

Cloonlara

103 Belfast Road | Saintfield | BT24 7HE



A substantial gentlemen residence set in its own grounds extending to just over 11 acres or thereabout, which includes a site with planning permission for a second residence located in the field to the north of the driveway.

The residence has been constructed and finished to exacting standards with the principal rooms opening off a grand reception hall and a spacious galleried landing including four reception rooms, luxury integrated kitchen, laundry room and cloakroom at ground floor level. Four bedrooms with en suites and a study / fifth bedroom complete the first floor.

The residence is fitted with oil fired central heating and double glazing and has a good standard of decor and luxury sanitary ware throughout.

Generous gardens to front, side and rear are laid out in lawns, ornamental and flowering shrubs and trees and are overlooked by a flagged patio to front and elevated terrace to rear, designed to catch the sun and enjoy the surrounding countryside.

The residence is convenient to Saintfield and Carryduff and is a short commute to Belfast with excellent public transport at the gate serving many of the top schools in South Belfast and the surrounding district.

The property is available as a whole or in two lots and provides an ideal opportunity for two members of the same family to live adjacent to each other if desired.

ACCOMMODATION

Reception Hall • Drawing Room • Family Room • Lounge • Breakfast Room • Kitchen • Laundry Room
Master Bedroom Suite with Dressing & Shower Room • 3 Further En Suite Bedrooms • Study / Bedroom
Landscaped Gardens • Garaging • Large Games Room • Paddocks • Optional Building Site

In All Extending to just over 11 Acres or thereabouts

1b Main Street
Saintfield
BT24 7AA
028 97 568300

Tim Martin
co.uk

27 Castle Street
Comber
BT23 5DY
028 91 878956

Accommodation

Illuminated tiled steps to entrance

ENTRANCE HALL

Ceramic tiled floor; corniced ceiling and matching centre ceiling rose; leaded and stained glass panel door with fan light and side lights leading to:-

RECEPTION HALL 8.23m (27'0) x 3.96m (13')

Polished oak floor; telephone connection point; pierced radiator cover; corniced ceiling; oak staircase with turned newel posts and balustrades to galleried landing; 2 wall lights.

CLOAKROOM 3.91m (12'10) x 1.91m (6'3)

Ceramic flagged floor; door to:-

WC 2.03m (6'8) x 1.4m (4'7)

White suite comprising ceramic bowl with chrome swan neck mixer taps on laminate vanity unit; close coupled wc; part tiled walls and matching tiled floor; extractor fan; chrome vertical wall mounted towel radiator.

DRAWING ROOM 8.23m (27'0) x 4.62m (15'2)

Approached from reception hall through glazed double doors. White marble fireplace and heath with gas coal effect fire, carved hardwood surround with matching over; mantle and mirror over; polished oak floor; corniced ceiling with ceiling roses; tv aerial connection; 2 wall lights; Beam vacuum point.



FAMILY ROOM 4.67m (15'4) x 4.62m (15'2)

Corniced ceiling and centre ceiling rose; polished oak floor; twin tv aerial sockets; embossed cast iron fireplace and matching canopy; tiled hearth.

LOUNGE 5.49m (18'0) x 4.9m (16'1)

Hole in the wall fireplace with cast iron enclosed stove on tiled hearth; carved pitched pine chimney piece; corniced ceiling and matching centre ceiling rose; polished oak floor; tv aerial connection; Beam vacuum point; bay window; open plan to breakfast room.

BREAKFAST ROOM 4.09m (13'5) x 3.94m (12'11)

Polished oak floor; glazed double doors to raised terrace; two twin tv aerial points; semi vaulted pine tongue and groove furnished ceiling with LED spotlights.



KITCHEN 5.49m (18') x 3.84m (12'7)

1½ tub recessed sink unit with chrome mono mixer taps; extensive range of high gloss cupboards and drawers; matching wood effect with opaque glass pane cupboards; pull out larder unit with chrome shelves; Corrian work surfaces and matching breakfast bar; integrated Britannia gas and electric range cooker with 6 ring hob and double ovens; glass and stainless steel extractor unit over; Bosch microwave; dishwasher; Whirlpool American fridge; ceramic flagged floor; kitchen board; vacuum point; feature stainless steel radiator; LED spotlighting.

