

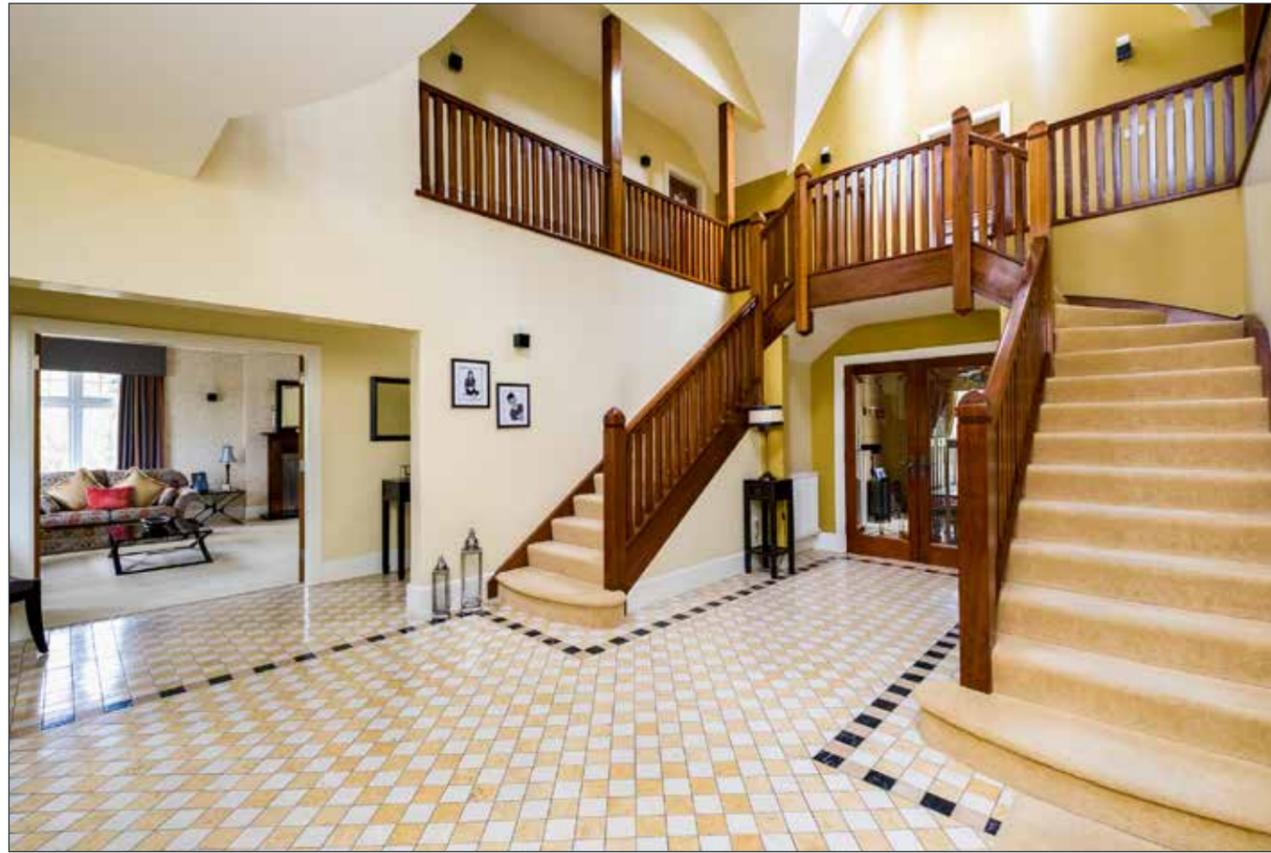
simon**BRIEN**
RESIDENTIAL

26A Church Road,
Crossgar, BT30 9HR



Asking Price £525,000

Telephone 02890 668888
www.simonbrien.com



ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

Approached through arched hardwood door. Semi-vaulted ceiling. Wall light wiring. Beam vacuum point. Feature double staircases to gallery landing, furnished with turned newel posts and balustrades.

CLOAKROOM:

White suite comprising of low flush WC. Pedestal wash hand basin. Wainscot wall panelling to dado rail. Wall light wiring. Corniced ceiling. Tiled floor.

LIVING ROOM:

15' 8" x 15' 3" (4.78m x 4.65m)

Fireplace with cast iron enclosed stove on slate hearth. Oak flooring. Corniced ceiling. LED ceiling light.

DRAWING ROOM:

29' 7" x 17' 1" (9.02m x 5.21m)

Approached through stained glass and leaded panel double doors. Polished cast iron fireplace with slate hearth and carved hardwood surround. Corniced ceiling. Wall light wiring. LED spotlighting.

