

simonBRIEN
RESIDENTIAL

**'Mullaghmossan House'
107 Ballypollard Road,
Magheramore, BT40 3JG**

Asking Price £2,250,000

Telephone: 028 9066 8888
Website: www.simonbrien.com





SUMMARY

We are delighted to offer for sale this most impressive detached family residence, extending to approximately 10,000 Sq Ft, built in 2010 by the current vendors, with an unrivalled level of specification and quality of finish to the interior and exterior alike.

The internal accommodation offers any potential purchaser all they require for modern day living with gracious reception hall with central staircase, formal drawing room, additional family room / study, and luxury hand crafted kitchen open to casual dining and living which is undoubtedly the focal point of this superb property.

On the first floor there are four generous bedrooms all with luxury ensuite facilities, and to the second floor, an additional two bedrooms with ensuite plus games room / optional bedroom se seven.

Externally the property benefits from a large triple garage with additional games room plus a 2 bed apartment above which would be ideal as a teenagers annex or a for a semi dependant relative. The property is positioned on a magnificent elevated site extending in total to 28 acres, ideal for those with equestrian interests with a superb sand ménage, together with a range of outbuildings, stabling, tack room, and horse walker.

Located in the peaceful, quiet semi-rural location, the property is approximately 35 minutes from Belfast with nearby transport routes connecting other surrounding towns together with a host of local amenities and excellent schooling.

A truly magnificent home that can only be fully appreciated upon internal inspection.

KEY FEATURES

- A Magnificent Detached Family Residence Extending To Approximately 10,000 Sq Ft
- Impressive Gated Entrance Leading To Sweeping Driveway
- Gracious Entrance Hall With Feature Central Staircase
- Spacious Drawing Room With Fully Fitted Bar Area
- Family Room / Study
- Luxury Hand Craft Kitchen With Full Range Of High Quality Integrated Appliances Open To Living / Dining Area With Feature Fireplace
- Utility Room / Boot Room / Downstairs Cloakroom
- First Floor Laundry Room
- Six Double Bedrooms All With Modern Ensuite Facilities
- Four First Floor Bedrooms All With Dressing Rooms
- Play Room / Bedroom 7
- Luggage Room
- Triple Garage With Games Room (Currently Used As Golf Simulator Room)
- Two Bedroom Apartment Above Garage With Living / Kitchen / Dining & Bathroom
- Dual Heating System - Oil & Air Source Heat Pumps
- Sliding Sash Hardwood Double Glazing
- Alarm System & Music / Surround Sound System
- External Security Cameras & Heat Recovery System
- Central Beam Vacuum System
- Two Large Outbuildings
- Sand Ménage / Arena
- Extensive Yard With 9 Stables, Tack Room & Feed Room
- Horse Walker
- Additional One Bedroom Apartment
- Elevated Site Extending To 28 Acres With Panoramic Views Towards The Irish Sea
- Popular Semi-Rural Location Approximately 35 Minutes From Belfast
- Viewing Strictly By Private Appointment



ACCOMMODATION

GROUND FLOOR

Double hardwood door leading to:

ENTRANCE HALL:

Glazed fanlight. Feature Walnut central staircase with Newell post and spindles. Tiled flooring. Corniced ceiling. Recessed lighting.

DRAWING ROOM:

37' 4" x 21' 7" (11.38m x 6.58m)

Feature corner bar area. Corniced ceiling. Wood strip flooring. Double doors to patio area. Recessed lighting.





CLOAKROOM:

Low flush WC. Wash hand basin. Ceramic tiled floor. Vanity stand.

STUDY / FAMILY ROOM:

20' 6" x 14' 6" (6.25m x 4.42m)

Double doors to patio. Corniced ceiling.

KITCHEN / LIVING / DINING AREA:

37' 4" x 21' 3" (11.38m x 6.48m)

In the Kitchen area - excellent range of high and low level hand crafted units. Central island unit with inset Belfast sink. Recessed for fridge/freezer. Oil fired Aga. Integrated dishwasher. Coffee machine. Microwave. Granite work surfaces. Corniced ceiling.

In the Living area - cast iron fireplace. Ceramic tiled floor.







REAR HALLWAY WITH BOOT ROOM:
11' 3" x 7' 5" (3.43m x 2.26m)

SHOWER ROOM:
11' 4" x 3' 5" (3.45m x 1.04m)

Shower enclosure. Low flush WC. Wash hand basin in vanity unit.

UTILITY ROOM:
15' 3" x 6' 7" (4.65m x 2.01m)

Range of high and low level units. Single drainer sink unit. Ceramic tiled floor.

SERVICES CUPBOARD:



FIRST FLOOR

SPACIOUS GALLERY LANDING:

Views overlooking the Irish Sea.