LAUNDRY ROOM 3.4m (11'2) x 2.49m (8'2)

Single drainer stainless steel sink unit with chrome mono mixer taps; extensive range of laminate eye and floor level cupboards and drawers; formica worktops; plumbed and space for washing machine and tumble dryer; space for fridge / freezer; LED spotlighting; vinyl floor; Beam central vacuum unit; Warmflow oil fired boiler.

FIRST FLOOR

GALLERIED LANDING 8.2m (26'11) x 4.01m (13'2)

Polished oak tongue and groove floor; corniced ceiling with centre ceiling rose; Beam vacuum point; feature leaded and stained glass window.

WALK IN HOTPRESS 2.59m (8'6) x 1.55m (5'1)

Heatrae Sadia pressurised hot water cylinder; ample storage shelves.



MASTER BEDROOM 4.7m (15'5) x 4.34m (14'3)

Telephone and TV aerial connection points; cornice ceiling with centre ceiling rose.



EN SUITE BATHROOM 3.73m (12'3) x 3.07m (10'1)

Porcelanosa white suite comprising Jacuzzi panelled bath with mixer taps and pull out shower head; rectangular tiled shower unit with thermostatically controlled shower with soaker and adjustable heads; glass shower panels; floating vanity unit with fitted wash hand basin and chrome mixer tap; illuminate mirror over; close coupled wc; ceramic tiled floor and part tiled walls; corniced ceiling with centre ceiling rose; feature stainless steel radiator.

DRESSING ROOM 2.57m (8'5) x 1.83m (6')

Range of fitted clothes rails, storage shelves and shoe racks; wood laminate floor; 12 volt lighting; extractor fan.

STUDY / BEDROOM 5 3.02m (9'11) x 1.8m (5'11)

Wood laminate floor; twin telephone connection points.



BEDROOM 2 4.24m (13'11) x 3.76m (12'4) maximum measurements - L shaped

Corniced ceiling and centre ceiling rose; twin tv aerial sockets.

EN SUITE SHOWER ROOM 2.34m (7'8) x 1.07m (3'6)

White suite comprising mermaid clad shower cubicle with Aqualisa thermostatically controlled shower, glass sliding shower door and side panel; pedestal wash hand basin with chrome mono mixer tap; close coupled wc; ½ tiled walls and tiled floor; 12 volt spot lighting; extractor fan.

BEDROOM 3 4.06m (13'4) x 3.43m (11'3)

Corniced ceiling and centre ceiling rose; twin tv aerial sockets.

EN SUITE BATHROOM 2.72m (8'11) x 1.93m (6'4)

White suite comprising Jacuzzi panelled bath with chrome swan neck mixer taps; pedestal wash hand basin with matching taps; close coupled wc; mermaid clad shower cubicle with Mira Sport electric shower, etched glass shower door and side panel; ½ tiled walls and tiled floor; LED spotlighting; extractor fan; door to landing.



BEDROOM 4 6.1m (20'0) x 4.75m (15'7)

Corniced ceiling and centre ceiling rose; built in wardrobe with mirrored and opaque glass sliding doors.

EN SUITE SHOWER ROOM 2.59m (8'6) x 1.8m (5'11)

Porcelanosa white suite comprising quadrant tiled shower cubicle with Aqualisa thermostatically controlled shower, sliding shower doors and side panels; floating vanity unit with fitted wash hand basin and chrome mono mixer tap; close coupled wc; part tiled walls and tiled floor; electric shaver socket; LED spotlighting; extractor fan.



ROOFSPACE

Approached from pull out ladder; light point.

OUTSIDE

Shared bitmac drive to electrically operated wrought iron gates to private driveway encircling the residence providing ample parking and leading to:-

GARAGING 6.71m (22'0) x 4.7m (15'5) minimum measurements

Electrically operated roller door; fluorescent lights and power points; alarm system; separate boiler, heating system and oil storage tank.

STORE 6.2m (20'4) x 2.21m (7'3)

Fluorescent lights and power points; Warmflow oil fired boiler.

