

**24A LISNANANE LANE  
STEWARTSTOWN  
COOKSTOWN  
CO. TYRONE  
BT80 9BJ**



*working harder to make your **move easier***

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BT71 6AB

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**“LOVELY AT LISNANANE LANE” – A DREAM HOME ON A SUPERB SITE**

SITUATED ON A SIMPLY SUPERB SITE EXTENDING TO APPROX. 0.85 ACRES THIS FANTASTIC DETACHED COUNTRY RESIDENCE BOASTS THE PEACE & TRANQUILITY OF RURAL LIVING YET IS MOST CONVENIENTLY LOCATED JUST MOMENTS OFF THE MAIN COOKSTOWN TO DUNGANNON ROAD FOR COMMUTING TO EITHER TOWN.

THE PROPERTY IS ACCESSED THROUGH A PILLARED & REMOTE GATED ENTRANCE WITH A WIDE GRAVELLED DRIVEWAY TO GENEROUS FORECOURT PARKING & SUPERB GARDENS SURROUNDING WITH A MOST USEFUL DETACHED DOUBLE GARAGE BLOCK.

INTERNALLY THE PROPERTY OFFERS SPACIOUS, VERSATILE & EXTREMELY TASTEFULLY PRESENTED ACCOMMODATION, IDEAL FOR THE MODERN FAMILY, INCLUDING AN ENTERTAINMENT SIZED KITCHEN WITH AMPLE SPACE FOR DINING & LIVING, A HANDY SEPARATE UTILITY ROOM, A SUNROOM WITH A GLASS FRONTED STOVE, A COSY ADDITIONAL FAMILY ROOM WITH AN OPEN FIREPLACE, A HOME OFFICE AND 4 DOUBLE BEDROOMS INCLUDING A MASTER ENSUITE.

**“IF YOU ARE SEEKING A MODERN COUNTRY FAMILY HOME WITH BOTH PRIVACY & CONVENIENCE THIS ONE SHOULD DEFINITELY BE ON YOUR VIEWING LIST!”**



**GUIDE PRICE: £424,950**

FLOOR PLANS AND ACCOMMODATION IN BRIEF OVERLEAF...

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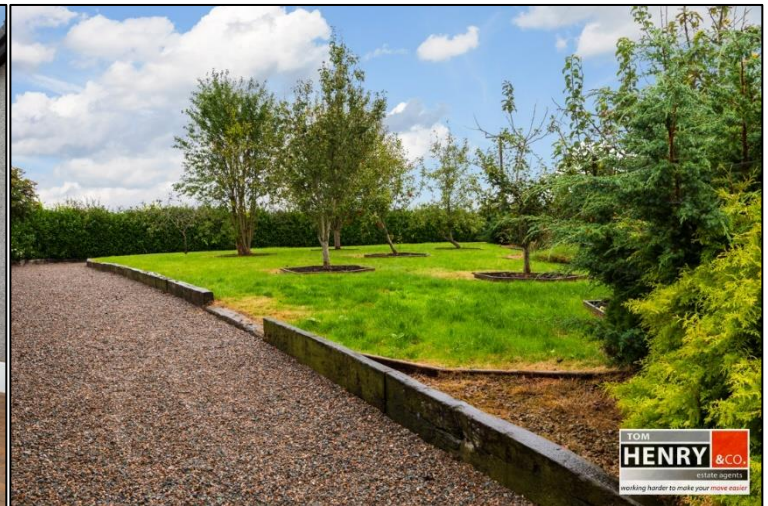
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# PROPERTY FEATURES...

