

**simonBRIEN**  
RESIDENTIAL

Clooneen,  
40 Ballymullan Road,  
Crawfordsburn, BT19 1JG



Asking Price £625,000

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## KEY FEATURES

- Exceptional detached property within walking distance of Crawfordsburn Village
- Delightful mature and private setting with sweeping driveway
- Spacious reception hall with double height ceiling and secluded study area
- Impressive drawing room with double doors opening onto rear patio and gardens
- Country style kitchen with 2 oven Aga and dining space for 8-10 people
- Living room with double doors opening onto rear patio and gardens
- Additional utility room and separate pantry
- Large bedroom suite with ensuite bathroom and separate shower on the ground floor
- Two further bedrooms on the first floor both with ensuite shower rooms
- Master bedroom also incorporates balcony with views across surrounding countryside and walk in wardrobe
- Attached double garage with electric door
- Manicured private gardens to front and rear, enjoying southerly aspect and views onto surrounding countryside
- Short stroll to the Olde Crawfordsburn Inn, Crawfordsburn Country Park and North Down coastline

## SUMMARY

Approached by a long sweeping driveway and secluded by surrounding trees and hedges, this property enjoys a delightful mature private setting in the historic town of Crawfordsburn, only a few minutes' walk to The Olde Crawfordsburn Inn and Crawfordsburn Country Park, as well as the North Down coastline.

Internally this exceptional detached property offers bright and spacious accommodation throughout which radiates from the spacious reception hall. There are two reception rooms including an impressive drawing room with double doors opening onto the rear patio and private manicured gardens. The kitchen offers a range of fitted painted solid wood units and 2 oven Aga with dining area for 8/10 people and living room opening onto the rear patio and gardens. There is also a separate utility room and pantry. On the ground floor there is an additional study area off the reception hallway and large bedroom suite with adjoining bathroom. Upstairs there are two further excellent bedrooms, both with ensuite shower rooms and double doors leading to the balcony area with stunning views over the surrounding field and countryside. The entire property is fenced and secure leaving the rear garden is southerly facing, completely private and bathed in sunshine during the summer months. A truly exceptional home.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

#### COVERED ENTRANCE PORCH:

Quarry tiled floor.

#### ENTRANCE HALL:

**18' 7" x 11' 0" (5.66m x 3.35m)**

At widest points. Hardwood front door, feature vaulted ceiling, recessed lighting, solid oak strip wood flooring, storage under stairs, glazed double doors to drawing room.

#### STUDY AREA:

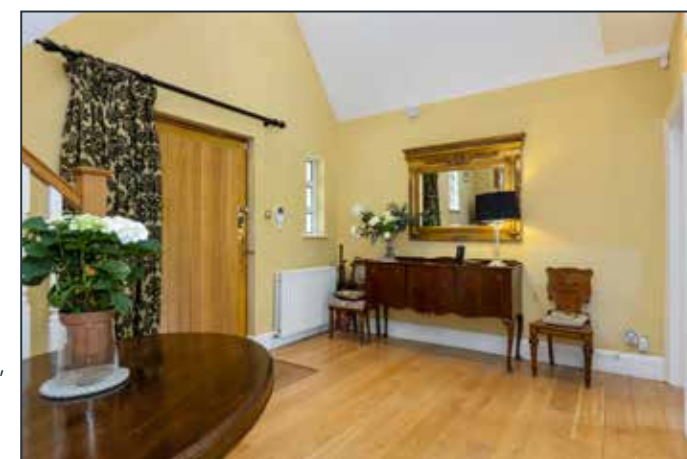
**8' 8" x 7' 0" (2.64m x 2.13m)**

Recessed lighting, solid wood floor, built in bookshelves.

#### DRAWING ROOM:

**22' 7" x 18' 0" (6.88m x 5.49m)**

Fireplace with marble surround, inset and hearth, open fire, corniced ceiling, recessed lighting, uPVC glazed patio doors opening onto rear patio and gardens, views over surrounding fields and countryside.