REAR HALL

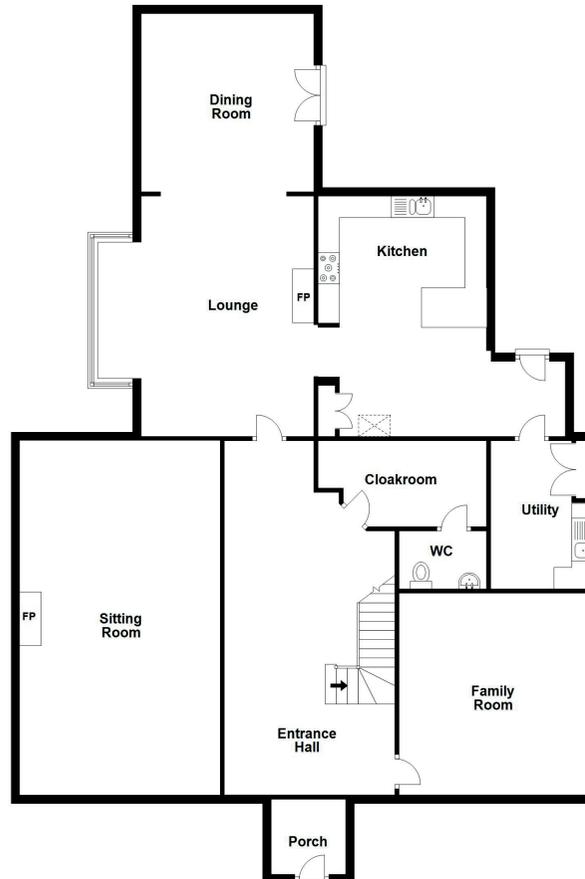
With separate pedestrian door to stairs.

FIRST FLOOR

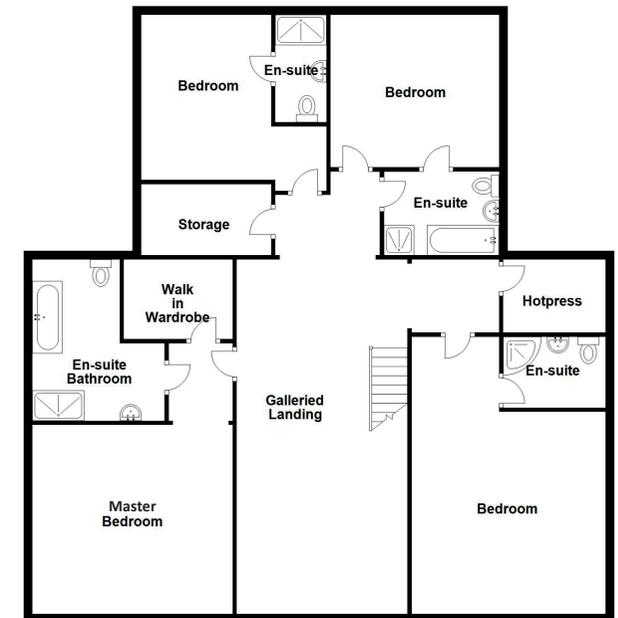
GAMES ROOM 7.85m (25'9) x 5.49m (18'0) maximum measurements

Built in recessed storage shelves; two Velux window and two gable windows; fluorescent light and power points.

Ground Floor
Approx. 181.8 sq. metres (1957.2 sq. feet)



First Floor
Approx. 159.9 sq. metres (1720.7 sq. feet)



Total area: approx. 341.7 sq. metres (3677.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

GARDENS

Extensive gardens to front, side and rear laid out in lawns, beds of ornamental and flowering shrubs, mature Field Maple and Scots Pine trees and hedging providing good security and privacy. A flagged patio to front and elevated terrace to rear are pleasing features.

PVC oil storage tank.

