



GORTIN WATER — LANE —

An exquisite development of elegantly designed three & four bedroom family homes located in the heart of Mid Ulster.

Drumearn Road, Orritor Cookstown

**“People usually are
the happiest at home.”**

- William Shakespeare



Please Note: Site location map is for illustration purposes and general guidance only. Elevational treatments, landscaping and levels of buildings may vary. Floor plans shown are not to scale, measurements are approximate.



Location, Location, Location

Quick and easy access to Cookstown, yet all the joys of country living in the most sought after areas in Mid-Ulster.



Cookstown Main Street

Steeped in history, from ancient sites such as Beaghmore Stone Circles and Ardboe High Cross, to the historically significant Lissan House and the remnant's of Ulster's linen industry at Wellbrook Beetling Mill, Cookstown today with one of the longest main streets in Ireland is the retail capital of Mid Ulster. With two retail parks, three hotels, a bustling night scene the town is vibrant, boasting CAFRE's renowned Loughry campus, and hosting the first National Road Race of the year for motorcycling- the Cookstown 100, which passes through the village of Orritor and meters from Gortin Water Lane. It's Looking Good, Looking Great.



OM Dark Sky Park & Observatory

The true definition of a hidden gem, Davagh Forest lies approximately 6 miles north west of Cookstown in an untouched rural landscape of rolling hills and sweeping forests. To unlock Davagh's unique potential as a recreational hub, Mid Ulster Council has launched a brand new network of walking and mountain biking trails putting this forgotten forest back on the map. Here you will experience unrivalled and wondrous views of the night sky, one of only 78 places around the globe with official International Dark Sky accreditation. A lack of light pollution at Davagh Forest means the night sky is at its darkest – and at its best to really see the stars. OM Dark Sky Park and Observatory in Davagh Forest is the only one of its kind in Northern Ireland.



Wellbrook Beetling Mill

Nestled in a peaceful wooded glen along the Ballinderry River, Wellbrook Beetling Mill stands as a reminder of Ulster's once flourishing linen industry that dates back to the late 17th century. The beetling of linen began on site in 1764 and in time exported as far away as New Zealand and Australia, and even produced linen for the war effort in the First World War. With demand for linen declining in the 1940s Wellbrook struggled to survive and shut its doors for the last time in 1961. It was donated to the National Trust in 1967 and after a period of restoration it opened to the public in 1970.



Drum Manor Forest Park

Situated on your doorstep, the National Trust's Drum Manor Forest Park is there for your family day; from the Wedding photos at the old Manor Ruins, walking the trails together, taking the kids to the play area, and in the evening feeding the ducks by the wildfowl pond.

Beautifully Crafted Homes

Whats included within your home.



Kitchen & Utility

- Contemporary range of kitchen finishes with choice of doors and worktops.
- Upstand between worktop and high level units.
- Blum soft closing drawers and doors.
- Under unit lighting - if requested.
- Kitchen appliances to include ceramic hob, oven, extractor, fridge freezer and dishwasher.
- Plumbed for free standing washing machine and tumble drier or washer / drier combo (where applicable).
- Fully tiled floor.

Bathroom & Ensuite

- Modern white sanitary ware to bathrooms, ensuites and WCs.
- Fully tiled floor.
- Fully tiled shower enclosures and splash backs to sinks and baths.
- Heated chrome towel rail to bathroom and ensuite.

Internal Detailing

- High Quality solid wood doors with contemporary door furniture.
- Bevelled and painted skirting boards and architraves.
- Painted balustrades and handrails to stairs.
- Wired for alarm system.
- Wired for future satellite connection - connection fee applies.
- Pre-wired for BT Fibre Optic.
- All CAT 6 wiring.
- Walls and ceilings painted in emulsion.
- Quality carpet to bedrooms, reception room, hall, stairs and landing.
- Wood burning stove.
- Excellent level of floor, walls and roofspace insulation to latest Building Control regulations.
- Mains operated smoke, heat, and carbon monoxide detectors.

External Finishes

- Traditional block built cavity wall with 150mm bead filled cavity for greater heat efficiency.
- Oil fired central heating with 3 zone feature.
- Double glazed windows in uPVC frames.
- Composite front and rear door with 5 point locking system.
- Black aluminium guttering and PVC downpipes.
- External water tap.
- Landscaped front and rear gardens.
- Tarmac driveways.
- Vertical boarded Timber fencing to rear boundaries where appropriate.
- Estate railings to front of development.
- Patio doors to paved patio area.
- Wiring for Electric Vehicle Charging Point.

