



DERRYAD

COUNTRY PARK

LISNASKEA - FERMANAGH

BT92 0BX

P H A S E T W O



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LIVE BY THE WATERS EDGE NESTLED ON LOUGH ERNE

AN ECLECTIC MIX OF
STUNNING WATERFRONT HOMES
WITH MARINA ACCESS

Proudly perched on the tranquil
shores of upper Lough Erne,
the exclusive homes at Derryad
Country Park offer residents
something truly special.

Showcasing nine outstanding
properties located right on the
water's edge, homeowners can
experience the very best
of modern living, surrounded
by breath-taking landscapes
and stunning scenery.



A TRULY SPECIAL
PLACE TO LIVE



FREEDOM TO
DISCOVER THE
ULTIMATE
LOUGHSIDE
LIFESTYLE



Knockninny Country House & Marina

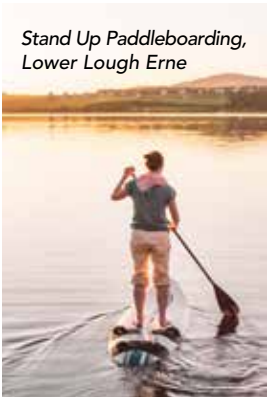
Nestled on the shores of lough Erne, Derryad Country Park is your gateway to exploring this beautiful, scenic lakeland paradise, with over 80 miles of pristine waterway there is something for everyone from angling to wakeboarding, skiing to sailing or just cruising to one of the many spectacular lakeside restaurants and bars. It's the perfect place to unwind and relax.

Boasting the perfect blend of luxury, comfort and natural beauty, the homes at Derryad Country Park guarantee a lifestyle that embraces elegance and serenity. Whether it's spending a quiet moment to admire the view stretching across peaceful waters or entertaining family and friends on a summer's evening, these unique homes provide an experience like no other.

Offering a spacious open plan living, kitchen and dining area, homeowners are sure to appreciate a welcoming atmosphere, perfect for hosting guests or kicking back and relaxing in the abundance of natural light that each property affords. This idyllic location promises a haven of tranquillity for those wishing to escape the hustle and bustle of everyday life, presenting a once-in-a-lifetime opportunity to immerse yourself within a natural paradise.



Devenish Island, Lower Lough Erne



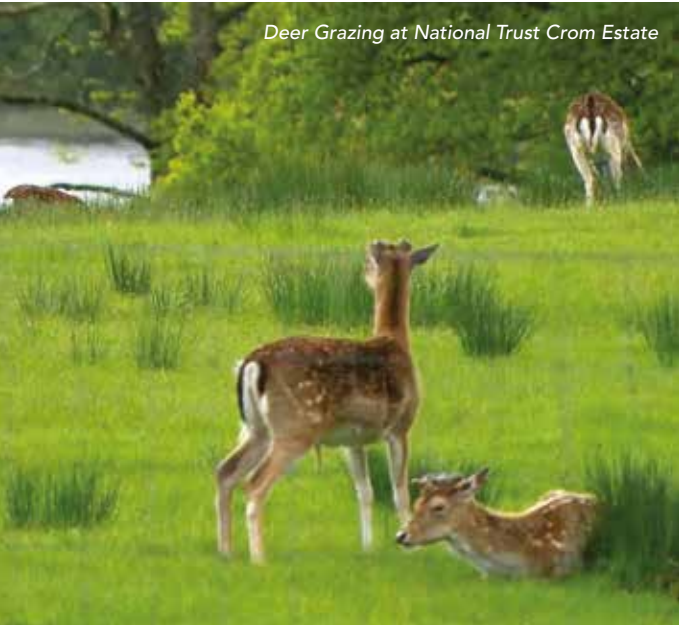
Stand Up Paddleboarding,
Lower Lough Erne



Derryadd Quay



Watermill Restaurant,
Kilmore Quay Cottages, Lisnaskea



Deer Grazing at National Trust Crom Estate

THE PERFECT PLACE
TO START, SPEND
AND END THE DAY

EXPLORE BY BOAT

(ALL LOCATIONS BELOW HAVE JETTIES)

Watermill Restaurant	5 Minutes	Moorings Restaurant, Ballinaleck	20 Minutes
Share Centre	5 Minutes	Belturbet	25 Minutes
Knockninny Country House & Marina	10 Minutes	Enniskillen	30 Minutes
National Trust Crom Estate	12 Minutes	Ballyconnell	30 Minutes
Carrybridge Hotel and Restaurant	17 Minutes		