DINING ROOM:

18' 6" x 14' 10" (5.64m x 4.52m)

Limestone fireplace with gas coal effect fire, and matching hearth. Oak tongue and groove floor. Corniced ceiling. Wall light wiring.

KEY FEATURES

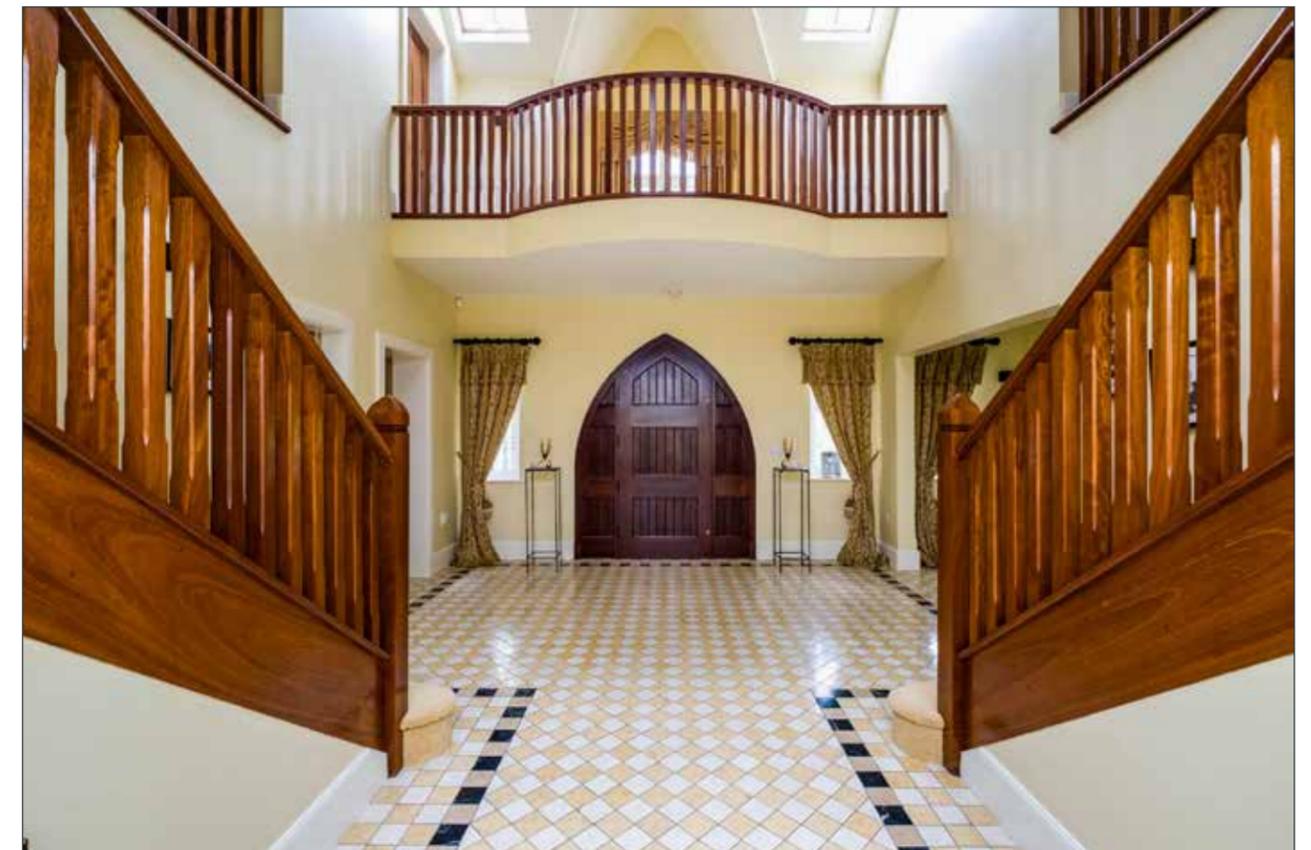
- Magnificent Detached Family Residence Extending To Approximately 4,000 Sq Ft
- Constructed 2008
- Superb Layout With High Quality Levels Throughout
- 5 Generous Bedrooms
- 3 Separate Reception Rooms
- Luxury Fully Fitted Kitchen With Aga Range
- Downstairs Cloakroom & Shower Room, Plus 3 Ensuite Shower Rooms & Bathroom
- Oil Fired Central Heating & Double Glazing
- Detached Double Garage With Office Store & Wood Store
- Mature Landscape Gardens With Large Enclosed Patio Area
- Magnificent Site Extending To Approximately 5 Acres
- Popular & Convenient Semi-Rural Location In One Of The Areas Most Sought After Addresses
- Approximately 30 Minutes From Belfast

SUMMARY

Constructed in 2008, and extending to approximately 4,000 Sq Ft, this magnificent detached family residence is sure to appeal to the most discerning of purchasers. Approached by a sweeping driveway, the property is exceptionally well positioned on a site extending to approximately 5 acres, offering unrivalled privacy in one of the areas most sought after residential addresses.

