

BALLYNORTHLAND  
MANOR

DUNGANNON PARK





An exceptional collection  
of uniquely designed  
residences by **Strand Homes**.





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Full of charm  
and steeped in a  
wealth of history



A passionate  
restoration



With close connections to the Earls of Ranfurly, Ballynorthland Manor is a development with a story to tell. The original building has been tastefully restored and is now home to a collection of uniquely designed homes.

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Nestled around a beautiful courtyard setting with elevated views of the glistening waters of Dungannon Lake and the surrounding 70 acre parkland oasis, and also with idyllic viewpoints of surrounding townland and countryside, these new homes are a place of relaxation and comfort.

Whilst the exteriors are in keeping with the traditional finish of the original property, the home interiors are energy-efficient with high quality fixtures and fittings throughout.

Ballynorthland Manor is conveniently located for easy access to a variety of local amenities; cafés, restaurants and delis, to health and leisure facilities and boutiques at the Linen Green.

These exclusive new residences would be ideal for homeowners who want the full package: a stunning home in a unique oasis of calm, with the convenience of being located only 1 mile from the Motorway making it a straight forward car journey to anywhere across the province.



A stunning piece of history in a beautiful setting amongst mature woodland with a multitude of tree varieties



Located in the historic County Tyrone, the town of Dungannon offers homeowners something truly unique. Full of charm and steeped in a wealth of history, you'd be hard pushed to find a location better than this one.

From its enchanting town centre and colourful streets to its regular Farmer's and Flower Markets offering local and fresh produce, it's easy to see why Dungannon has earned Ulster in Bloom's prestigious "best kept town award" on numerous occasions.

Whether it's exploring the ruins of the ancient capital of Ulster known locally as Castle Hill, hitting a ball from the lush fairways of Dungannon Golf Club, or admiring the abundance of wildlife found in Peatlands Park, take the opportunity to escape the hustle and bustle of everyday life. What's more, homeowners can get lost in history when visiting Benburb Castle, Beaghmore Stone Circles and Tullaghoge Fort.

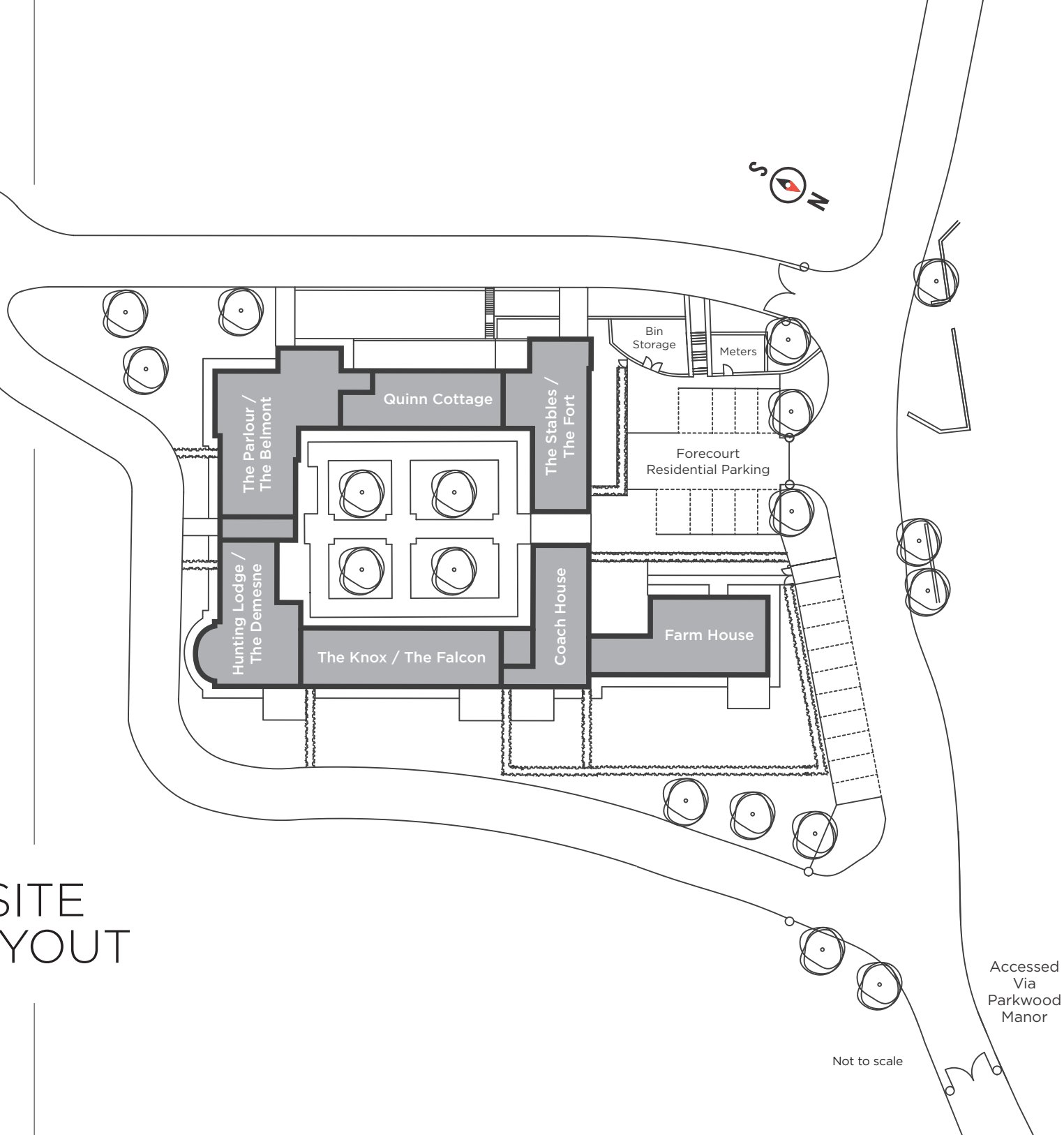
1. Beaghmore Stone Circles
2. Linen Green, Moygashel
3. Waterfall, Dungannon Park
4. Chaffinch, Dungannon Park
5. Hill of O'Neill, Dungannon