- AN IMMACULATELY PRESENTED COUNTRY RESIDENCE.
- OFFERING SPACIOUS & VERSATILE INTERNAL ACCOMMODATION (C.2800 SQ FT).
- SITAUTED ON A GENEROUS, PRIVATE SITE EXTENDING TO CIRCA. 0.85 ACRES.
- MOST CENTRAL COMMUTER LOCATION:
  - A29 / DUNGANNON ROAD: APPROX. 0.2 MILES.
  - COOKSTOWN TOWN CENTRE: APPROX. 4.5 MILES.
  - DUNGANNON TOWN CENTRE: APPROX. 6 MILES.
- 4 DOUBLE BEDROOMS, MASTER ENSUITE.
- LUXURY FITTED KITCHEN WITH AMPLE SPACE FOR FAMILY DINING / LIVING / ENTERTAINING – THE HEART OF THIS IMPRESSIVE HOME.
- SUNROOM WITH GLASS FRONTED STOVE.
- FAMILY ROOM WITH OPEN FIREPLACE.
- STUDY / HOME OFFICE – GREAT FOR WORKING FROM HOME!
- SEPARATE UTILITY ROOM – A MUST FOR THE MODERN FAMILY.
- GENEROUS MATURE GARDENS WITH PLEASANT VARIETY OF SHRUBS, TREES & FRUIT TREES.
- PILLARED & REMOTE GATED ENTRANCE.
- DETACHED DOUBLE GARAGE.
- ALUMINIUM TRIPLE GLAZED WINDOWS TO FRONT ELEVATION.
- ALUMINIUM TRIPLE GLAZED EXTERNAL DOORS.
- P.V.C. DOUBLE GLAZED WINDOWS TO REAR & SIDE ELEVATIONS.
- P.V.C. FASCIA & SOFFITS.
- OIL FIRED CENTRAL HEATING.
- PROPERTY OWNED SOLAR PANELS.
- QUALITY OAK SKIRTINGS & ARCHITRAVES WITH HOCKEY STICKS.
- SOLID OAK INTERNAL DOORS.
- BEAM VACUUM SYSTEM.

# PROPERTY FEATURES CONTINUED...

- ROOF SPACE WITH POTENTIAL TO ADD FURTHER ACCOMMODATION S.T.P.P.
- A FANTASTIC COUNTRY RESIDENCE FOR THOSE SEEKING A FOREVER FAMILY HOME.



**ACCOMMODATION IN BRIEF...**

**ENTRANCE HALL:**

TRIPLE GLAZED EXTERNAL ALUMINIUM DOOR WITH GLASS PANEL & SIDE PANELS. PART TILED, PART WOODEN FLOOR.

**CLOAK STORE:**

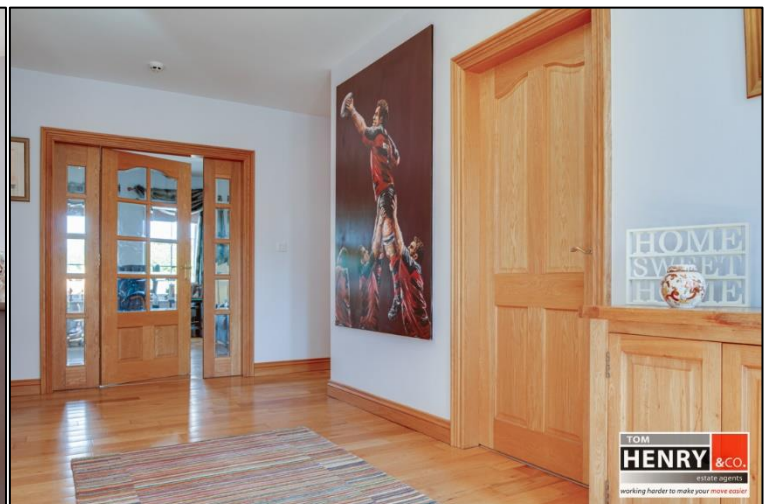
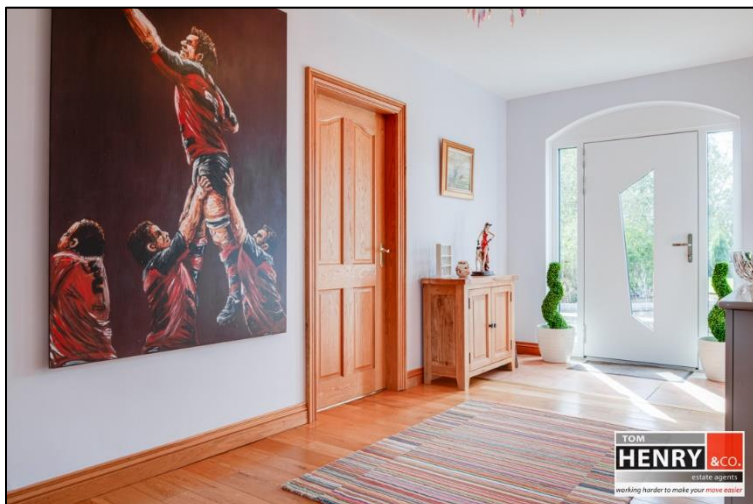
WALK-IN. SHELVED & HANGING SPACE. PRE-FINISHED FLOOR.