**LIVING AREA:**  
20' 9" x 12' 8" (6.32m x 3.86m)

Solid oak strip wood flooring, recessed lighting, glazed patio doors opening onto rear patio and garden, views over surrounding fields and countryside, archway through to:

**KITCHEN/DINING AREA:**  
15' 3" x 11' 4" (4.65m x 3.45m)

Excellent range of high and low level units, traditional solid wood country style kitchen with Belfast sink unit and mixer taps, granite worktops, 2 oven oil fired Aga, pantry style cupboard, 2 ring Bompani gas hob, partially tiled walls, ceramic tiled floor, recessed lighting, dining space for 6-8 people, additional dresser unit with built in shelving and storage.



**UTILITY ROOM:**  
16' 3" x 8' 9" (4.95m x 2.67m)

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine and tumble dryer, ceramic tiled floor, recessed lighting, hardwood glazed door to rear patio and garden. Archway through to:

**BOOT ROOM/CLOAKS:**  
6' 8" x 6' 6" (2.03m x 1.98m)

Solid wood rear door, ceramic tiled floor.

**PANTRY:**  
9' 9" x 6' 9" (2.97m x 2.06m)

Ceramic tiled floor, built in shelving, recess for fridge freezer.





**GARAGE:****24' 7" x 16' 4" (7.49m x 4.98m)**

Electric up and over door, light and power, Warmflow oil fired boiler.

**BEDROOM (1):****16' 10" x 12' 9" (5.13m x 3.89m)**

Recessed lighting, views over surrounding gardens and countryside.

**ENSUITE BATHROOM:****11' 5" x 11' 4" (3.48m x 3.45m)**

White suite comprising: Panelled corner bath with mixer taps and telephone hand shower, pedestal sink unit, low flush WC, fully tiled quadrant shower cubicle with thermostatic shower unit, ceramic tiled floor, partially tiled walls, recessed lighting, extractor fan.



Stairs with Oak handrail and Newell posts to:

**FIRST FLOOR****BEDROOM (2):****16' 1" x 15' 4" (4.9m x 4.67m)**

Recessed lighting, feature vaulted ceiling, double patio doors opening onto rear terrace with views across surrounding countryside and rear gardens. Wired for wall lighting, range of built in robes with hanging rails and shelving.

**DRESSING ROOM:****10' 1" x 6' 3" (3.07m x 1.91m)**

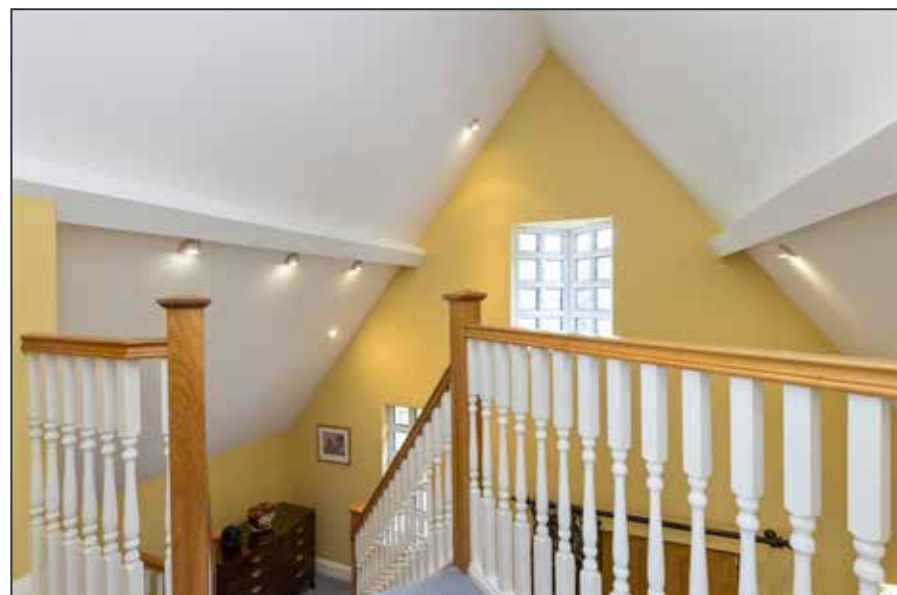
At widest points, storage into eaves. Hotpress with slatted shelving and pressurised water cylinder.

**ENSUITE SHOWER ROOM:****10' 0" x 5' 9" (3.05m x 1.75m)**

Fully tiled shower cubicle with thermostatic shower unit, ceramic tiled floor, closed cistern WC, chrome heated towel rail, vanity sink unit with built in storage, fully tiled walls, recessed lighting and extractor fan, velux window.