Sunsets on Lough Erne

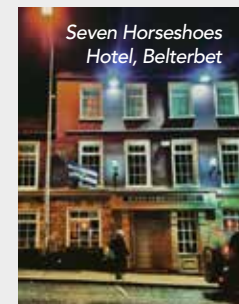
FURTHER DELIGHTS ONLY A SHORT DISTANCE AWAY



Cuilcagh
(Stairway to Heaven)



The Anglers Rest, Bar &
Restaurant, Ballyconnell



Seven Horseshoes
Hotel, Belterbet



Boatyard Distillery



Lusty Beg Island

Beyond the comforts of this private sanctuary, Derryad Country Park is situated within reach of exceptional amenities and first-class facilities for every member of the family to enjoy. The nearby Lough Erne Resort enables residents to play a relaxing round of golf on the lush fairways of championship courses, whereas the island town of Enniskillen is ideal for those hoping to socialise over a drink or two. Whatever the activity, this superb location is sure to appeal to a variety of potential residents.

For those who love spending time in nature, Derryad Country Park is positioned at the heart of Northern Ireland's most spectacular outdoor spaces. With the vast grounds of Florence Court House, Crom Estate and Castle Coole providing plenty of opportunities for walking and observing local wildlife, homeowners can truly discover the natural beauty of the area which surrounds them. What's more, Lough Erne is also home to an array of water activities, providing excitement and adventure to residents.

Thanks to an ideal location, Derryad Country Park is situated just a stone's throw away from a number of renowned hotels and first-class eateries. With delicious meals, artisanal cocktails, and luxurious accommodation available right on the doorstep, homeowners can treat themselves to an enchanting weekend away anytime they please. For homeowners wishing to unwind and experience the best pampering services, the much-loved Lustybeg Island and Spa can also be found nearby.



Slieve Russell Hotel, County Cavan

A LOCATION
UNLIKE
ANY OTHER

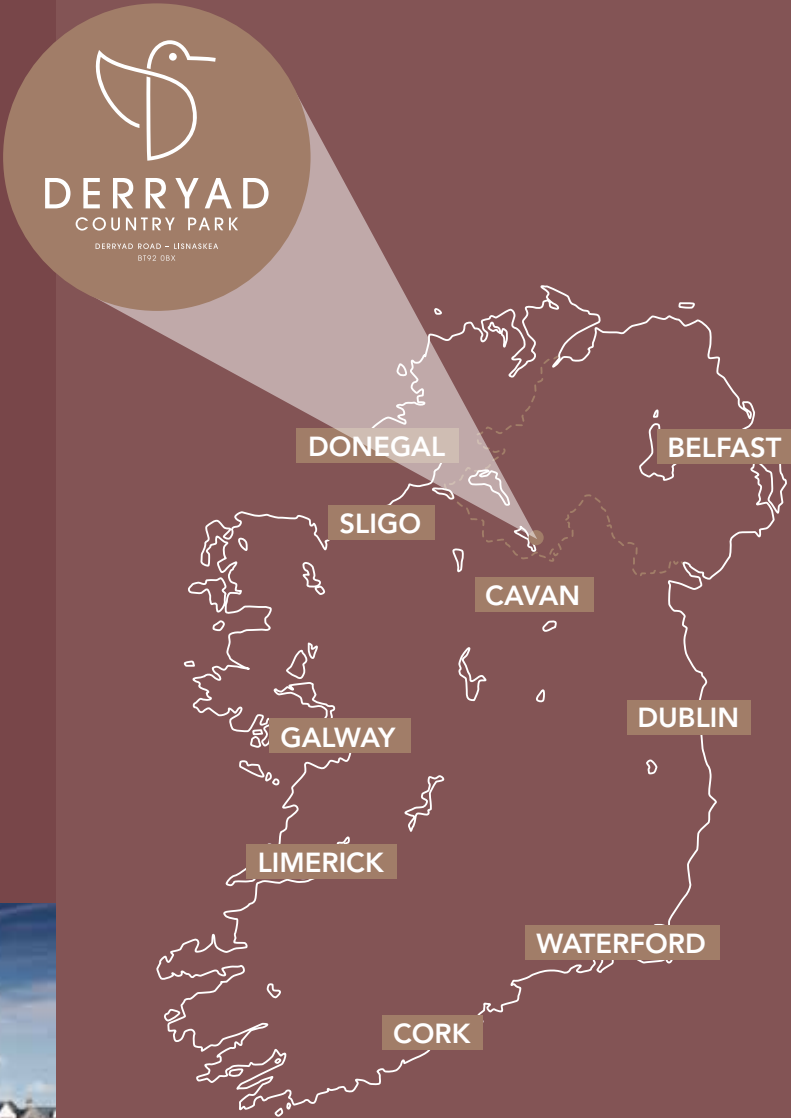
CLOSE BY (VIA CAR)

