

**'Brook Cottage',
44 Donegore Hill,
Muckamore, Antrim, BT41 2HS**



Asking Price £475,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Superb Detached Family Home On A Magnificent Site With Views Overlooking Countryside
- Sitting Approximately 2.5 Acres Including Gardens & Field
- Deceptively Spacious And Exceptionally Well Presented Accommodation
- Five Good Sized Bedrooms
- Superb Open Plan Kitchen With Casual Living Area
- Dining Room With Wood-Burning Stove
- Drawing Room With Feature Stone Fireplace & Wood-Burning Stove
- Two Ensuites, Family Bathroom And Downstairs Shower Room
- Separate Utility Room
- Integral Double Garage
- Oil Fired Central Heating And PVC Double Glazing
- Alarm System Installed
- Electric Gates
- Magnificent Wooded Site With Generous Gardens
- Popular And Sought After Rural Location Close To Templepatrick, Dunadry, International Airport And With Belfast Some 30 Minutes Away
- Option To Purchase Shed & Stables Opposite Dwelling Of Approximately 1 Acre By Separate Negotiation

SUMMARY

We are delighted to offer for sale this magnificent detached country residence which benefits from its elevated position with panoramic views over Ballynoe Brook and close to Antrim Lough Shore. This rural location is ideal to take advantage of the views and privacy on offer and yet is within a short drive of Templepatrick, Dunadry, Parkgate and Belfast International Airport. Belfast and other surrounding towns are also easily accessible by nearby transport routes/motorway networks.

The property itself has deceptively spacious accommodation which is finished to the highest of standards throughout providing a five bedroom layout together with superb open plan reception room accommodation space downstairs as well as a high quality kitchen, bathroom and ensuite facilities. Externally the site is spacious throughout with rolling lawns and a mature wooded outlook with a host of wildlife in the area.

Likely to be of interest to the large family wanting to live in the country and enjoy all the attributes of rural living. We have no hesitation in recommending an early inspection of this magnificent property.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

PVC door to entrance hall with Cathedral Victorian style tiled floor.

INTEGRAL DOUBLE GARAGE:

24' 11" x 19' 6" (7.59m x 5.94m)

Electric twin roller shutter doors. Light and power.

UTILITY ROOM:

13' 4" x 7' 4" (4.06m x 2.24m)

High and low level units. Inset sink. Granite worktops. Integrated oven. Two ring gas hob. Space for fridge/freezer. Plumbed for washing machine. Space for tumble dryer. Ceramic tiled floor. Understairs storage cupboard.

REAR HALLWAY:

Feature stable door.

CLOAKROOM & SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin. Ceramic tiled floor. Low voltage spotlights. Extractor fan.

KITCHEN WITH CASUAL LIVING AREA:

30' 9" x 15' 10" (9.37m x 4.83m)

In the kitchen: Excellent range of high and low level units. Inset 1.5 tub single drainer sink unit with filtered cold water tap and plumbed for hot water tap. Granite worktops. Stanley range. Integrated fridge/freezer and dishwasher. Breakfast bar. Large double larder with drawers / hidden microwave. Ceramic tiled floor. Low voltage spotlight.

In the living area: Stanley wood-burning stove. Feature corner window with French doors to rear garden with views overlooking the surrounding countryside. Open plan to...

DINING ROOM:

15' 10" x 13' 0" (4.83m x 3.96m)

Wood-burning stove. Open area / bar to kitchen.

DRAWING ROOM:

21' 6" x 15' 0" (6.55m x 4.57m)

Tardree stone fireplace with beam mantle and wood-burning stove.

Wrought iron staircase with open tread.





FIRST FLOOR

LANDING:

Wooden floor. Velux window.

PRINCIPLE BEDROOM:

16' 9" x 13' 5" (5.11m x 4.09m)

Vaulted ceiling.

DRESSING ROOM:

ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin. Vanity unit. Chrome heated towel rail. Ceramic tiled floor. Low voltage spotlights.

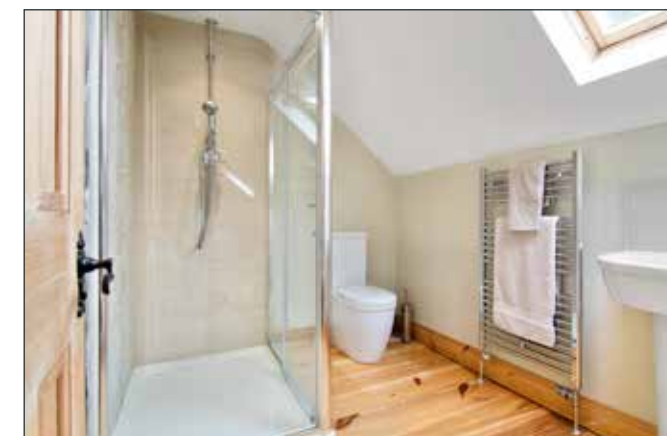
BEDROOM (2):

24' 7" x 20' 3" (7.49m x 6.17m) (Suitable for a variety of uses i.e., studio / music room or granny flat).