**CLOAK / LINEN CUPBOARD:**

WITH HATCH AFFORDING ACCESS TO ROOF SPACE.

**ROOF SPACE:**

ELECTRIC LIGHT. PART FLOORED FOR STORAGE.



**FAMILY ROOM:**

PART GLAZED DOOR & SIDE PANELS FROM ENTRANCE HALL. WOODEN FLOOR. OPEN FIREPLACE WITH TIMBER MANTLE & SURROUND OVER HORSE SHOE INSET WITH GRANITE HEARTH. DOWN LIGHTING. PLEASANT VIEWS TO REAR GARDEN.



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**KITCHEN / FAMILY DINING / LIVING AREA:**

FITTED HIGH & LOW LEVEL UNITS. GRANITE WORKTOPS & SPLASHBACK. 1 ½ SINK & DRAINER WITH "QUOOKER" MIXER TAP FITTING. DRESSER TYPE UNIT WITH WRITING DESK. ILLUMINATED GLASS DISPLAY UNITS. LARDER UNIT. ISLAND UNIT WITH FEATURE LIGHTING OVER. "FALCON" GAS RANGE COOKER WITH 5 RING HOB WITH OVER MANTLE & GRANITE SPLASH BACK. INTEGRATED DOUBLE OVEN. AMERICAN STYLE FRIDGE FREEZER WITH WATER & ICE DISPENSER. INTEGRATED DISHWASHER. PRE-FINISHED FLOOR.



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SUNROOM:  
DOUBLE PART GLAZED DOORS FROM KITCHEN. GLASS FRONTED STOVE. TRIPLE ASPECT. PRE-FINISHED FLOOR TO COMPLIMENT KITCHEN. FRENCH DOORS TO PAVED PATIO AREA TO REAR.





**REAR LOBBY:**  
**TILED FLOOR. ALUMINIUM EXTERNAL DOOR WITH TRIPLE GLAZED PANEL.**



**POWDER ROOM:**  
**TOILET. WASH HAND BASIN WITH MIXER TAP FITTING. TILED FLOOR.**



**UTILITY ROOM:**  
**FITTED HIGH & LOW LEVEL UNITS. S.S. CORNER SINK WITH MIXER TAP FITTING. PLUMBED FOR A.W.M. SPACE FOR TUMBLE DRYER. TILED BETWEEN UNITS. TILED FLOOR. SOLAR PANEL CONTROLS.**



**HOME OFFICE / STUDY:**  
**PART GLAZED DOOR FROM HALLWAY. TILED FLOOR.**





GUEST BEDROOM / BEDROOM 4:  
TO FRONT. CURRENTLY USED AS MAN CAVE / DEN. WOODEN FLOOR.



MASTER SUITE:  
TO FRONT. VIEWS OVER FRONT GARDEN. CARPET TO FLOOR.



**ENSUITE:**

P.V.C CLAD ELECTRIC SHOWER. TOILET. WASH HAND BASIN WITH MIXER TAP FITTING & TILED SPLASH BACK WITH ILLUMINATED MIRROR OVER. COVING TO CEILING. RECESSED LIGHTING. TILED FLOOR. X-FAN.