Derryad Quay	3 Minutes
Share Discovery Village	4 Minutes
Watermill Restaurant	6 Minutes
Carrybridge Hotel	15 Minutes
Knockninny Country House Hotel	16 Minutes
Crom Castle	17 Minutes
Killyhevlin Hotel	20 Minutes
Slieve Russell Hotel Golf & Country Club	23 Minutes
Enniskillen Golf Club	23 Minutes
Florence Court House	24 Minutes
National Trust Castle Coole	24 Minutes
South West Acute Hospital	27 Minutes
St. Angelo Airport	31 Minutes
Lough Erne Golf Resort	32 Minutes
Lough Erne Yacht Club	33 Minutes
Manor House Hotel & Marina	33 Minutes
Cuilcagh (Stairway to Heaven)	33 Minutes
Boatyard Distillery	37 Minutes
Enniskillen Airport	40 Minutes
Lustybeg Island & Spa	50 Minutes

FURTHER AFIELD

Enniskillen	15 Miles
Cavan	22 Miles
Belfast	81 Miles
Dublin	91 Miles
City of Derry Airport	74 Miles
Belfast International Airport	80 Miles
George Best Belfast City Airport	85 Miles
Dublin Airport	93 Miles

Information taken
from Google Maps





MIRO

SITE NUMBERS: 14 - 16 / TOTAL FLOOR AREA: 1250 SQ. FT. APPROX.



ROOST

SITE NUMBERS: 10 - 13 / TOTAL FLOOR AREA: 1440 SQ. FT. APPROX.

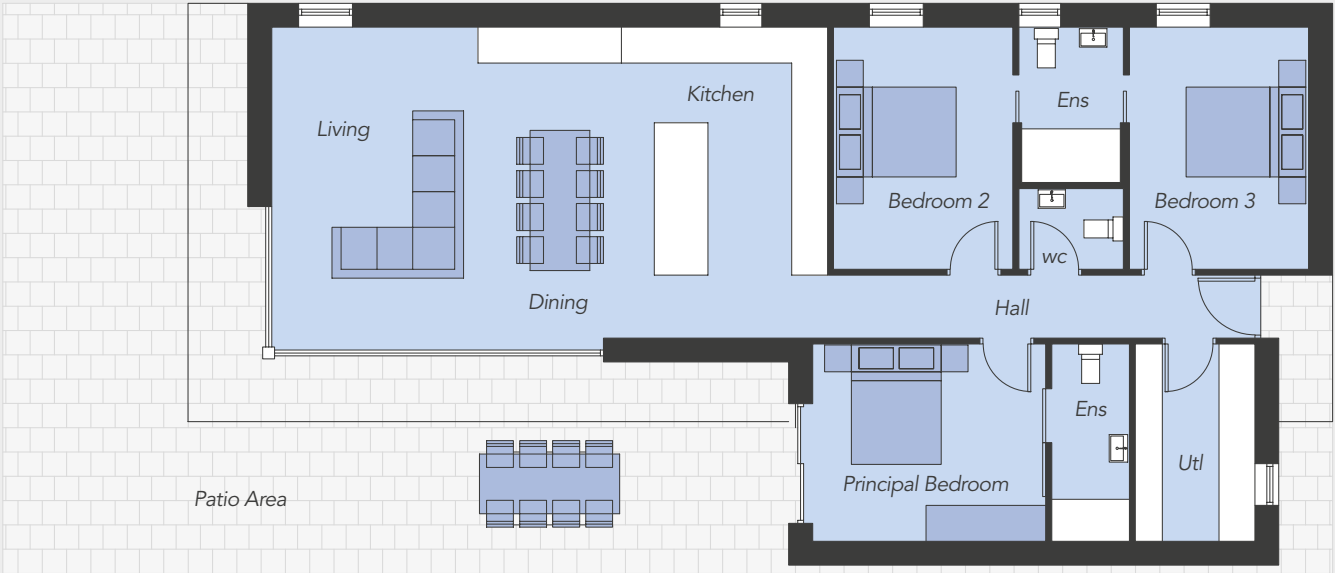


Computer Visual

MIRO

TOTAL FLOOR AREA:
1250 SQ. FT. APPROX.