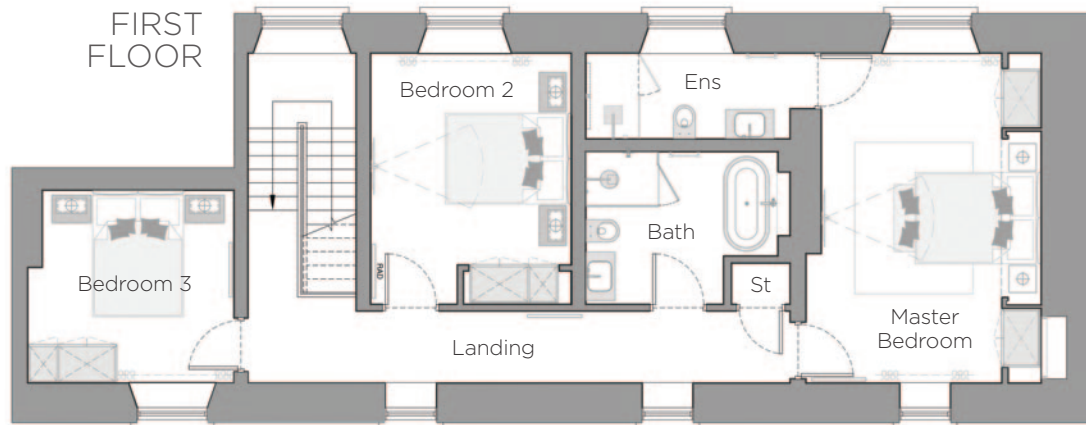
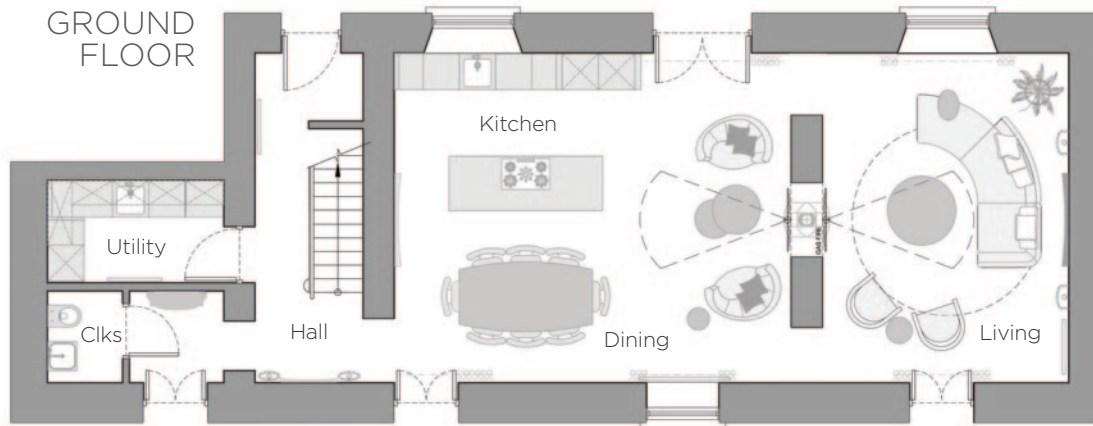
You'd be hard pushed to find a location better than this one



# SITE LAYOUT



# QUINN COTTAGE



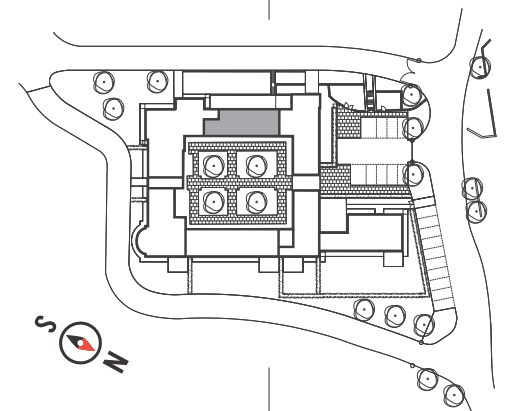
## GROUND FLOOR

|                  |               |
|------------------|---------------|
| Living           | 17'8" x 15'0" |
| Kitchen / Dining | 21'5" x 17'9" |
| Utility Room     | 9'5" x 5'4"   |
| Cloakroom        | 4'9" x 4'0"   |

## FIRST FLOOR

|                |               |
|----------------|---------------|
| Master Bedroom | 17'9" x 12'8" |
| Ensuite        | 12'6" x 4'6"  |
| Bedroom 2      | 11'1" x 10'3" |
| Bedroom 3      | 13'5" x 10'9" |
| Bathroom       | 10'4" x 8'1"  |

Total Floor Area 1,797 ft<sup>2</sup> Approx.



All measurements are approximate and taken from the widest points of each room.

# COACH HOUSE

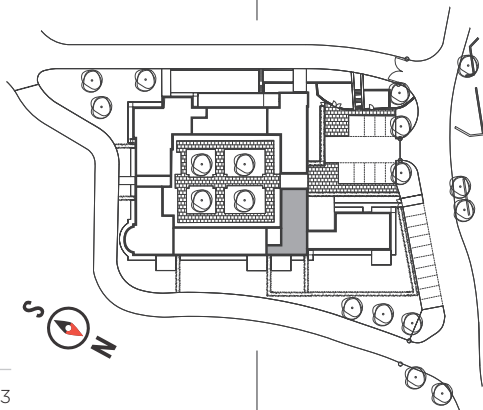
## GROUND FLOOR

|                  |               |
|------------------|---------------|
| Living / Kitchen | 27'0" x 17'5" |
| Bedroom 4        | 13'4" x 10'8" |
| Boot Room        | 11'1" x 4'8"  |
| Cloakroom        | 6'4" x 4'1"   |

## FIRST FLOOR

|                |               |
|----------------|---------------|
| Master Bedroom | 18'7" x 12'3" |
| Ensuite        | 10'4" x 4'7"  |
| Bedroom 2      | 13'4" x 10'3" |
| Bedroom 3      | 13'4" x 10'7" |
| Utility Room   | 10'8" x 7'0"  |
| Bathroom       | 9'5" x 6'8"   |

Total Floor Area 1,980 ft<sup>2</sup> Approx.