Warranty

- Global Home Warranties 10 Year Structural Warranty.



Photographs used are indicative and should not be taken as factual representation of any individual home.

Perfectly Placed

Your dream home is closer than you think.



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Four Bedroom Detached Home
 Total Floor Area: 1,605 sq.ft

Plots: 2 & 5

Ground Floor

Entrance Hall

2.30m x 5.40m | 7' 5" x 17' 7"

Lounge

4.87m x 6.60m | 15' 9" x 21' 6"

WC

1.20m x 1.80m | 3' 9" x 5' 9"

Kitchen

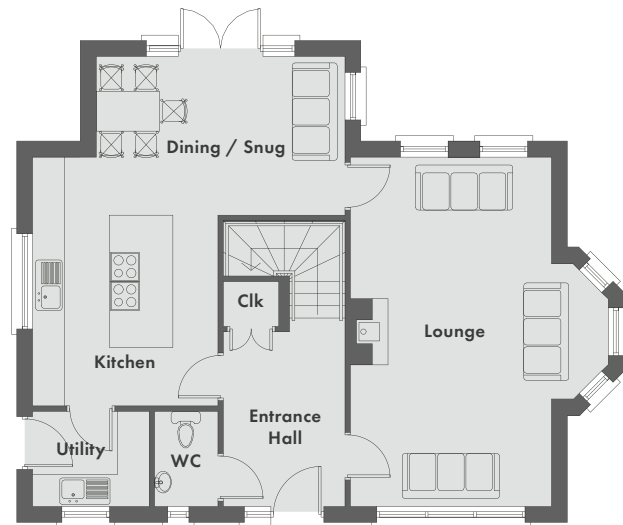
3.50m x 4.70m | 11' 4" x 15' 4"

Dining / Snug

1.90m x 4.70m | 6' 2" x 15' 4"

Utility

1.80m x 2.20m | 5' 9" x 7' 2"



First Floor

Master Bedroom

3.10m x 3.90m | 10' 1" x 12' 7"

Ensuite

1.10m x 3.20m | 3' 6" x 10' 4"

Dresser

1.50m x 3.00m | 4' 9" x 9' 8"

Bathroom

1.95m x 3.10m | 6' 3" x 10' 1"

Bedroom Two

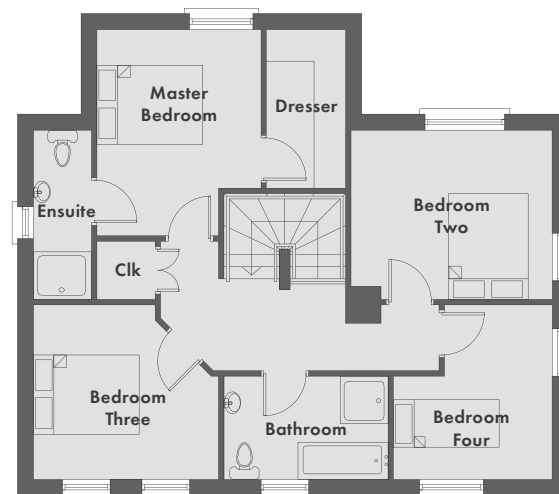
3.20m x 3.80m | 10' 4" x 12' 4"

Bedroom Three

3.30m x 3.50m | 10' 8" x 11' 4"

Bedroom Four

3.00m x 3.30m | 9' 8" x 10' 8"



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Three Bedroom Detached Home
 Total Floor Area: **1,365 sq.ft**

Plots: 8 & 9

Ground Floor

Entrance Hall

1.10m x 3.50m | 3' 6" x 11' 4"

Lounge

4.35m x 5.01m | 14' 2" x 16' 4"

WC

1.10m x 2.20m | 3' 6" x 7' 2"

Kitchen

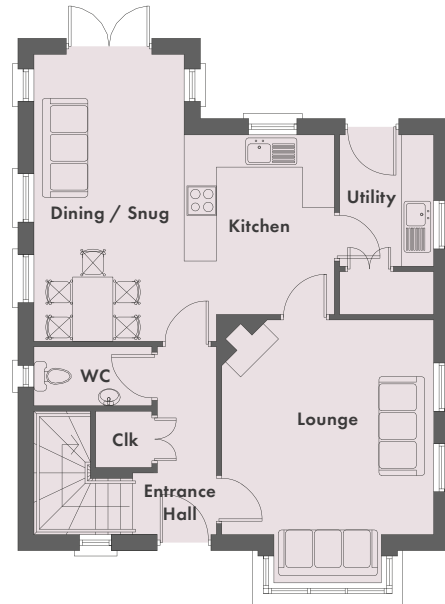
3.15m x 3.55m | 10' 3" x 11' 6"