PADDOCKS

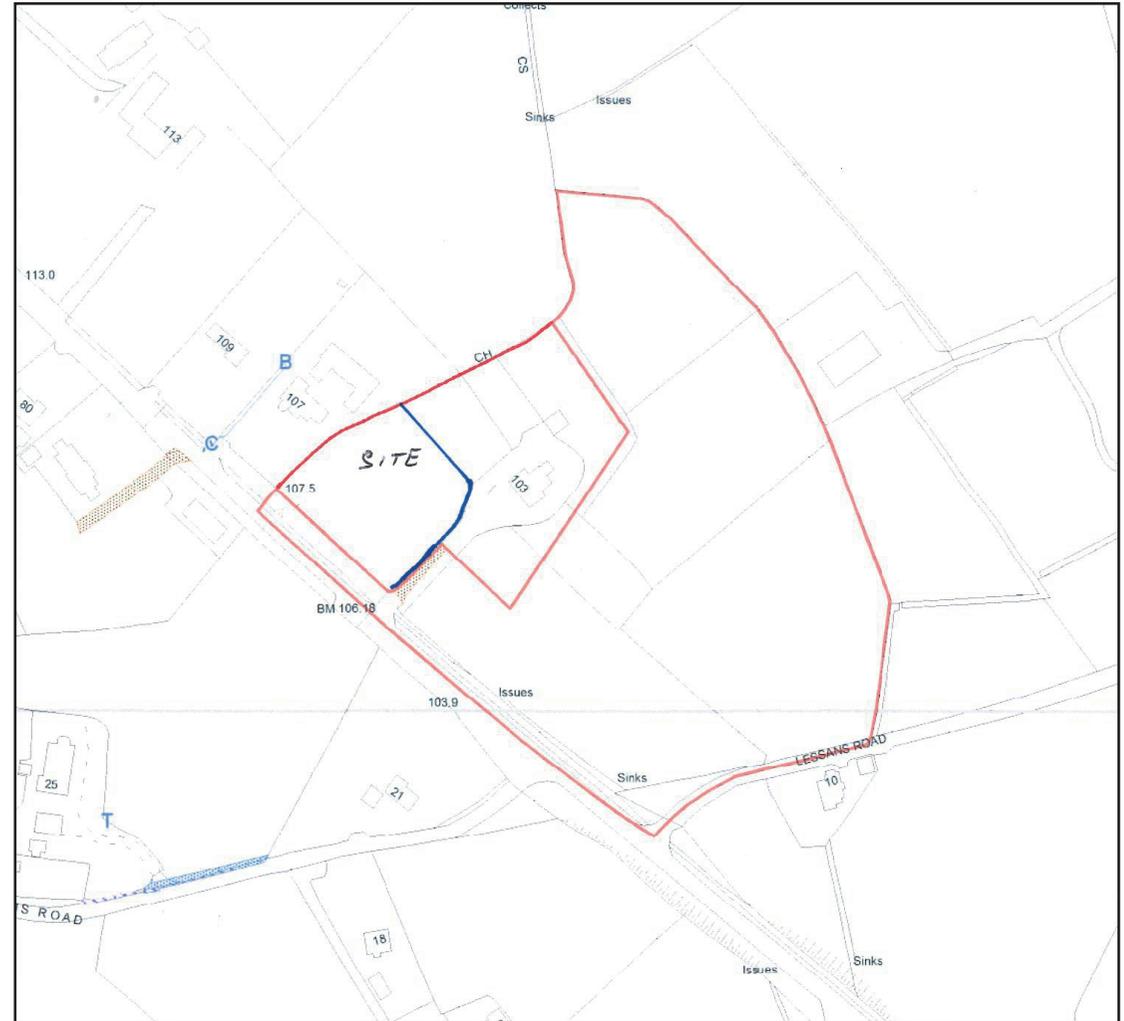
Paddocks surround the residence on three sides. The paddocks are laid down to grass and provide good grazing for horses and ponies, sheep and cattle alike.

BUILDING SITE

Situated to the northern side of the driveway to the principal residence, planning approval has been granted for a detached residence and double garage set in about 0.958 of an acre. The site commands extensive views over the surrounding countryside and is set in an elevated position, which also enjoys good privacy both from the principal residence and surrounding grounds.

The site is access off the main driveway with the current access just below the gates into the principal residence. An application has been recently lodged to relocate the entrance to the county road, just off the driveway to further enhance the privacy of the residence and principal residence.

The site affords the purchasers the choice of acquiring the two properties together or separately if desired.



CAPITAL / RATEABLE VALUE

£360,000. Rates Payable = £3,048.12 per annum (approx)

VIEWING

Strictly By Appointment With The Agent

