



LINEN GREEN

Melmount Road, Sion Mills

A luxurious development
of detached and semi detached
family homes and townhouses



River Mourne, Sion Mills



Natural
beauty in
abundance....

Located in Co. Tyrone, the picturesque village of Sion Mills is renowned for it's character and rich history. The fusion of these elements have resulted in this being one of the north west's most desirable addresses.

An outstanding new
development from;

NR-Homes.co.uk

The Devine Group presents a development in an area of rich cultural heritage & natural beauty in abundance....



Sion Mills is situated within easy commuting distance of both Omagh and the City of Derry, just 2 miles from the border with Co. Donegal and 5 miles from the busy market town of Strabane. The combination of these locations offers an abundance of amenities to the prospective buyer.





The splendour of Sion Mills can be attributed to a mix of natural rural beauty in this designated Conservation Area, combined with the opulent Georgian architecture that is very much in evidence today.

Nestled on the banks of the River Mourne, Sion Mills was laid out as a model linen village by the Herdman brothers, James, George & John. The River's plentiful water resource went on to sustain what was one of the world's largest linen industries.

Nearly everything in Sion Mills was designed by James Herdmans son-in-law, the architect William Unsworth whose inspiration originated in Italian and Elizabethan style architecture. This is a sought after residential area which has become so popular due in part to its attractiveness.

The idyllic riverside haven has excellent angling facilities, while equestrian and golfing opportunities exist within a small distance from the village.



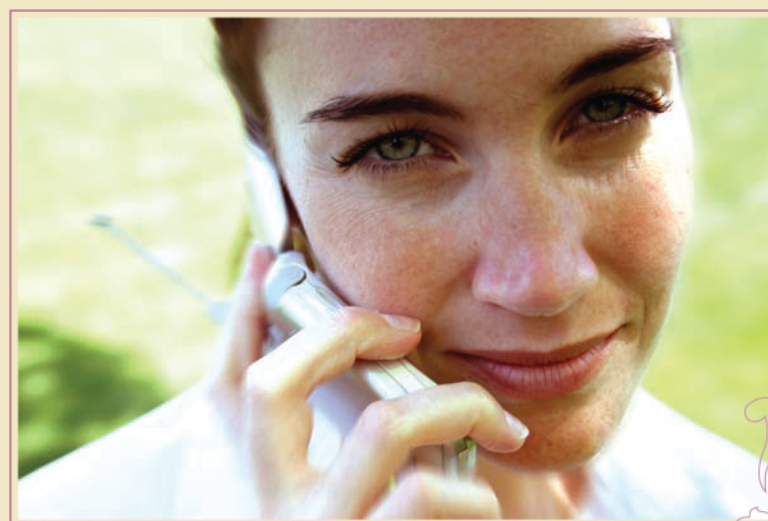
Architectural Excellence...



The Linen Green Development offers a variety of Georgian styled homes from Townhouses, to Semi-detached, varying in size from 3 - 5 bedrooms.

The layout has been thoughtfully designed within Sion Mills to reflect its rich architectural heritage. Interspersed with generous recreational green and landscaped areas, residents will enjoy the elevated nature of the site and its views over the surrounding countryside, and Sperrin Mountains.

The external facade to the majority of dwellings will be finished utilising a combination of facing brick, cream render and stone, with black and white panelling detail also prevalent throughout the development.



Specification



Double glazed windows in white uPVC frames

Fascia Boards in black uPVC

Evergreen steel front door

Intruder alarm

Brick finish

Panelled internal doors

6" moulded skirting boards, 4" moulded architraves

Gardens topsoiled and sown out

Rear/side gardens topsoiled and levelled

Internal woodwork painted white

Tarmac driveway

10 year NHBC warranty





Previous Developments

NR-Homes.co.uk

N&R Homes, established in 1999, have been developing affordable and luxurious turn key properties in Mid Ulster & the North West for almost 20 years.

Our previous development projects are testimony to our continued professional philosophy.