Dining / Snug

2.80m x 5.75m | 9' 1" x 18' 8"

Utility

1.80m x 2.65m | 5' 9" x 8' 6"



First Floor

Master Bedroom

3.50m x 3.85m | 11' 4" x 12' 6"

Ensuite

1.10m x 3.25m | 3' 6" x 10' 6"

Bathroom

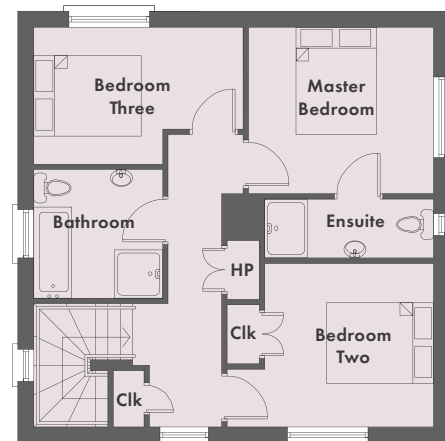
2.40m x 2.40m | 7' 8" x 7' 8"

Bedroom Two

3.05m x 4.25m | 10' 0" x 13' 9"

Bedroom Three

2.95m x 3.90m | 9' 6" x 12' 7"



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Three Bedroom Detached Home
 Total Floor Area: **1,365 sq.ft**

Plot: 21

Ground Floor

Entrance Hall

1.10m x 3.50m | 3' 6" x 11' 4"

Lounge

4.35m x 5.01m | 14' 2" x 16' 4"

WC

1.10m x 2.20m | 3' 6" x 7' 2"

Kitchen

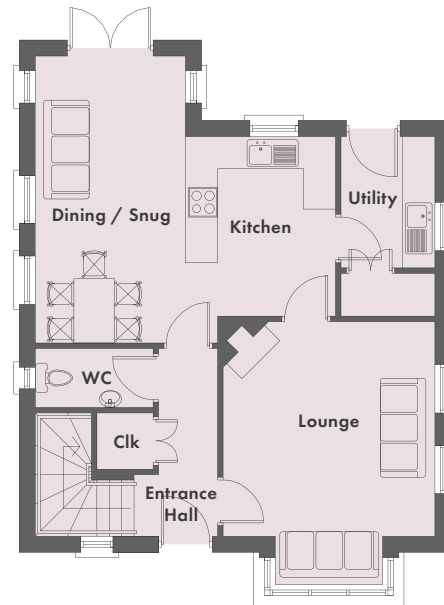
3.15m x 3.55m | 10' 3" x 11' 6"

Dining / Snug

2.80m x 5.75m | 9' 1" x 18' 8"

Utility

1.80m x 2.65m | 5' 9" x 8' 6"



First Floor

Master Bedroom

3.50m x 3.85m | 11' 4" x 12' 6"

Ensuite

1.10m x 3.25m | 3' 6" x 10' 6"

Bathroom

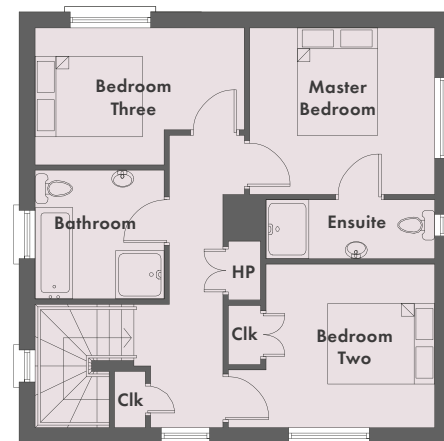
2.40m x 2.40m | 7' 8" x 7' 8"

Bedroom Two

3.05m x 4.25m | 10' 0" x 13' 9"

Bedroom Three

2.95m x 3.90m | 9' 6" x 12' .7"



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Three Bedroom Detached Home
 Total Floor Area: 1,240 sq.ft

Plot: 26

Ground Floor

Entrance Hall

1.10m x 3.50m | 3' 6" x 11' 4"

