



The Old Manse is a spectacular Victorian detached house and coach house set in substantial private grounds at the entrance to Mansefield Heights, Portglenone. The property was built in 1896 and still retains many of its original features and certainly all its charm and character. The current owners have enjoyed a fantastic family life here over the last 25 years and are ready to let another family modernise and make it their own. A very rare opportunity!

**PROPERTY DESCRIPTION**

The Old Manse, coach house and grounds were built in 1896 for the minister of Third Presbyterian Church, Portglenone. A substantial Victorian property, it still retains all its charm and character permeating from its original features such as high ceilings, wooden sash windows, picture and dado rails and cornicing. The property does benefit from an oil fired central heating system but would benefit from some modernisation to bring it up to current expectations. It provides spacious and flexible living accommodation which should be enjoyed as a fantastic family home.

**ENTRANCE HALL** Stone steps up to imposing solid wood front door set in arched stonework and pitched roof. Decorative tiled floor and internal door with frosted glass panels. Carpeted hallway with dado rail, picture rail and cornicing. Under stair storage cupboard.

**LIVING ROOM** 5.43m into bay x 4.64m (17'10" into bay x 15'3") Bright and airy living room with bay window and double aspect. Feature marble fireplace with tiled inset and hearth. Picture rail cornicing and ceiling rose. Carpet.

**LIVING ROOM DINING ROOM** 6m into bay x 4.3m (19'8" into bay x 14'1") Formal dining room with bay window and double aspect. Tiled fireplace, inset and hearth. Picture rail and cornicing. Carpet.

**DINING ROOM FAMILY ROOM** 4.6m x 3.7m (15'1" x 12'2") Comfortable reception room with marble fireplace, cast iron inset and granite hearth. Cornicing. TV and telephone points.

**CLOAKROOM** 2.48m x 2.3m (8'2" x 7'7") Large downstairs cloakroom with WC and wash hand basin.

**SNUG** 4.65m x 2.8m (15'3" x 9'2") Cosy reception room with built in storage cupboards. Through to:

**KITCHEN** 5.1m x 4.1m (16'9" x 13'5") Kitchen and informal dining area. Range of floor and eye level kitchen units. Single bowl stainless steel sink, drainer and mixer tap. Integrated electric hob and oven. Plumbed for washing machine. Space for fridge / freezer. Oak beams and oak rear door into courtyard.

**HALF LANDING** Stairs to half landing seating area. Hotpress.

**BATHROOM** 4.1m x 2.88m (13'5" x 9'5") Family bathroom with twin sinks in unit, WC, bidet, corner bath and tiled shower cubicle. Carpet and tiled walls.

**FIRST FLOOR**

**BEDROOM 1** 4.6m x 3.7m (15'1" x 12'2") Bright double bedroom with built in wardrobe, picture rail and cornicing. Carpet.

**BEDROOM 2** 5.8m into bay x 4.6m (19'0" into bay x 15'1") Large double bedroom with bay window and double aspect with views over the Bann towards the Sperrin Mountains. Picture rail and cornicing.

**BEDROOM 3** 2.77m x 2.51m (9'1" x 8'3") Carpeted bedroom.

**BEDROOM 4** 5.8m x 4.3m (19'0" x 14'1") Bright master bedroom with double aspect. Picture rail and cornicing. Carpet. Telephone point.

**BEDROOM 4 BEDROOM 5** 4.62m x 3.4m (15'2" x 11'2") Carpeted double bedroom with built in wardrobe.

**COACH HOUSE** 10.1m x 4.6m (33'2" x 15'1") Stone built,

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## 5 bedroom detached house