All measurements are approximate and taken from the widest points of each room.



Actual photographs of the Kitchen from The Parlour

# FARM HOUSE

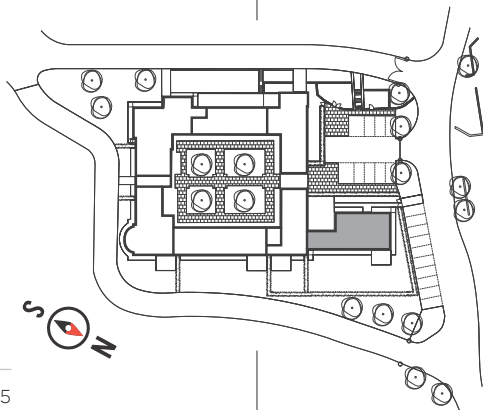
## GROUND FLOOR

|                  |               |
|------------------|---------------|
| Living           | 17'8" x 11'9" |
| Kitchen / Dining | 21'1" x 13'1" |
| Snug             | 11'5" x 11'1" |
| Utility Room     | 7'8" x 7'2"   |
| Master Bedroom   | 18'8" x 11'1" |
| Ensuite          | 7'2" x 6'4"   |
| Cloakroom        | 7'2" x 4'0"   |

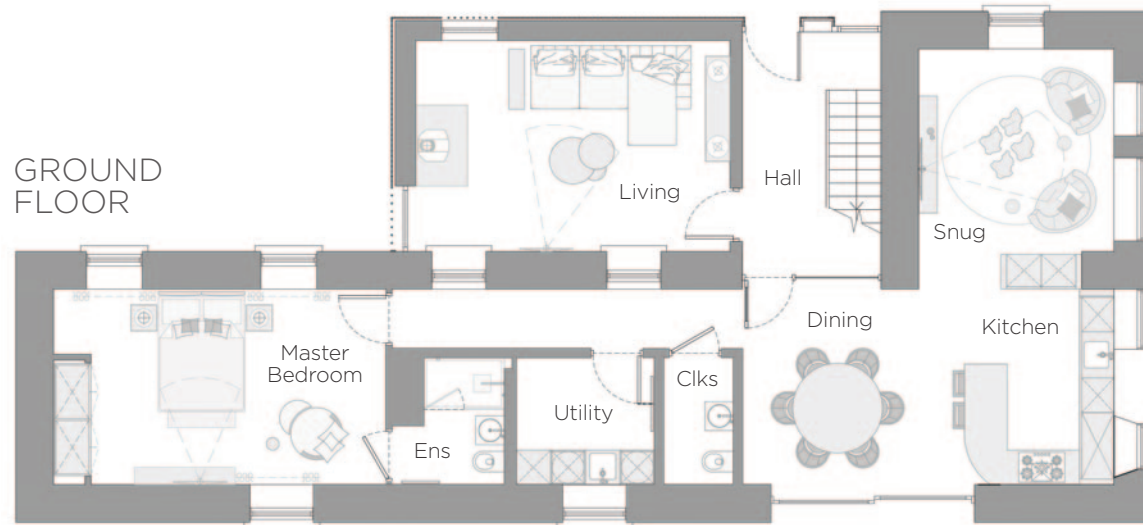
## FIRST FLOOR

|           |               |
|-----------|---------------|
| Bedroom 2 | 17'6" x 11'1" |
| Ensuite   | 6'7" x 6'2"   |
| Bedroom 3 | 15'8" x 11'1" |
| Bathroom  | 13'9" x 7'2"  |

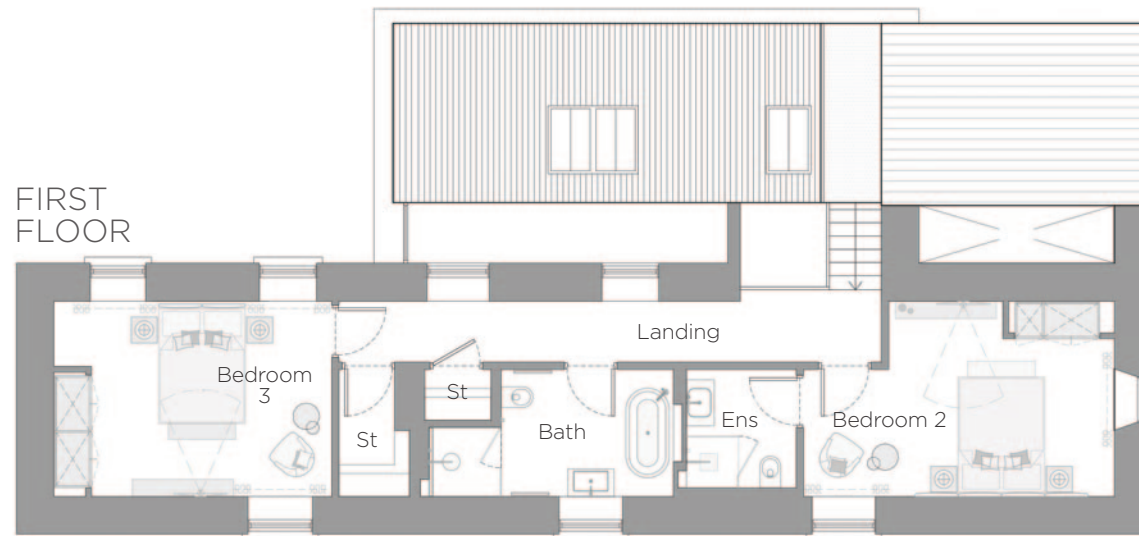
Total Floor Area 1,904 ft<sup>2</sup> Approx.