Lounge

3.95m x 4.00m | 12' 9" x 13' 1"

WC

1.10m x 2.20m | 3' 6" x 7' 2"

Kitchen

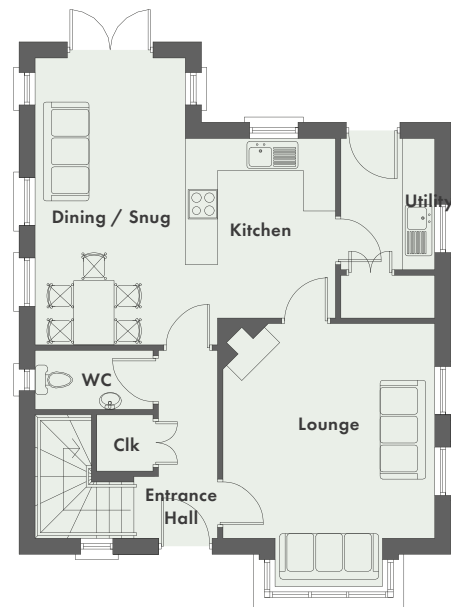
2.80m x 3.35m | 9' 1" x 10' 9"

Dining / Snug

2.80m x 5.35m | 9' 1" x 17' 5"

Utility

1.75m x 2.45m | 5' 7" x 8' 0"



First Floor

Master Bedroom

3.10m x 3.45m | 10' 1" x 11' 3"

Ensuite

1.10m x 3.15m | 3' 6" x 10' 3"

Bathroom

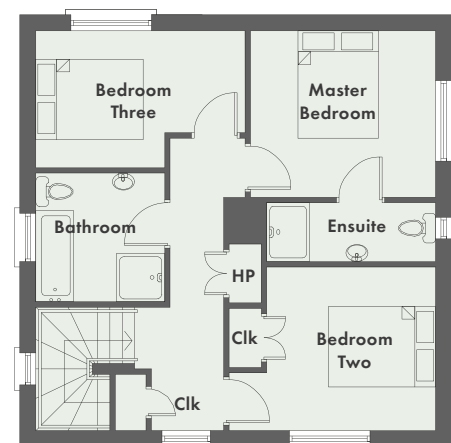
2.40m x 2.40m | 7' 8" x 7' 8"

Bedroom Two

3.05m x 3.85m | 10' 0" x 12' 6"

Bedroom Three

2.40m x 2.55m | 7' 8" x 8' 3"



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Three Bedroom Detached Home
 Total Floor Area: 1,240 sq.ft

Plot: 28

Ground Floor

Entrance Hall

1.10m x 3.50m | 3' 6" x 11' 4"

Lounge

3.95m x 4.00m | 12' 9" x 13' 1"

WC

1.10m x 2.20m | 3' 6" x 7' 2"

Kitchen

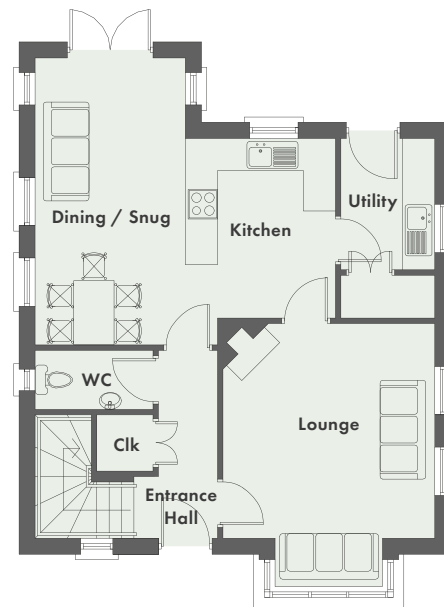
2.80m x 3.35m | 9' 1" x 10' 9"

Dining / Snug

2.80m x 5.35m | 9' 1" x 17' 5"

Utility

1.75m x 2.45m | 5' 7" x 8' 0"



First Floor

Master Bedroom

3.10m x 3.45m | 10' 1" x 11' 3"

Ensuite

1.10m x 3.15m | 3' 6" x 10' 3"