Wood flooring. Double doors to balcony with outstanding views of countryside.

ENSUITE SHOWER ROOM:

Fully tiled double shower enclosure. Low flush WC. Pedestal wash hand basin. Chrome heated towel rail. Low voltage spotlights. Velux window.





BEDROOM (3):
16' 6" x 13' 5" (5.03m x 4.09m) Original wood strip flooring.

BEDROOM (4):
11' 6" x 9' 6" (3.51m x 2.9m)
 Wood strip flooring. Twin built-in wardrobes.

BEDROOM (5):
11' 8" x 8' 6" (3.56m x 2.59m)
 Original wood strip flooring. Velux window.

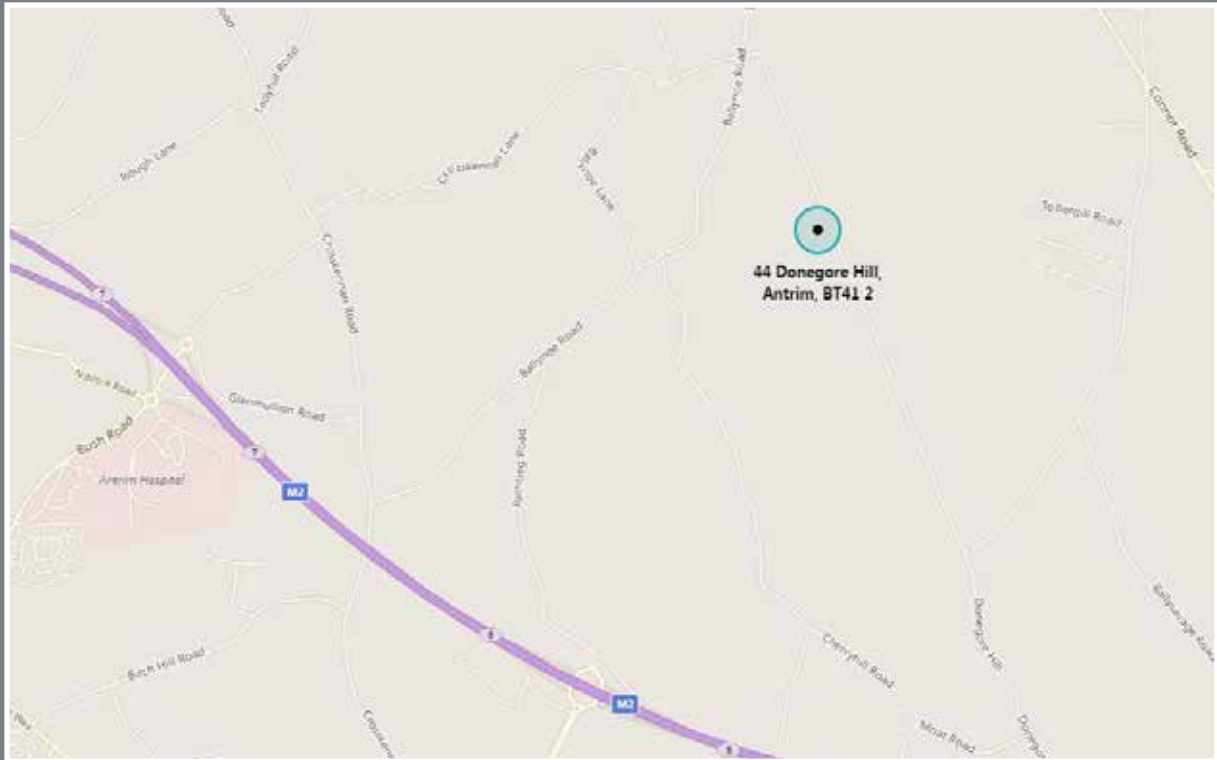
BATHROOM:
12' 4" x 11' 8" (3.76m x 3.56m)
 Jacuzzi bath. Double walk-in separate shower enclosure. Low flush WC. Pedestal wash hand basin. Chrome heated towel rail. Ceramic tiled floor.

OUTSIDE
 Generous site with lawns. Mature wooded outlook. Excellent driveway parking via electric gates.





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

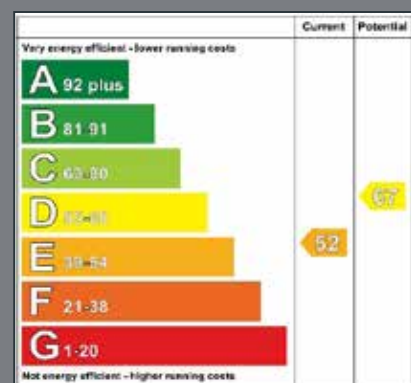


Lettings Department

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REF: RL/G/20/SO



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