The accommodation is beautifully proportioned, and provides a layout of five bedrooms, three reception rooms, together with three ensembles, family bathroom, and high quality kitchen.

Viewing of this exceptional home is by private appointment through our South Belfast office on 028 9066 8888.





KITCHEN:

28' 1" x 15' 9" (8.56m x 4.8m)

Glazed Belfast sink with chrome mixer taps. Extensive range of customised hand built painted eye and floor level cupboards and drawers. Matching bookshelves, and island unit with fitted storage cupboards and drawers. Marble work surfaces. Recessed stainless steel sink unit with chrome swan neck mixer taps. Integrated cream four oven Aga in tiled recess with oak mantle over. American style fridge. Bloomberg dishwasher. Built-in waste bin. Storage cupboard downstairs. Beam vacuum point. Picture light. Corniced ceiling. Tiled marble floor. French door to terrace.

REAR HALLWAY:

9' 5" x 6' 9" (2.87m x 2.06m)

Tiled marble floor. Built-in cupboard. Beam vacuum point.

SHOWER ROOM:

8' 4" x 6' 5" (2.54m x 1.96m)

White suite comprising of quadrant tiled shower cubicle with Mira electric shower. Glass sliding shower doors and side panel. Pedestal wash hand basin. Low flush WC. Tiled marble floor.

CLOAKROOM:

6' 5" x 4' 11" (1.96m x 1.5m)

Built-in bench seat. Tiled marble floor. Range of fitted coat hooks.

LAUNDRY ROOM:

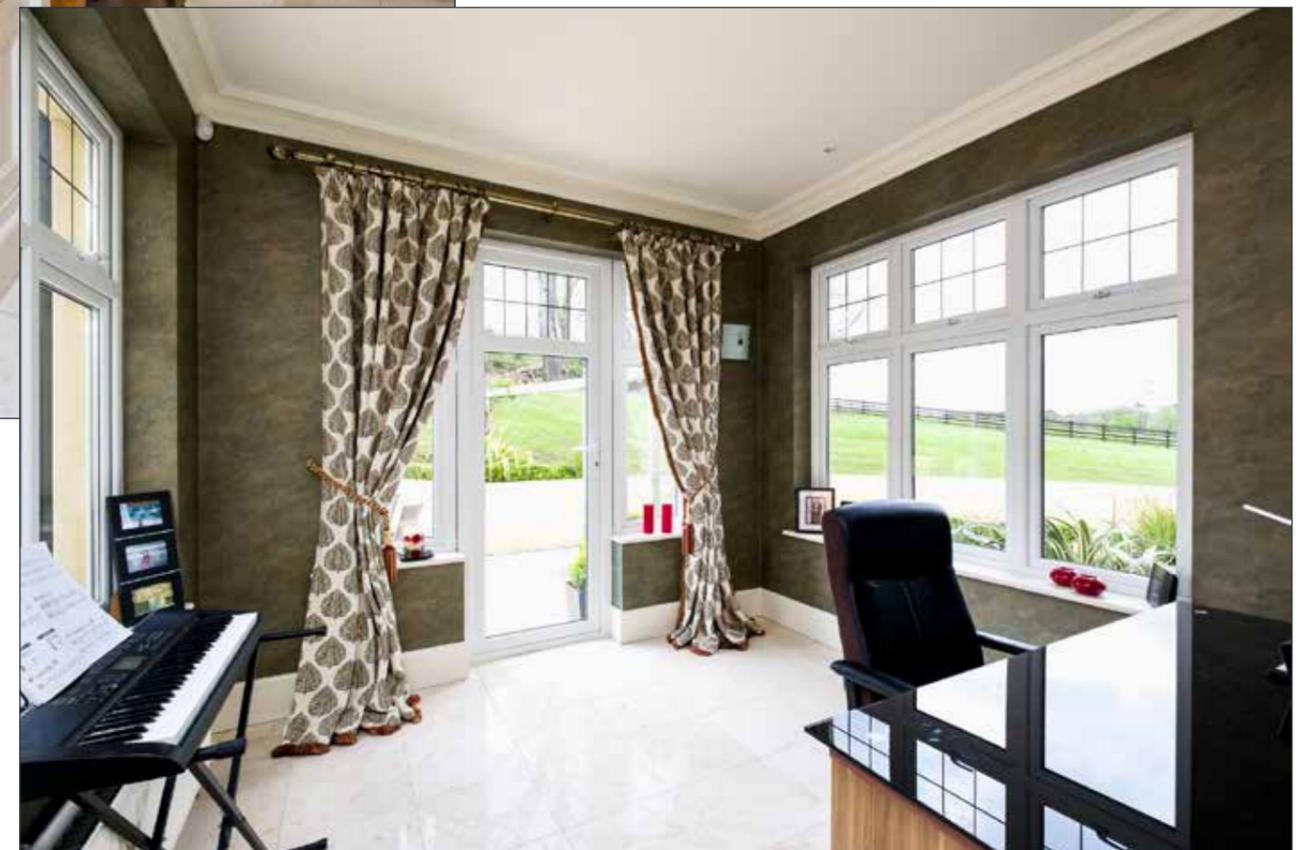
10' 1" x 9' 5" (3.07m x 2.87m)

