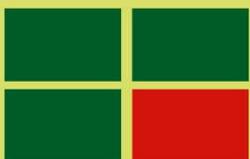
Sitting Room: 14'8" x 12'0"

- Open cast iron fireplace with tiled inset and ornamental surround.
- Beautiful bay window.
- Cornice ceiling and centre piece.



Hallway: 23'9" x 6'0" inc. stairs

- Timber strip flooring.



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Study: 10'3" x 8'2"

- Tiled fireplace.
- Timber panelled ceiling.

Lounge: 14'9" x 11'10"

- Fireplace with cast iron inset and tiled surround.
- Cornice ceiling.



Kitchen: 16'6" x 12'0"

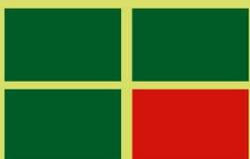
- Comprehensive range of high and low units.
- Belling Kensington electric cooker, 5 point hob and extractor fan.
- 1 1/2 bowl stainless steel sink and drainer .
- Integral dishwasher and fridge.
- Ceramic tiled flooring.



Dining Room: 14'6" x 10'7"

W.C./Cloakroom: 10'4" x 8'6"

- Fitted W.C & wash hand basin



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FIRST FLOOR

Bedroom 1: 14'7" x 10'9"



Bathroom: 10'4" x 6'11"

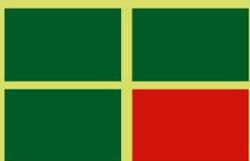
- 3 piece suite with bath.
- Tiled surround to wall around bath.

Bedroom 2: 14'10" x 11'10"



Shower Room: 6'7" x 6'0"

- 3 piece suite with corner shower cubicle.
- Electric shower.
- Recessed lighting.



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Bedroom 3: 14'10" x 12'0"



Bedroom 4: 11'6" x 8'2"



Bedroom 5: 11'10" x 10'3" - max to pitched roof



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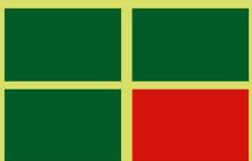
EXTERNAL

Attached Garage/Store: 15'10" x 14'5"

Garage: 14'5" x 12'3"



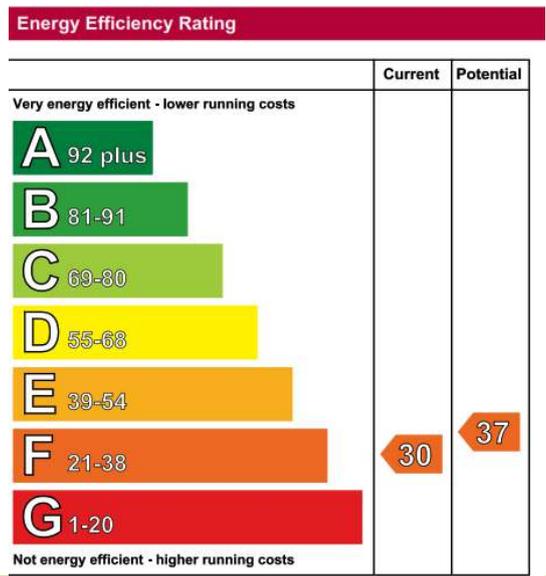
- Beautiful cut stone façade.
- Grounds set over circa 2 acres
- Tarmac entrance with parking at the front, side and rear.
- Concreted rear yard.
- Picturesque elevated site with mature trees surrounding.
- Oil fired central heating and double glazed windows.



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EPC RATING



CURRENT RATES: £746.04 per annum (2018/2019)

VIEWING STRICTLY BY APPOINTMENT WITH SELLING AGENT.

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EMAIL: info@montgomeryfinlay.com

NOTE: The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.