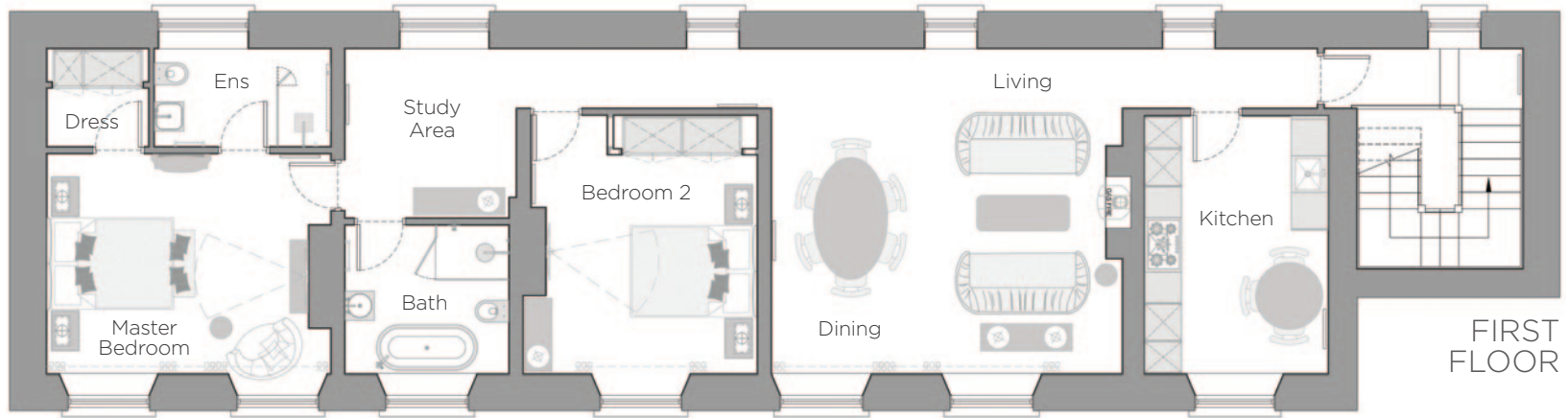
## GROUND FLOOR



## FIRST FLOOR



All measurements are approximate and taken from the widest points of each room.



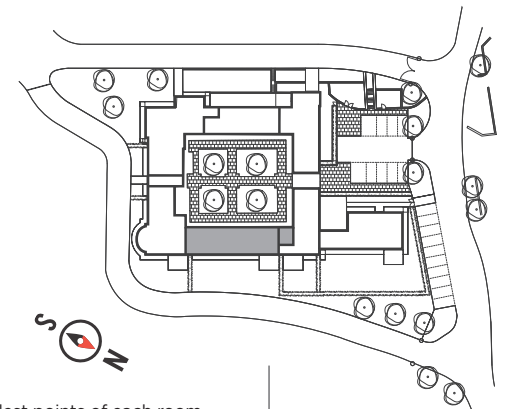
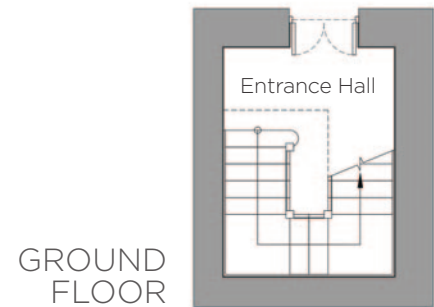
# THE FALCON

GROUND FLOOR  
Entrance Hall

## FIRST FLOOR

|                 |               |
|-----------------|---------------|
| Living / Dining | 18'8" x 17'6" |
| Kitchen         | 13'9" x 9'9"  |
| Study           | 9'2" x 9'1"   |
| Master Bedroom  | 15'3" x 11'8" |
| Ensuite         | 9'5" x 5'3"   |
| Dressing        | 5'5" x 5'3"   |
| Bedroom 2       | 13'9" x 12'7" |
| Bathroom        | 8'8" x 7'10"  |

Total Floor Area 1,439 ft<sup>2</sup> Approx.



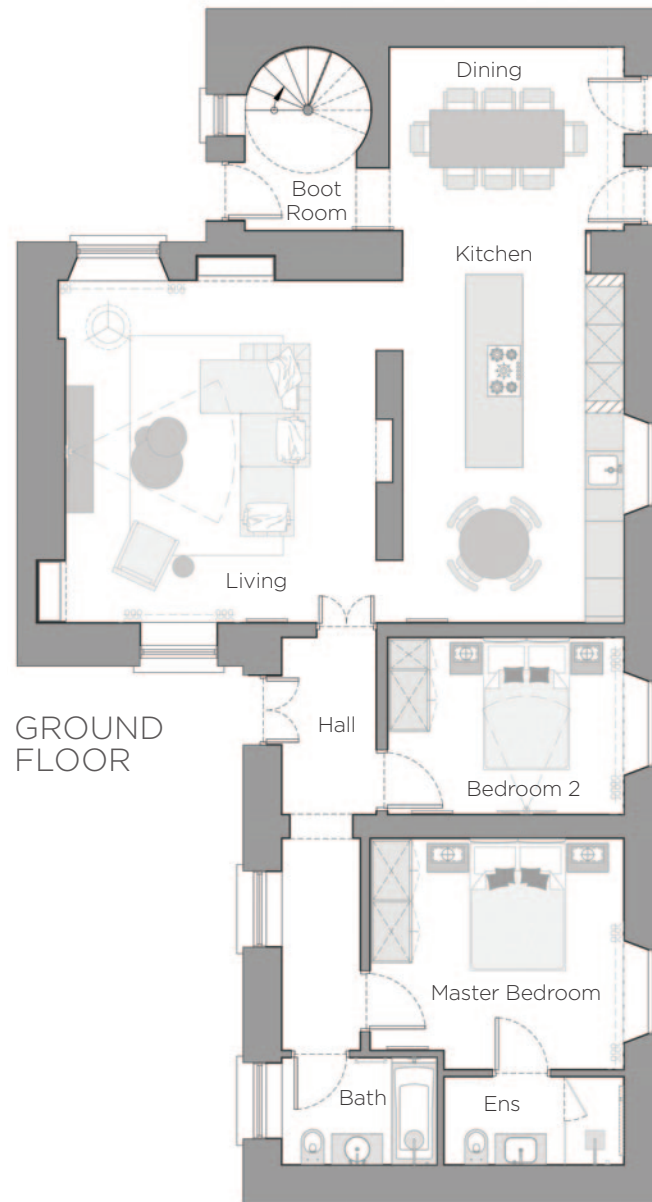
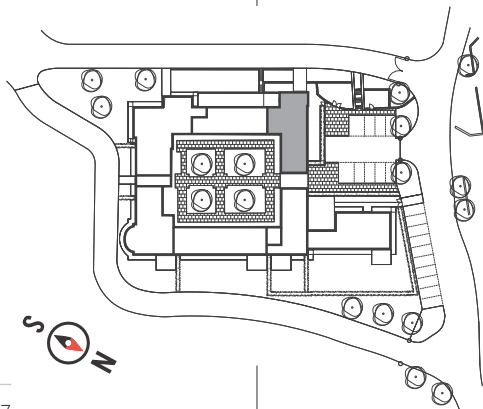
All measurements are approximate and taken from the widest points of each room.