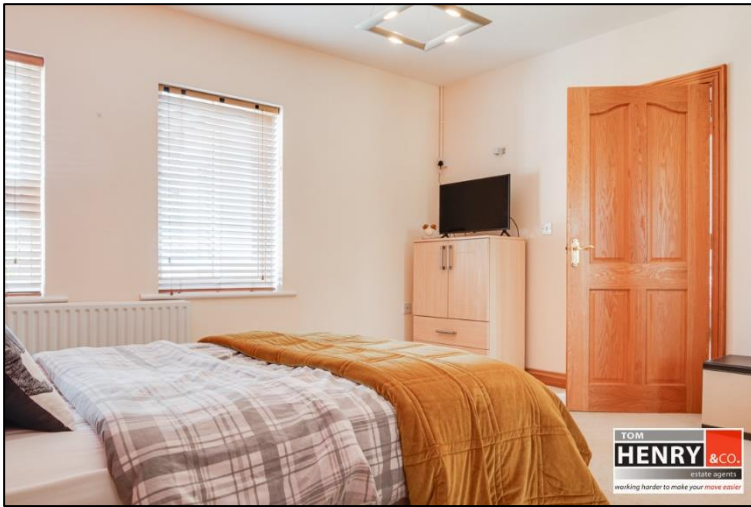
HOTPRESS: WALK-IN. SHELVED. PRESSURISED WATER SYSTEM.

**BEDROOM 2:**

TO REAR. DUAL ASPECT. FEASURE WINDOWS. CARPET TO FLOOR.



BEDROOM 3:  
TO REAR. CARPET TO FLOOR.



BATHROOM:

TOILET. WASH HAND BASIN IN VANITY UNIT WITH MIXER TAP FITTING & FEATURE RECESSED MIRROR OVER. FREE-STANDING BATH WITH MIXER TAP FITTING. WALK-IN TYPE SHOWER WITH DUAL HEAD. RESECCED LIGHTING. TILED FLOOR. X-FAN.





**OUTSIDE:**

SITUATED ON A PRIVATE, GENEROUS SITE EXTENDING TO APPROX. 0.85 ACRES.

PILLARED AUTOMATIC GATES TO FRONT. GRAVELLED DRIVEWAY TO FRONT, SIDE & REAR TO DETACHED DOUBLE GARAGE BLOCK. GARDENS TO FRONT LAID TO LAWNS WITH MATURE SHRUBS & TREES.

PAVIA PATHS & PATIO. GRAVELLED BEDS.

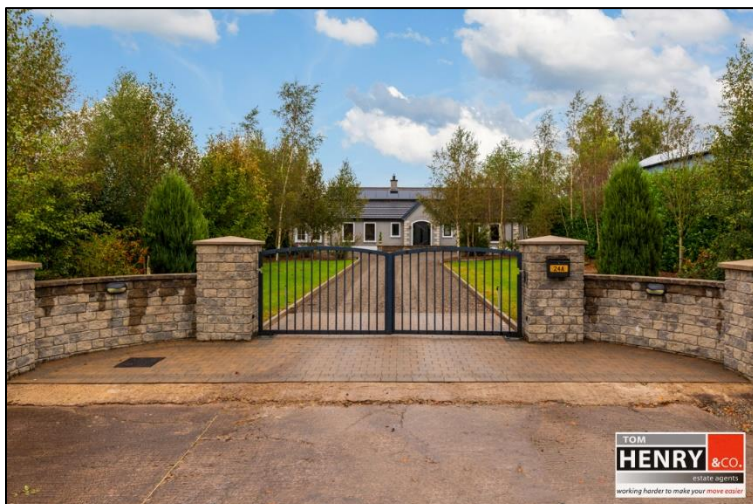
DETACHED DOUBLE GARAGE:

2 ROLL-UP DOORS. PEDESTRIAN ACCESS TO SIDE. ELECTRIC LIGHTS & GENEROUS PROVISION OF POWER POINTS.

PAVED AREA TO REAR. CONCRETE YARD. GRAVELLED AREA FOR SHEDS, ETC (INCLUDED). GLASS HOUSE (INCLUDED).

GARDEN TO REAR LAID TO LAWN WITH SHRUBS, TREES & FRUIT TREES.

BOILER HOUSE WITH BOILER & BEAM VACUUM UNIT.







**Thinking of selling or renting your home?**



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- > **Market leading sales record.**
- > **Competitive sales & rental rates.**
- > **RICS member firm.**
- > **Professional & efficient service.**
- > **Over 100 years local combined experience.**

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**FLOOR PLANS FOR I.D. PURPOSES ONLY.**

**N.B.**

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**VALUATIONS.**

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

**FOR FULL DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**