Bathroom

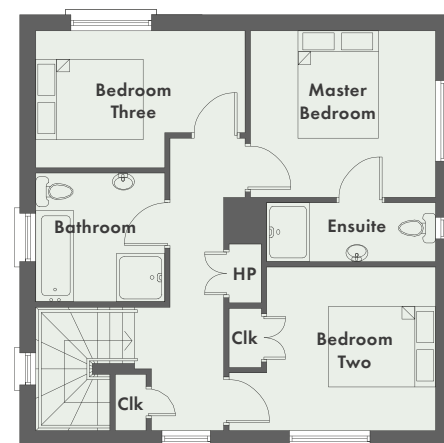
2.40m x 2.40m | 7' 8" x 7' 8"

Bedroom Two

3.05m x 3.85m | 10' 0" x 12' 6"

Bedroom Three

2.40m x 2.55m | 7' 8" x 8' 3"



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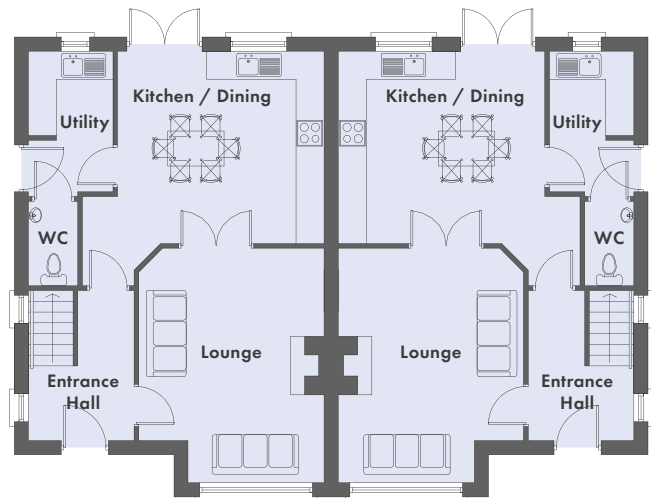


Three Bedroom Semi-Detached Home
 Total Floor Area: 1,180 sq.ft

Plots: 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 22 & 24

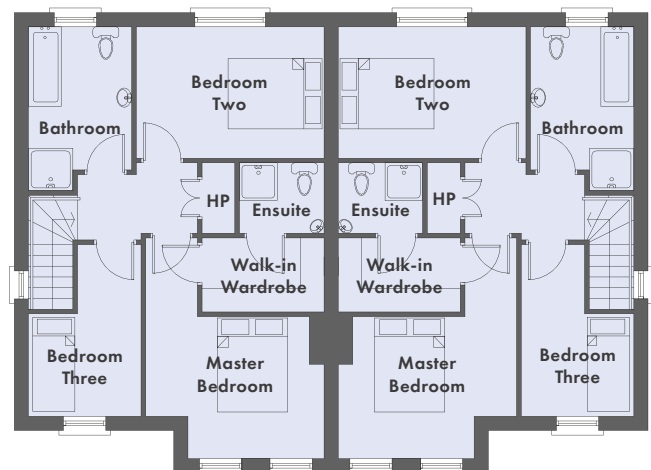
Ground Floor

- Entrance Hall**
2.25m x 3.20m | 7' 3" x 10' 4"
- Lounge**
3.95m x 5.00m | 12' 9" x 16' 4"
- WC**
1.05m x 1.80m | 3' 5" x 0' 9"
- Kitchen / Dining**
4.10m x 4.40m | 13' 4" x 14' 4"
- Utility**
1.80m x 1.80m | 5' 9" x 5' 9"



First Floor

- Master Bedroom**
3.02m x 3.80m | 9' 9" x 12' 4"
- Walk-in Wardrobe**
1.57m x 2.60m | 5' 1" x 8' 5"
- Ensuite**
1.50m x 1.80m | 4' 9" x 5' 9"
- Bathroom**
2.20m x 3.49m | 7' 2" x 11' 4"
- Bedroom Two**
2.80m x 4.00m | 9' 1" x 13' 1"
- Bedroom Three**
2.40m x 3.60m | 7' 8" x 11' 8"



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Three Bedroom Semi-Detached Home
 Total Floor Area: 1,140 sq.ft

Plots: 1, 3, 4, & 6

Ground Floor

Entrance Hall

2.00m x 5.85m | 6' 5" x 19' 1"

Lounge

4.00m x 5.72m | 13' 18" x 18' 7"