# THE STABLES

## GROUND FLOOR

|                |                |
|----------------|----------------|
| Entrance Hall  |                |
| Living         | 17'6" x 15'10" |
| Kitchen        | 17'9" x 11'5"  |
| Dining         | 12'1" x 11'7"  |
| Boot Room      | 8'4" x 6'2"    |
| Master Bedroom | 13'1" x 11'9"  |
| Ensuite        | 9'2" x 4'5"    |
| Bedroom 2      | 12'1" x 9'1"   |
| Bathroom       | 7'10" x 5'5"   |

Total Floor Area 1,211 ft<sup>2</sup> Approx.



GROUND FLOOR

All measurements are approximate and taken from the widest points of each room.





Actual photographs  
of The Stables

# THE DEMESNE

## GROUND FLOOR

Entrance Hall / Utility Area

## FIRST FLOOR

Living / Kitchen Max 34'2" x 19'4"

Master Bedroom 12'6" x 10'4"

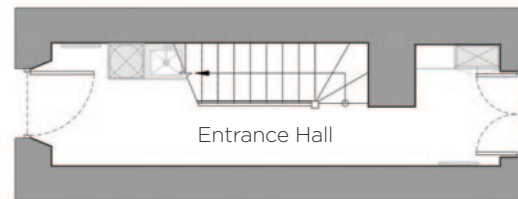
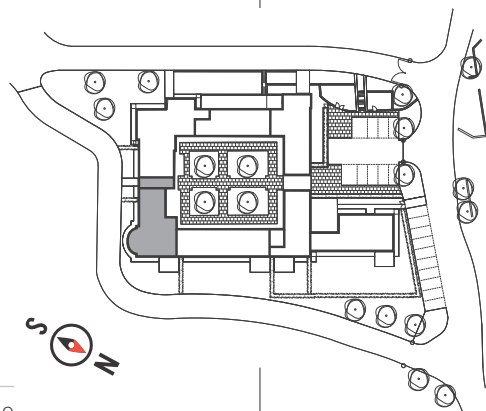
Ensuite 6'3" x 3'9"

Dressing 5'9" x 5'8"

Bedroom 2 12'6" x 9'6"

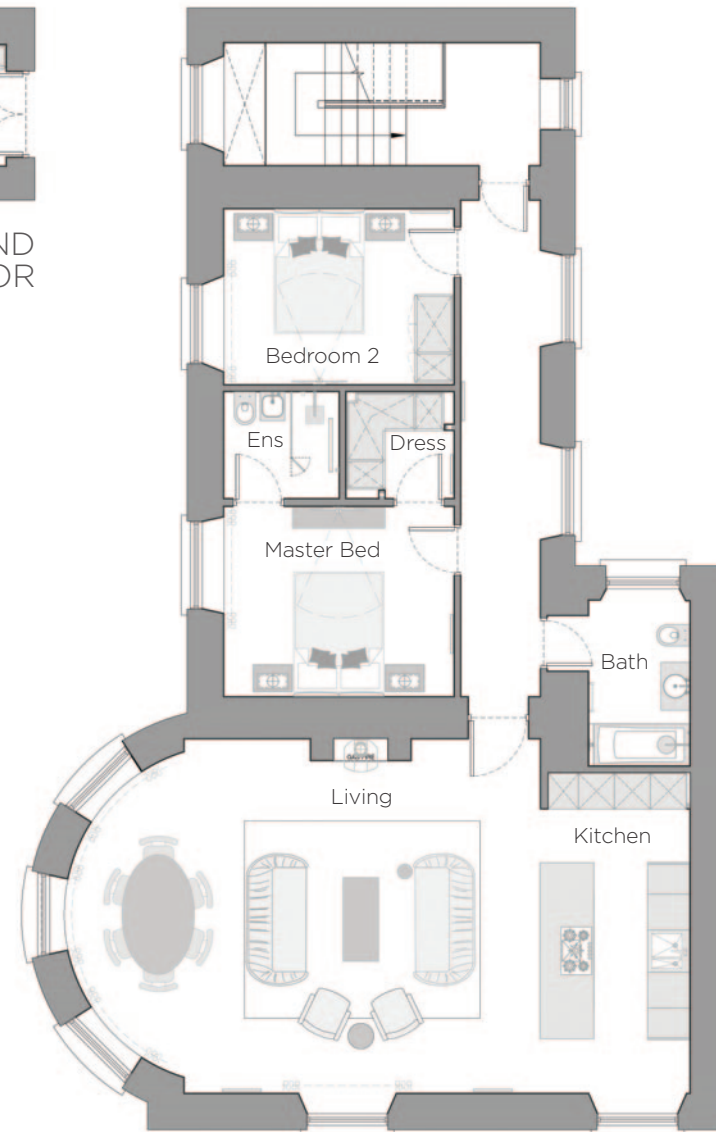
Bathroom 9'1" x 5'5"

Total Floor Area 1,520 ft<sup>2</sup> Approx.



Entrance Hall

GROUND FLOOR



FIRST FLOOR

All measurements are approximate and taken from the widest points of each room.