SITE NUMBERS:
14 - 16



MEASUREMENTS

Living /		Bedroom 2	13'3" x 9'10"
Kitchen / Dining	30'6" x 17'1"	Bedroom 3	13'3" x 9'10"
Utility	10'10" x 6'7"	Shower Room	8'6" x 5'9"
Principal Bed	12'10" x 10'10"	WC	5'9" x 4'5"
Ensuite	10'10" x 4'3"		



Computer Visual

ROOST

TOTAL FLOOR AREA:
1440 SQ. FT. APPROX.

SITE NUMBERS:
10 - 13

GROUND FLOOR

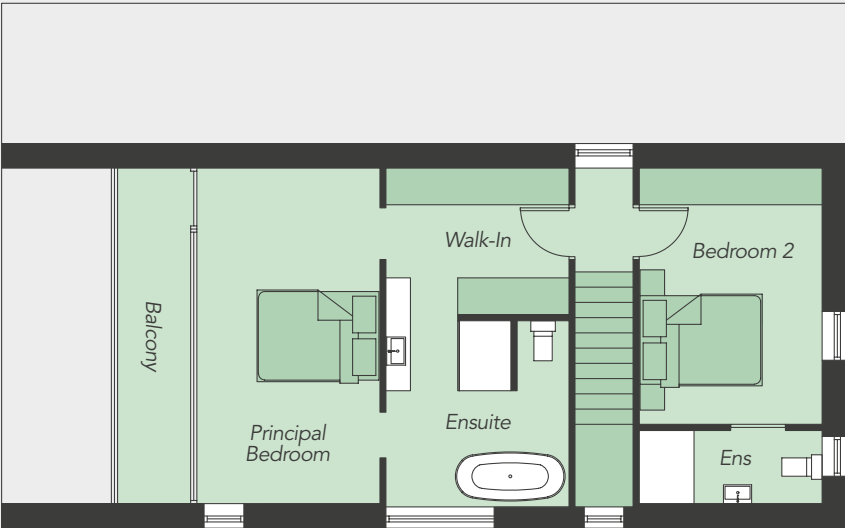
Living / Dining (max)	26'9" x 18'1"
Kitchen (min)	17'5" x 5'11"
Utility	11'10" x 5'11"
Bedroom 3	13'7" x 9'10"
Shower Room (max)	10'4" x 5'11"

FIRST FLOOR

Principal Bed (max)	18'1" x 9'10"
Ensuite	10'0" x 9'10"
Walk-In Wardrobe	9'10" x 7'6"
Bedroom 2	13'9" x 9'10"
Ensuite	9'10" x 3'11"



GROUND FLOOR



FIRST FLOOR

SETTING A NEW STANDARD

FINISHES THROUGH THE HOME

- All walls and ceilings skirtings and architraves painted one colour of your choice throughout

FLOORING

- PC sum allowance for carpets, tiles or laminate flooring of your choice from approved selection

KITCHEN

- PC sum allowance for choice of high quality kitchen units and doors in a selection of colours
- Choice of handles from our approved range

BATHROOM / ENSUITE / WC

- PC sum allowance for contemporary white sanitary ware
- Full height tiling to shower enclosures
- Splash back tiling to rest of bathroom
- Choice of tiles from our approved range
- Thermostatically controlled drench dual head showers to all ensuites and bathrooms
- Slimline trays
- Chrome finish to showers



EXTERNAL

- Patio area formed with barley quartz stabilised path around perimeter of house
- External finishes in a mix of mill board golden oak and burnt cedar cladding and coloured render
- Pvc double glazed windows
- Composite multi locking secure front door
- External lighting to front and rear
- Driveways finished with tarmac
- A management company to preserve and upkeep the development to the highest standard

ELECTRICAL / TECHNICAL

- Comprehensive range of electrical sockets / CAT 6 wired data network points
- Openreach full fibre broadband available with speeds up to 900 Mbps
- Mains smoke and carbon monoxide detectors
- Heating by state of the art Mitsubishi Ecodan Air Source Heat Pump with mobile app controls
- Energy efficient design

WARRANTY

- Underwritten warranty by independent insurer

DESIGNED BY AWARD WINNING
AND GRAND DESIGNS FEATURED,
ARCHITECTURAL FIRM - 2020 ARCHITECTS

Images taken from the Derryad Shower Home.





Images taken from the Derryad Shower Home.



Images taken from the Derryad Shower Home.

SELLING AGENTS



CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS LLP

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BUILDER



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