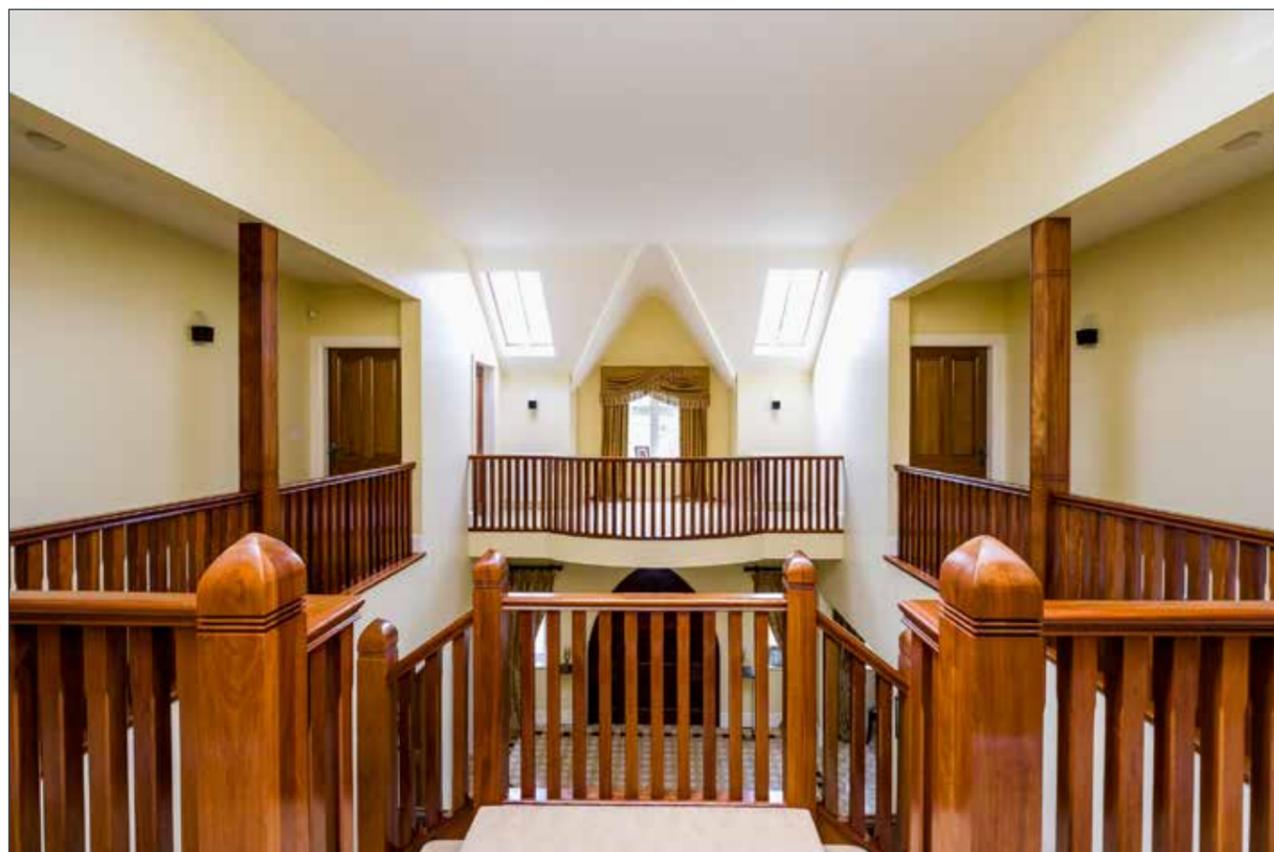
Plumbed for washing machine. Range of eye and floor level cupboards. Stainless steel sink in marble surround with swan neck mixer taps. Tiled marble floor. Beam central vacuum unit.