WC

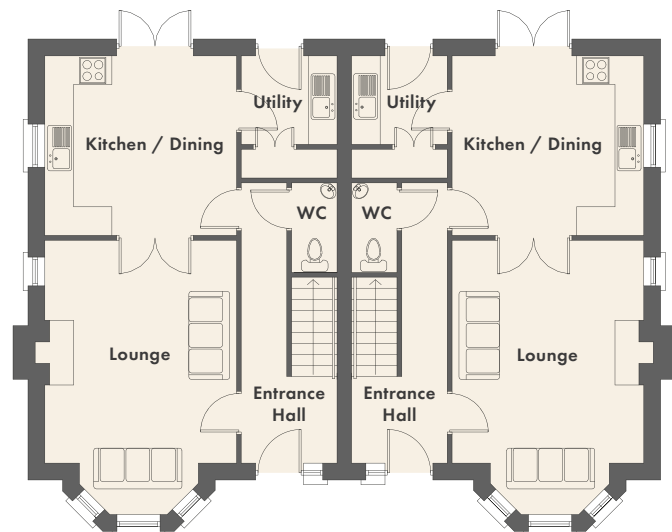
0.95m x 1.87m | 3' 1" x 6' 1"

Kitchen / Dining

3.75m x 4.00m | 12' 3" x 13' 1"

Utility

1.85m x 2.00m | 6' 0" x 6' 5"



First Floor

Master Bedroom

3.30m x 3.85m | 11' 1" x 12' 6"

Ensuite

1.60m x 1.95m | 5' 2" x 6' 3"

Bathroom

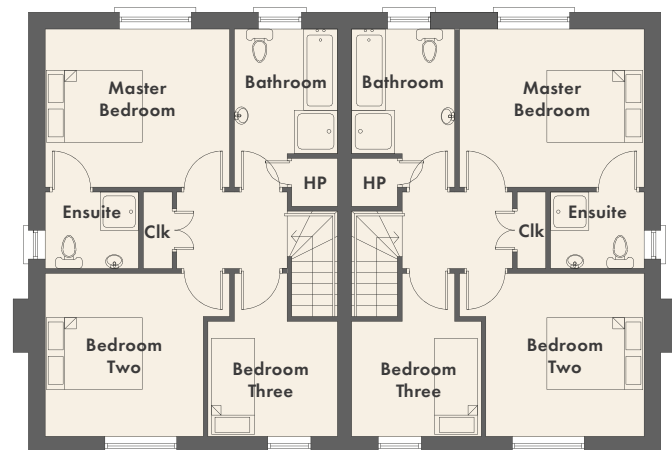
2.15m x 3.30m | 7' 0" x 10' 8"

Bedroom Two

3.40m x 3.85m | 11' 1" x 12' 5"

Bedroom Three

2.70m x 3.40m | 8' 11" x 11' 1"



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Three Bedroom Semi-Detached Home
 Total Floor Area: **1,130 sq.ft**

Plots: 7, 23, 25, 27, 29 & 31

Ground Floor

Entrance Hall

2.05m x 5.10m | 6' 7" x 16' 7"

Lounge

3.85m x 4.50m | 12' 6" x 14' 7"

WC

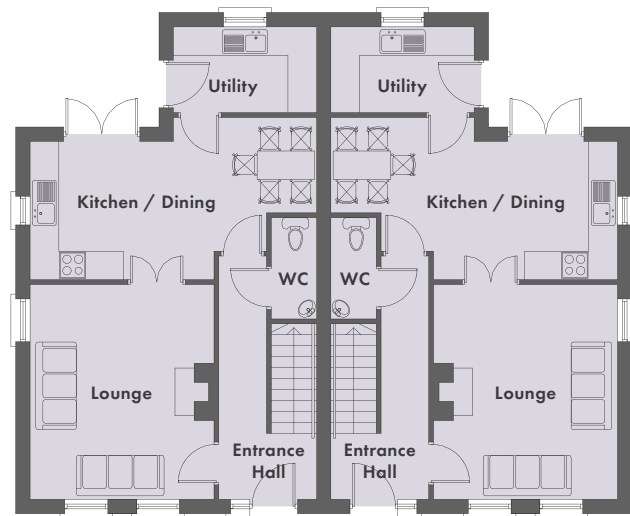
1.10m x 2.20m | 3' 6" x 7' 2"

Kitchen

2.90m x 6.00m | 9' 5" x 19' 6"

Utility

1.80m x 3.00m | 5' 9" x 9' 8"



First Floor

Master Bedroom

3.00m x 5.30m | 9' 8" x 17' 3"

Ensuite

1.70m x 1.80m | 5' 5" x 5' 9"