These include:

Rockhill, Donaghadee

Urney Court, Clady

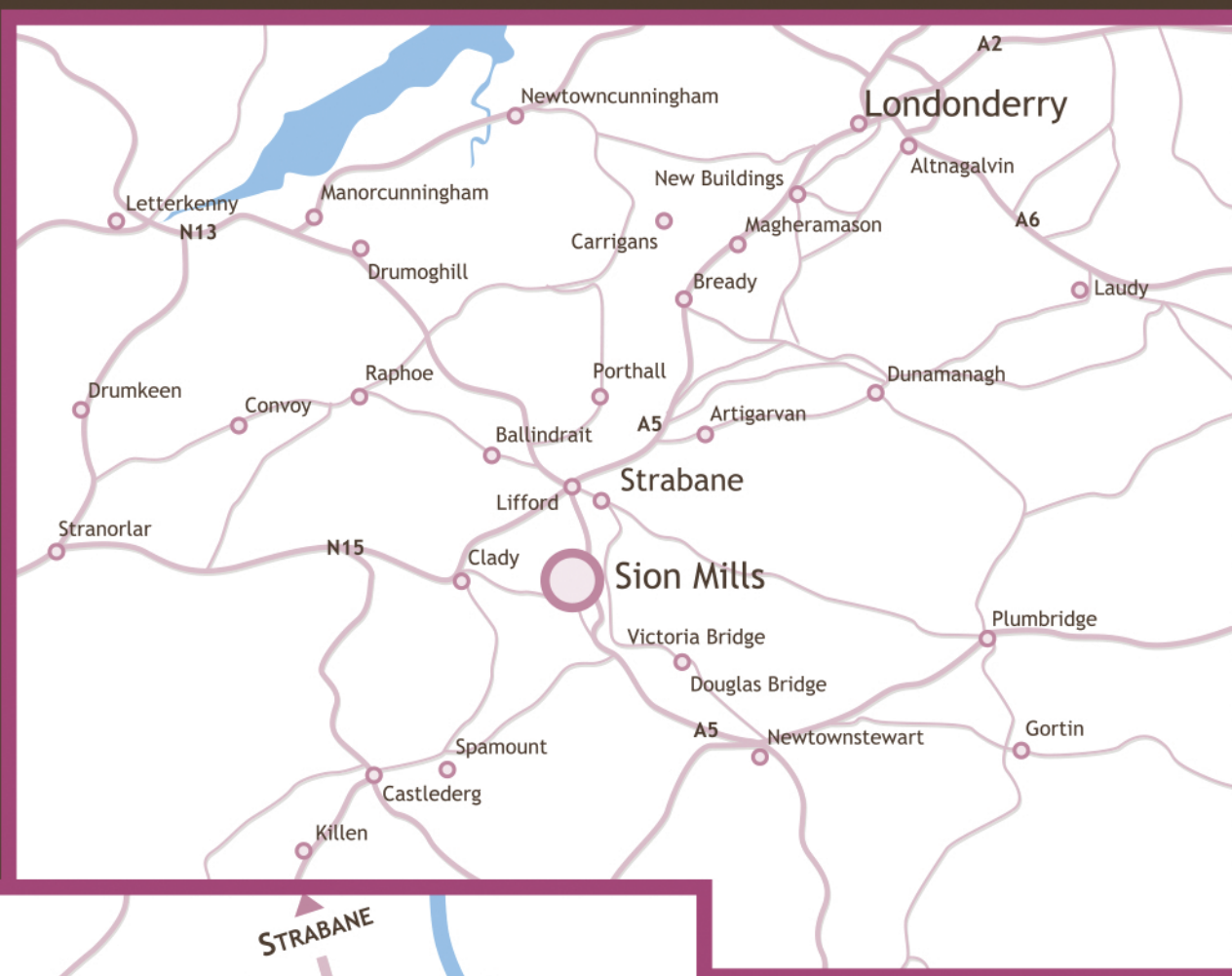
Melvin Court, Strabane

Victoria Manor, Victoria Bridge

Victoria Meadows, Magheramason

Gallion Glen, Cookstown





NR-Homes.co.uk

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