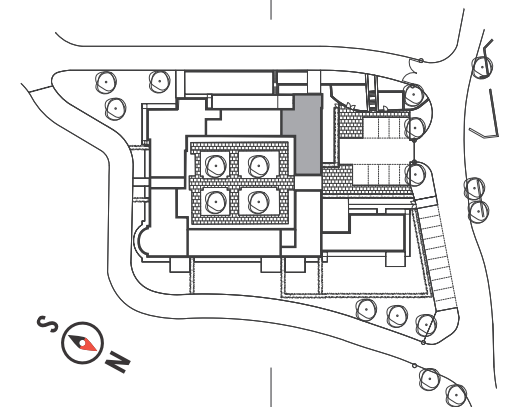
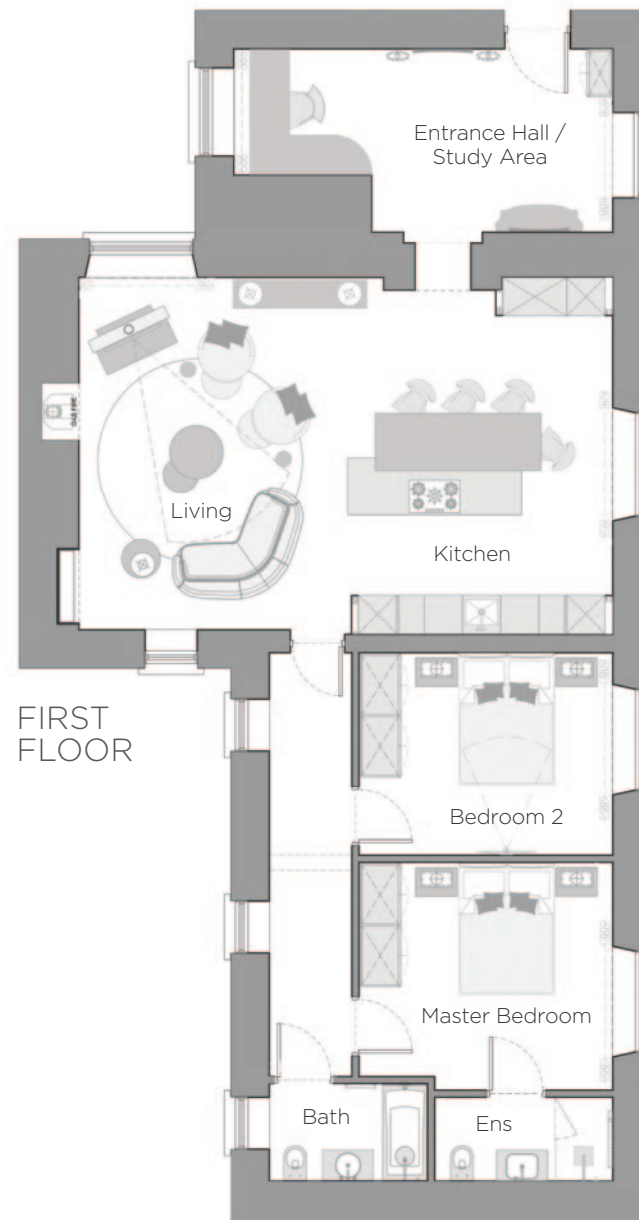
# THE FORT

## FIRST FLOOR

|                         |                                     |
|-------------------------|-------------------------------------|
| Hall / Study Area       | 19'5" x 9'5"                        |
| Living / Kitchen        | 27'5" x 18'4"                       |
| Master Bedroom          | 13'1" x 11'7"                       |
| Ensuite                 | 9'2" x 4'3"                         |
| Bedroom 2               | 13'1" x 11'7"                       |
| Bathroom                | 8'2" x 5'0"                         |
| <b>Total Floor Area</b> | <b>1,238 ft<sup>2</sup> Approx.</b> |