Bathroom

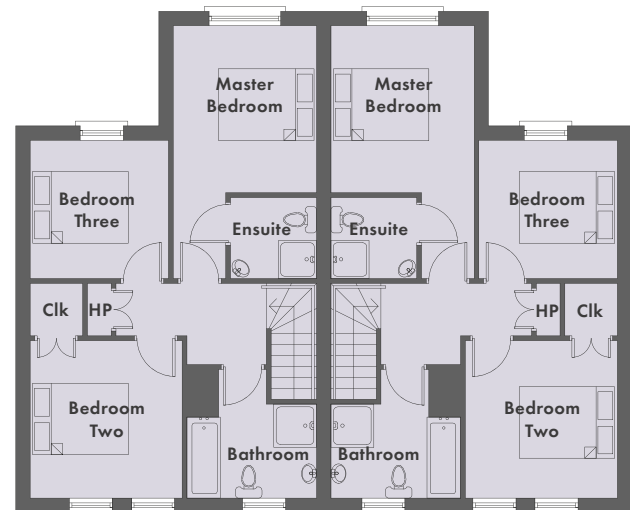
2.70m x 2.71m | 8' 8" x 8' 8"

Bedroom Two

3.18m x 3.30m | 10' 4" x 10' 8"

Bedroom Three

2.90m x 2.90m | 9' 5" x 9' 5"



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Three Bedroom Semi-Detached Home
 Total Floor Area: 1,120 sq.ft

Plots: 30, 32, 34, 36, 38, 40, 42 & 44

Ground Floor

Entrance Hall

2.00m x 5.85m | 6' 5" x 19' 1"

Lounge

4.00m x 4.65m | 13' 1" x 15' 2"

WC

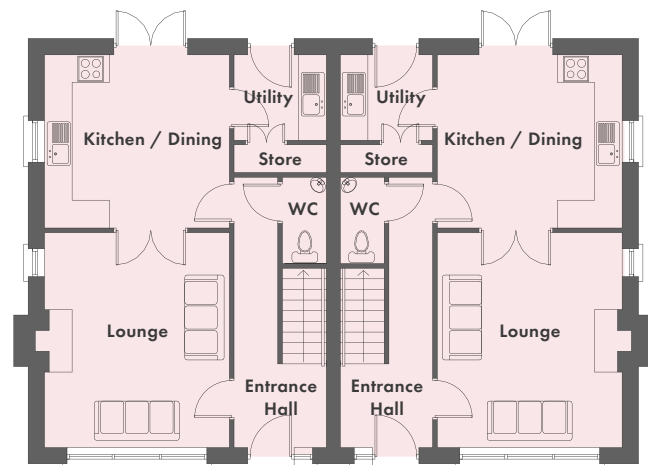
0.95m x 1.87m | 3' 1" x 6' 1"

Kitchen / Dining

3.75m x 4.00m | 12' 3" x 13' 1"

Utility

1.85m x 2.00m | 6' 0" x 6' 5"



First Floor

Master Bedroom

3.30m x 3.85m | 10' 8" x 12' 6"

Ensuite

1.60m x 1.95m | 5' 2" x 6' 3"

Bathroom

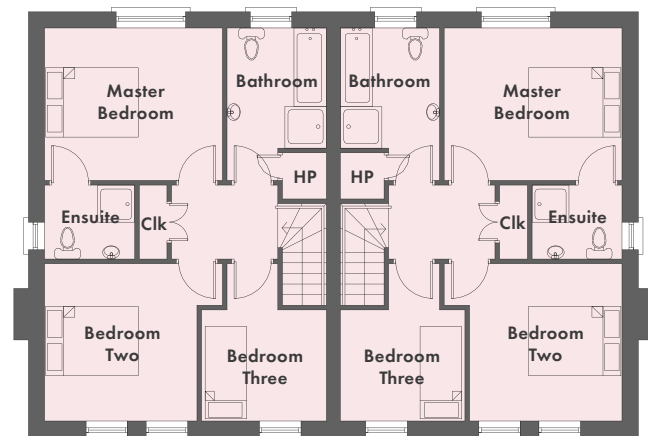
2.15m x 3.30m | 7' 0" x 10' 8"

Bedroom Two

3.30m x 3.40m | 10' 8" x 11' 1"