OFFICE:

10' 8" x 10' 2" (3.25m x 3.1m)

Ceramic tiled floor. LED lighting. Wall light wiring. French door to gardens.





FIRST FLOOR

GALLERY LANDING:

Enclosed reading room approached from bedroom overlooking gardens. Vaulted ceiling with Velux ceiling windows. Wall light wiring. Beam vacuum point.

BEDROOM (1):

13' 10" x 13' 4" (4.22m x 4.06m)

LED lighting.

ENSUITE SHOWER ROOM:

8' 9" x 8' 3" (2.67m x 2.51m)

White suite comprising of tiled shower cubicle with thermostatically controlled shower. Folding shower doors. Pedestal wash hand basin. Low flush WC. LED lighting. Extractor fan.

BEDROOM (2):

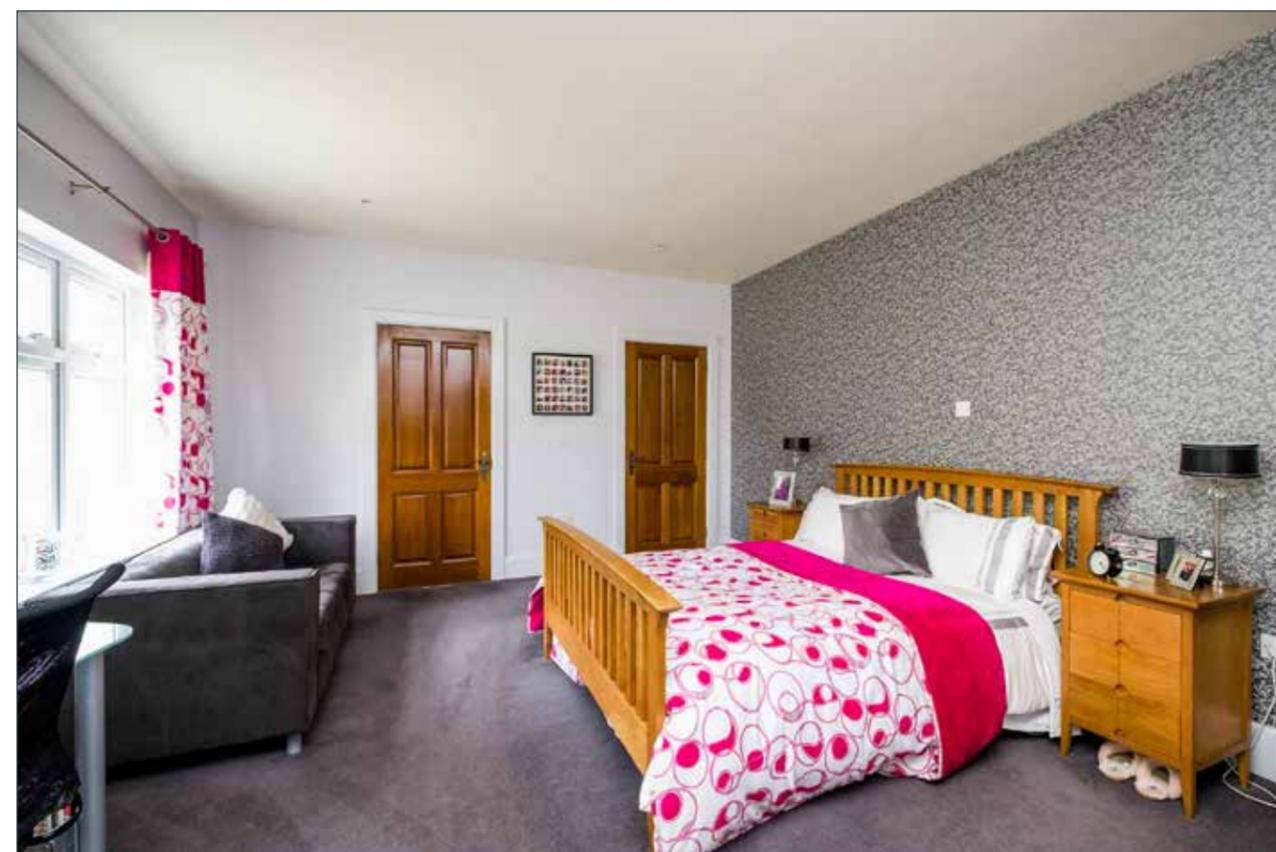
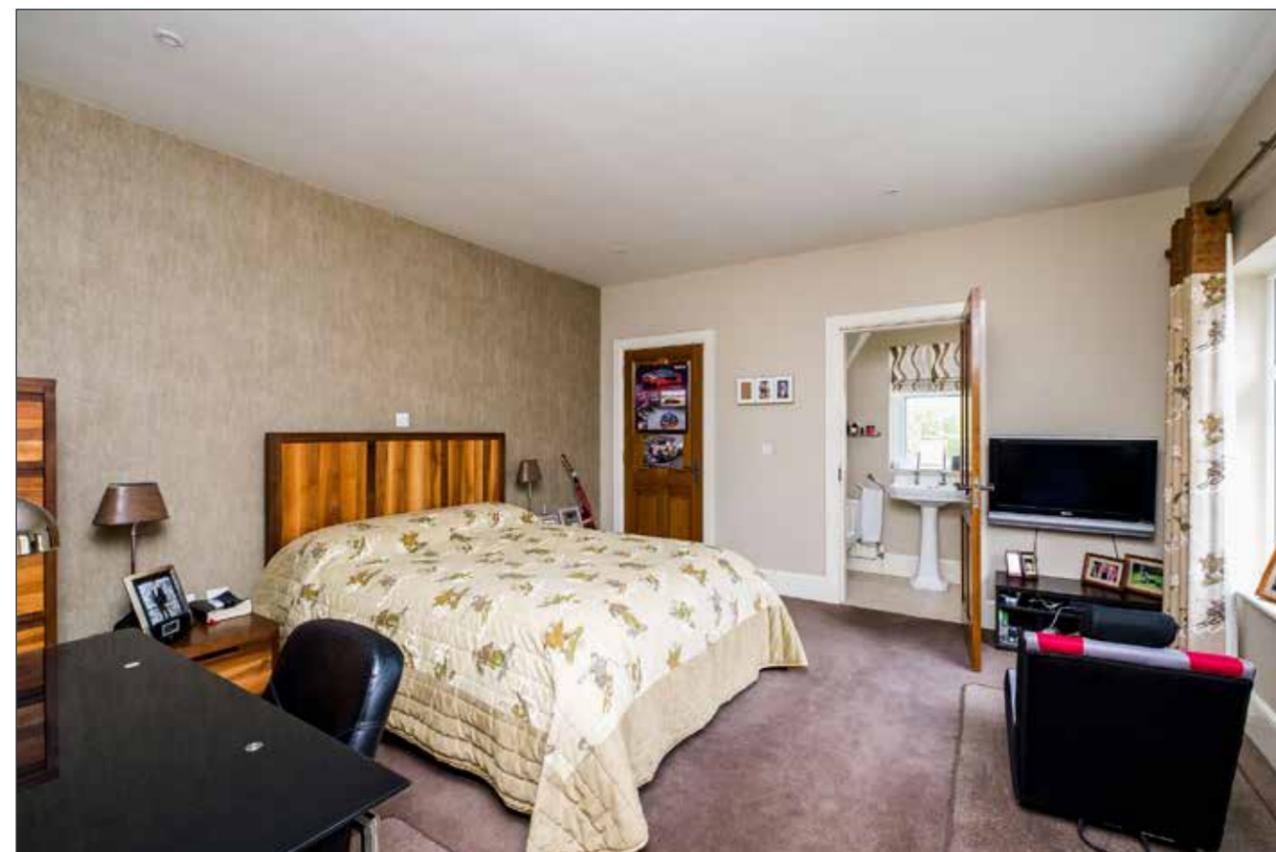
14' 5" x 13' 10" (4.39m x 4.22m)