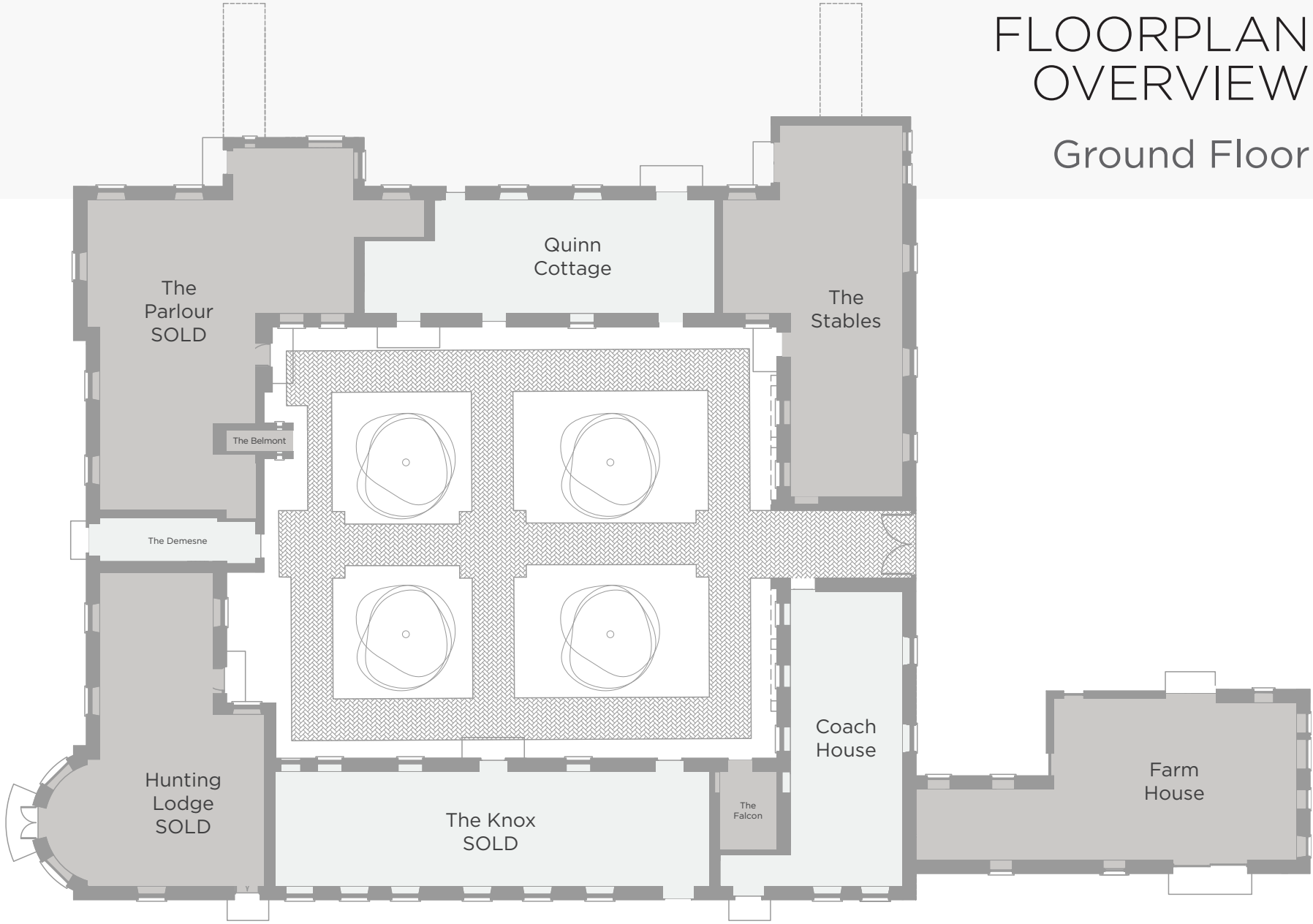
Actual photograph of The Fort



All measurements are approximate and taken from the widest points of each room.

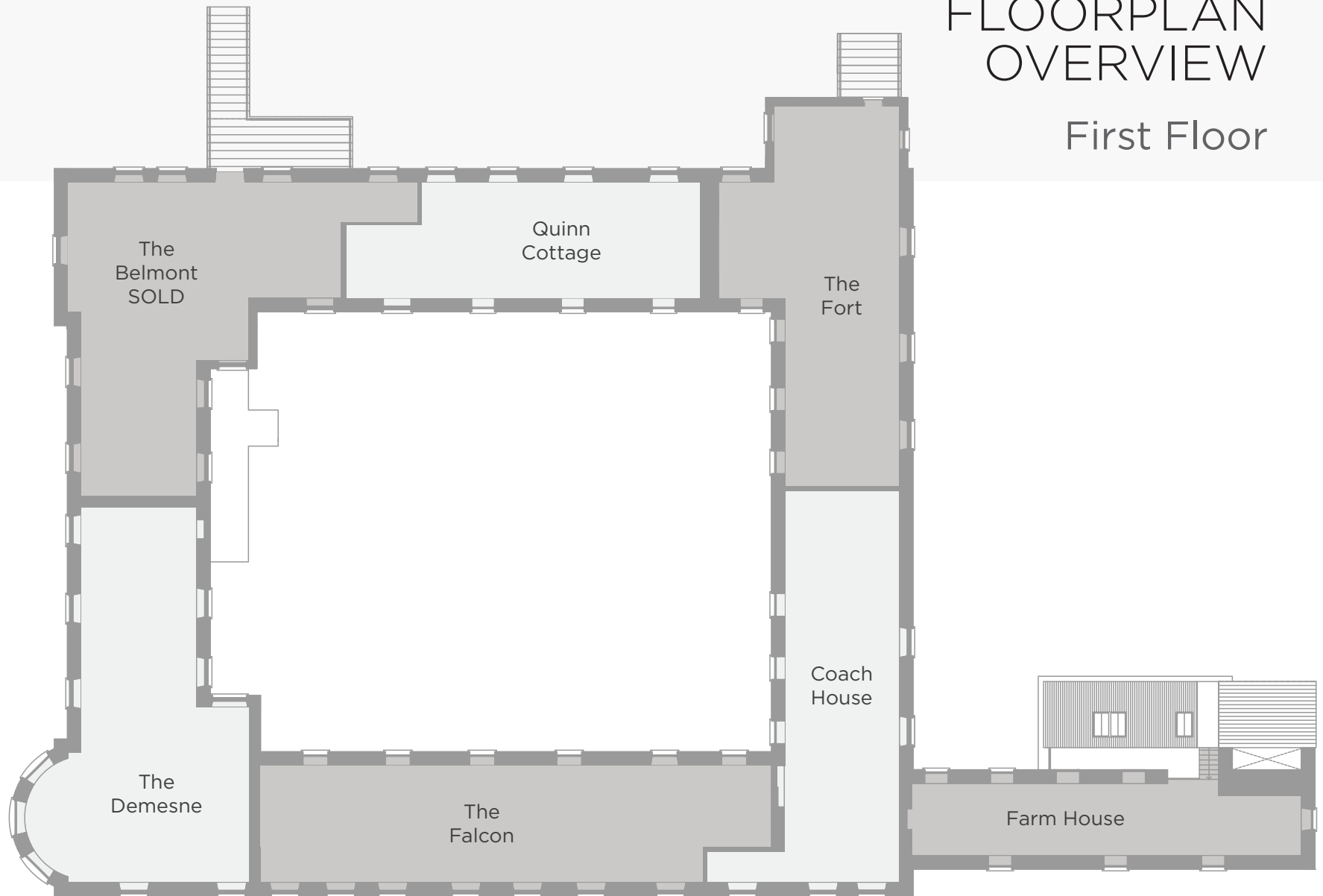
# FLOORPLAN OVERVIEW

Ground Floor



# FLOORPLAN OVERVIEW

First Floor



A striking blend of historic beauty with luxurious, contemporary finishes

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Warwick Architects is a multi-award winning practice located in Templepatrick, County Antrim, Northern Ireland.

The practice was established in 2000 by Emily and Barry Warwick and is renowned for designing some of the most exclusive homes in Northern Ireland.

Works also included the sympathetic conversion and extension of many listed buildings in Northern Ireland.