#### LANDING:

Further storage into eaves with slatted shelving.

#### BEDROOM (3):

**12' 0" x 11' 8" (3.66m x 3.56m)**

Built in robes with hanging rail and shelving, views over surrounding fields and countryside.

#### ENSUITE SHOWER ROOM:

**7' 10" x 5' 11" (2.39m x 1.8m)**

Fully tiled shower cubicle with thermostatic shower unit, low flush WC, pedestal wash hand basin, partially tiled walls, recessed lighting, built in shelving, extractor fan.

#### OUTSIDE

Pillared and gated entrance to front with pebbled driveway leading to car parking and turning circle, hedge boundary with mature trees, flowerbeds and various planting.

Gated side entrance to rear garden. Extensive patio area to rear enjoying southerly aspect and all day sunshine, leading to fully enclosed gardens in lawns with mature hedge boundary, planting areas with multitude of seasonal colour, views across surrounding countryside and fields.

#### ADDITIONAL CELLAR STORAGE:

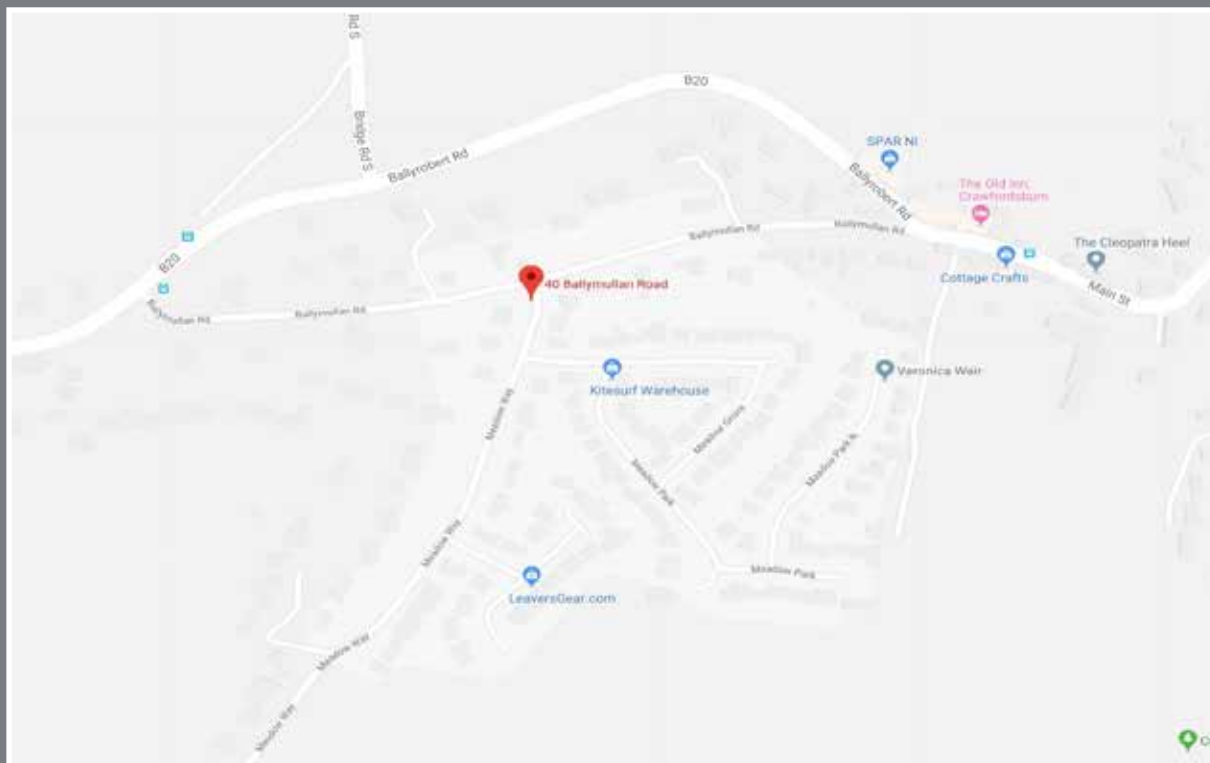
**16' 7" x 6' 2" (5.05m x 1.88m)**







# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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