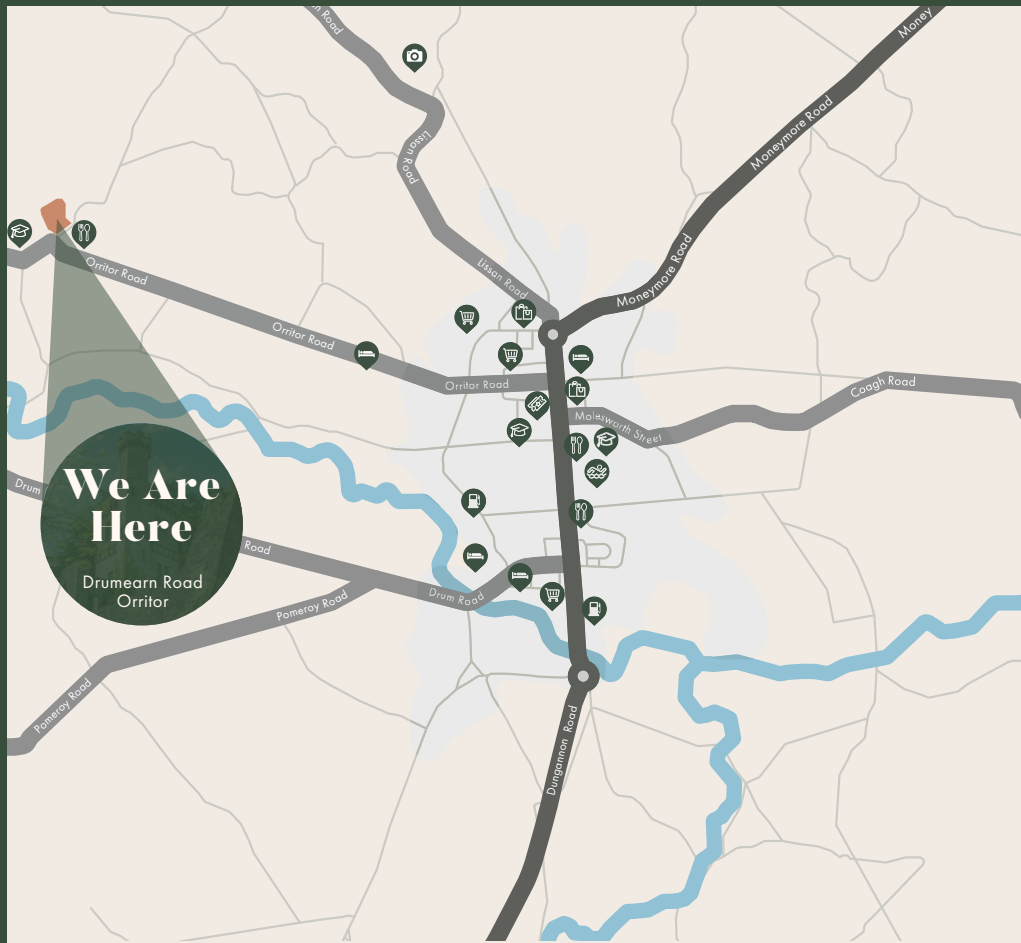
Bedroom Three

2.70m x 2.95m | 8' 8" x 9' 6"



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Getting Around



Nearest Towns & Villages

Cookstown	3.2 Mile
Magherafelt	12.0 Mile
Dungannon	12.8 Mile
Pomeroy	9.4 Mile
Stewartstown	9.3 Mile
Moneymore	7.0 Mile
Coagh	8.2 Mile
Draperstown	11.6 Mile

Schools & Education

Orritor Primary	0.4 Mile
South West College	2.5 Mile
Holy Trinity Primary	2.8 Mile
Holy Trinity Secondary	3.2 Mile
Cookstown High School	3.1 Mile
Phoenix Integrated	3.6 Mile
Lissan Primary	3.6 Mile
Churchtown Primary	4.0 Mile
CAFRE Loughry Campus	5.0 Mile

Leisure Activities

Drum Manor Forest Park	1.7 Mile
Wellbrook Beetling Mill	1.9 Mile
Cookstown Leisure Centre	3.8 Mile
Lissan House	3.1 Mile
Lough Fea	5.8 Mile
Cabin Wood Trust	4.1 Mile
Mid Ulster Sports Arena	5.1 Mile
Tullyhogue Fort	5.7 Mile
OM Dark Sky Park	10 Mile

Please Note: Travel distances provided are for guidance only.

Selling Agent

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www.allens-property.com



A Gallion Developments Project



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