Actual photograph of The Fort

Photograph of the courtyard  
at Ballynorthland Manor



# All in the detail

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## **Kitchen & Utility Room** (where applicable)

- Contemporary style kitchens
- Solid worktops
- Luxury appliances to include 4 ring induction hob, separate oven, integrated fridge, freezer and dishwasher
- Atmospheric lighting
- Kitchen / utility area plumbed for washing machine and tumble drier (where applicable)

## **Bathroom & Ensuite**

- Luxurious tiled finishes to bathroom and ensuite
- Contemporary sanitary ware

## **Flooring**

- Luxurious carpets
- Engineered hardwood planked flooring

## **Internal**

- Panelled, painted timber internal doors with period ironmongery
- Energy efficient gas fired central heating system
- Woodburning or gas stove (where applicable)
- Charming period features

## **External**

- Traditional stone construction with original feature arches and round windows
- A feature courtyard with hard and soft landscaping
- Exterior landscaping of communal areas with shrubs, planting, hedges and lawns
- Sliding sash windows with period style wooden shutters
- Electric entrance gate to private estate with fobs and codes provided to residents
- Perimeter timber fencing and estate railing
- Feature external lighting
- Allocated parking spaces
- Resident's management company to provide general management and maintenance of development

Actual photographs of The Stables

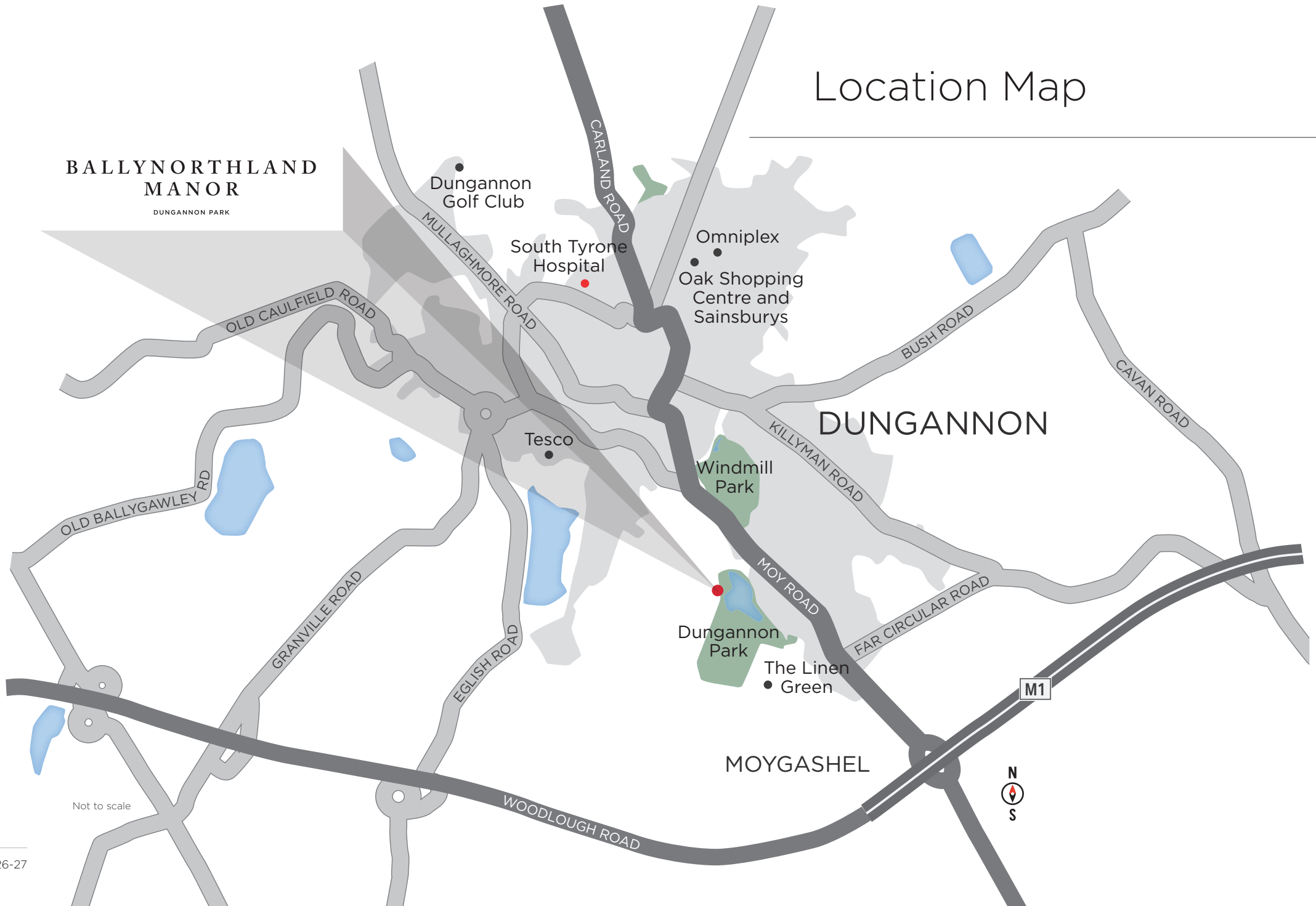






Actual photographs  
of The Stables

# Location Map



**BALLYNORTHLAND  
MANOR**  
DUNGANNON PARK

Dungannon  
Golf Club

South Tyrone  
Hospital

Omniplex  
Oak Shopping  
Centre and  
Sainsburys

**DUNGANNON**

Tesco

Windmill  
Park

Dungannon  
Park

The Linen  
Green

**MOYGASHEL**



Not to scale

# Travelling Distances



## By Foot

- 3 Minutes ● Dungannon Park
- 10 Minutes ● Windmill Park
- 12 Minutes ● The Linen Green
- 22 Minutes ● Dungannon Bus Station
- 24 Minutes ● Dungannon Leisure Centre
- 25 Minutes ● Tesco Superstore

## By Car

- 1 Mile ● M1 Motorway
- 31 Miles ● Omagh
- 31 Miles ● Lisburn
- 40 Miles ● Belfast
- 40 Miles ● Belfast International Airport
- 45 Miles ● George Best Belfast City Airport

SALES REPRESENTATION



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BT71 7HB

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CONTRACTOR



[www.tealrockproperties.com](http://www.tealrockproperties.com)

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