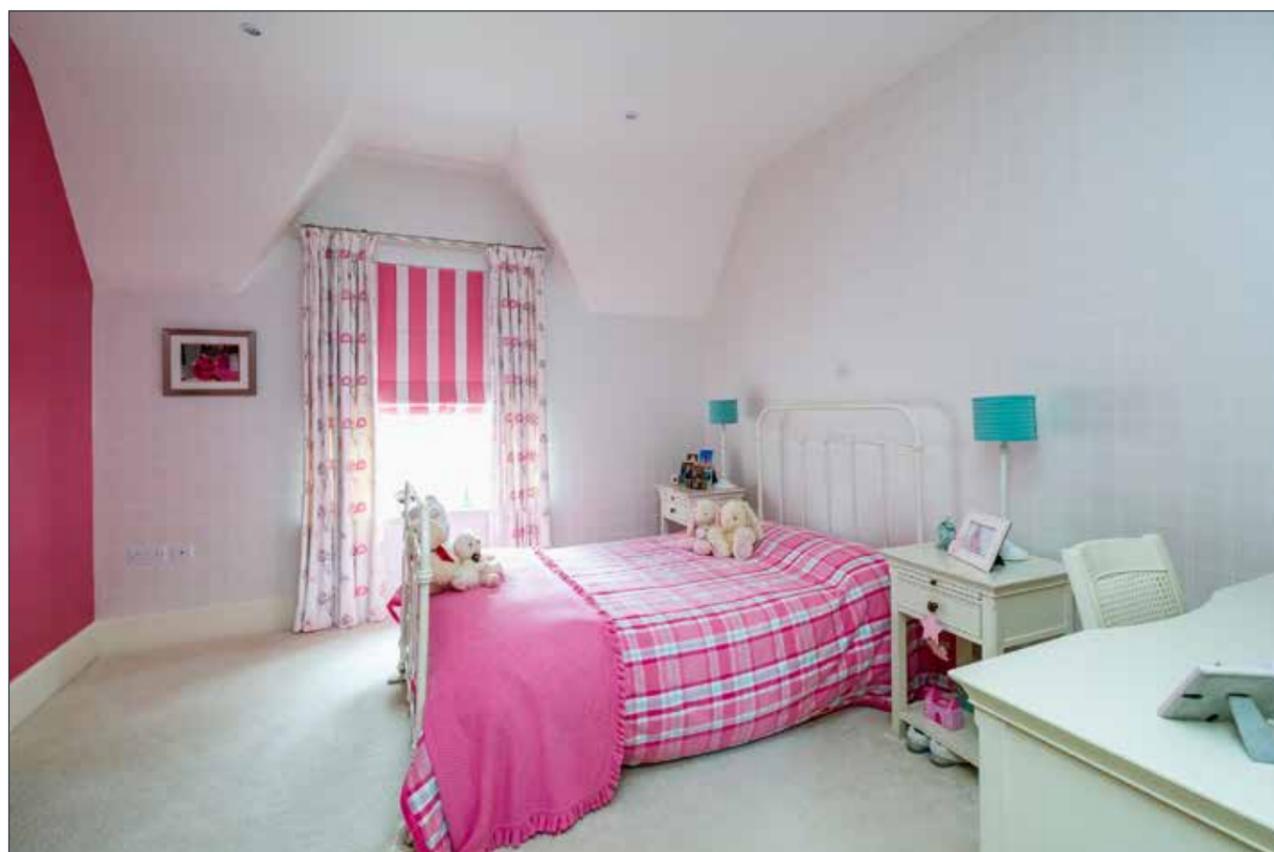
Built-in wardrobe.

ENSUITE SHOWER ROOM:

8' 9" x 8' 3" (2.67m x 2.51m)

White suite comprising of tiled shower cubicle with thermostatically controlled shower. Folding shower doors. Pedestal wash hand basin. Low flush WC. Tiled floor. LED lighting. Extractor fan.





BEDROOM (3):

14' 6" x 12' 5" (4.42m x 3.78m)

Built-in wardrobe with mirrored door.

PRINCIPAL BATHROOM:

13' 0" x 11' 9" (3.96m x 3.58m)

White suite comprising of roll top bath with chrome mixer taps, and extending shower head. Close coupled WC. Pedestal wash hand basin with chrome swan neck mixer taps. Polished wooden floor. LED lighting. Extractor fan. Hotpress with pressurised hot water cylinder. Curved wall feature.

BEDROOM (4):

11' 11" x 11' 4" (3.63m x 3.45m)

Built-in wardrobe.

MASTER BEDROOM:

17' 10" x 15' 4" (5.44m x 4.67m)

Built-in wardrobe. LED lighting.

DRESSING ROOM:

12' 0" x 6' 0" (3.66m x 1.83m)

Built-in clothes rails. Storage shelves. Vanity lights and radiator.

ENSUITE SHOWER ROOM:

10' 7" x 10' 2" (3.23m x 3.1m)

White suite comprising of slipper bath with chrome mixer taps and telephone hand shower attachment. Low flush WC. Pillar wash hand basin. Tiled shower cubicle with Mira thermostatically controlled shower. Extractor fan. Polished wooden floor.



OUTSIDE

Part shared bitmac drive to private sweeping bitmac drive to gravelled parking to front of residence and leading to courtyard and garaging to rear.

The extensive landscaped and natural gardens surround the residence and provide mature setting for the property. Rolling lawns have been planted with a pleasing array of shrubs and are complemented by the delightful flagged patios to side and rear over arched by rustic pergolas swathed in Honeysuckle and Jasmine. A brick bar-b-que is tucked into one corner with built-in bench seating. Mature woodland encompasses the rear boundary planted with Ash and Sycamore providing good privacy. Security lighting illuminates the house and grounds. The grounds are enclosed to the front with Ranch fencing.

DOUBLE GARAGE:

20' 9" x 16' 2" (6.32m x 4.93m)

Twin up and over doors. Light and power. Door to:

YARD:

Enclosed gravelled courtyard.

OFFICE:

9' 2" x 8' 1" (2.79m x 2.46m)

Tiled floor.

STORE:

16' 2" x 12' 0" (4.93m x 3.66m)

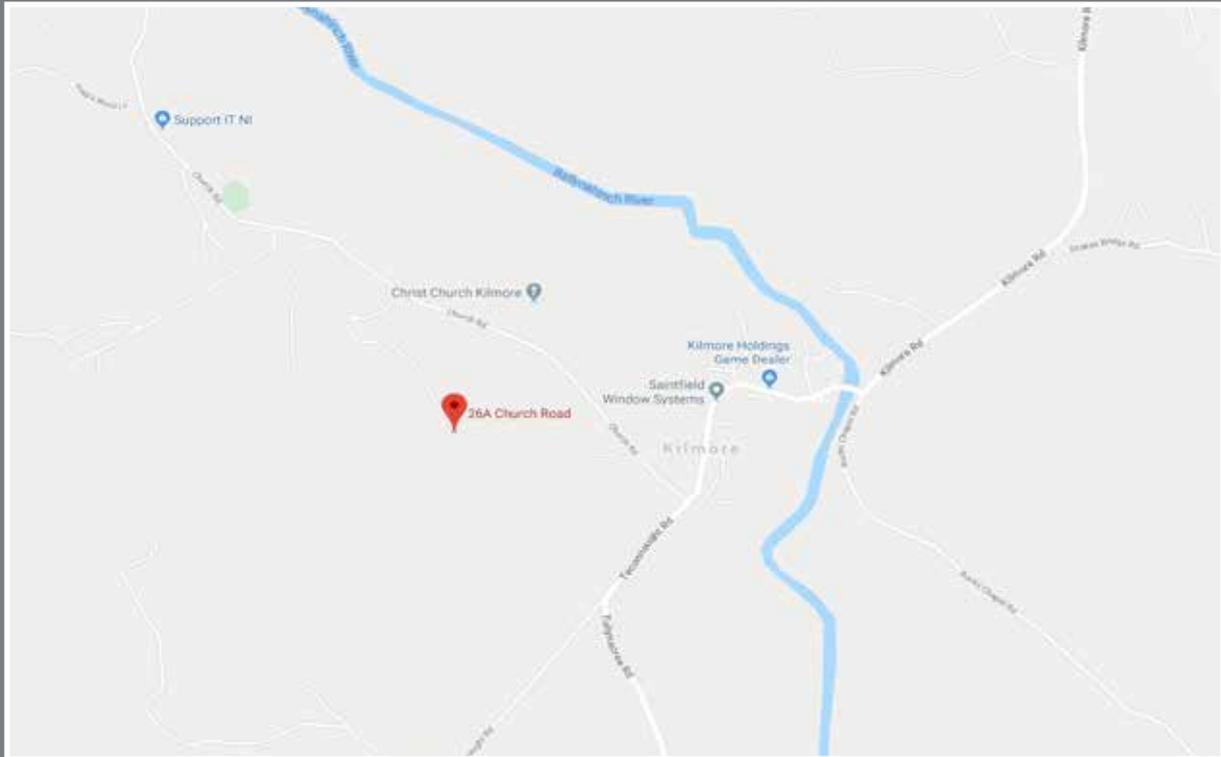
WOOD STORES:

Hard standing.





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.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

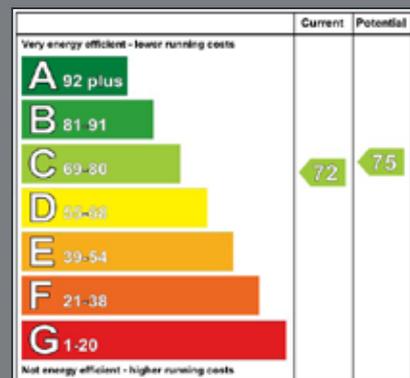


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/B/20/SO



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