BEDROOM (1):
21' 5" x 15' 0" (6.53m x 4.57m)

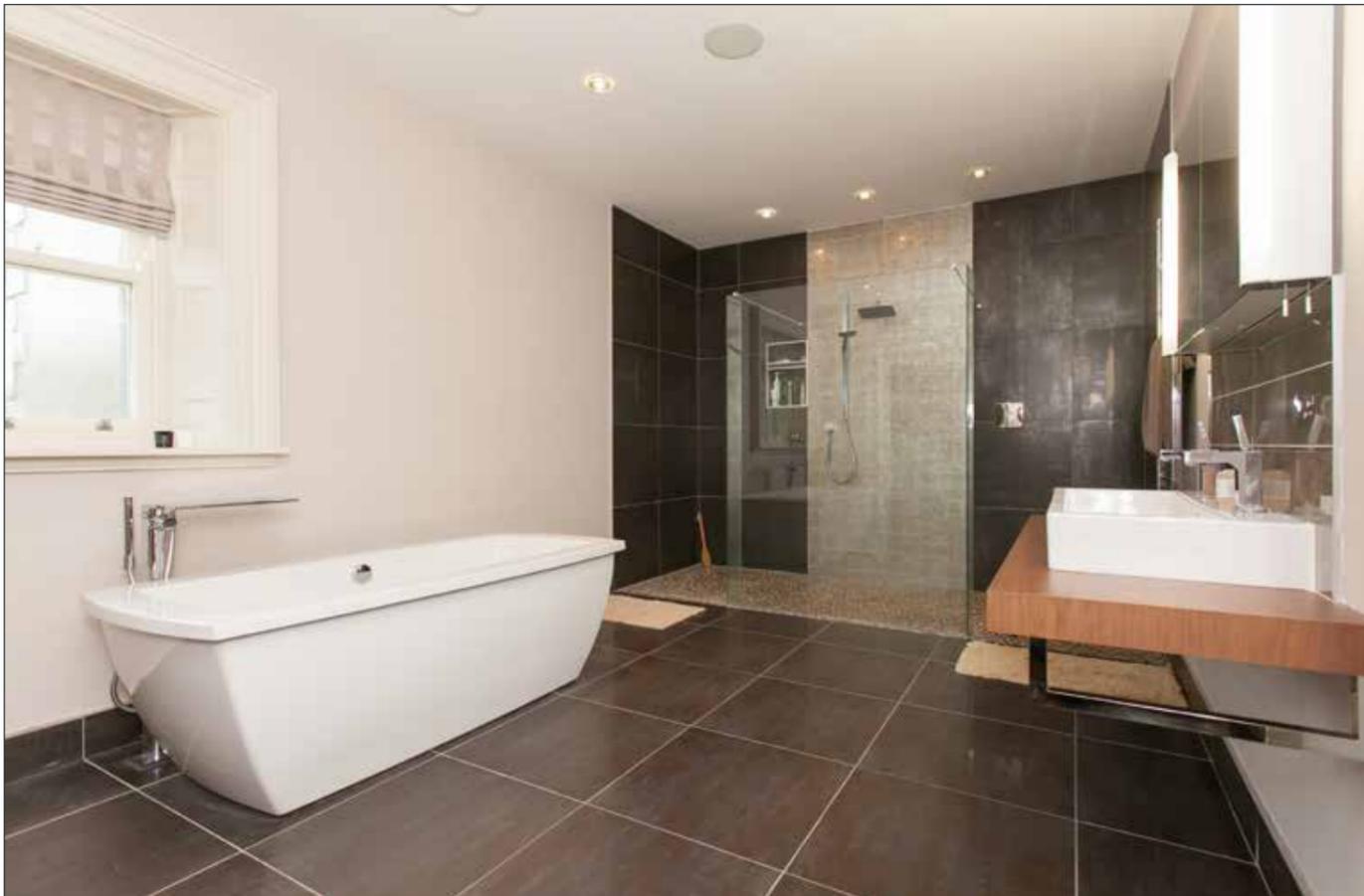
Views overlooking the Irish Sea. Corniced ceiling.

DRESSING ROOM:
19' 3" x 10' 6" (5.87m x 3.2m)

Extensive range of fitted units, cupboards, and drawers. Corniced ceiling. Recessed lighting.

ENSUITE SHOWER ROOM:
17' 5" x 10' 6" (5.31m x 3.2m)

Freestanding bath. Large walk-in wet room / shower enclosure with glazed shower screen. Vanity unit. Heated towel radiator. Fitted units. Ceramic tiled floor. Separate low flush WC.





BEDROOM (2):
21' 4" x 10' 9" (6.5m x 3.28m)

Views overlooking the Irish Sea.

DRESSING ROOM:
9' 4" x 7' 3" (2.84m x 2.21m)

ENSUITE SHOWER ROOM:
10' 7" x 5' 6" (3.23m x 1.68m)

Wet room / shower enclosure. Low flush WC. Wash hand basin in vanity unit. Ceramic tiled floor.



BEDROOM (3):
21' 6" x 10' 9" (6.55m x 3.28m)

DRESSING ROOM:
10' 3" x 7' 0" (3.12m x 2.13m)

ENSUITE SHOWER ROOM:
10' 8" x 8' 8" (3.25m x 2.64m)

Wet room / shower enclosure. Low flush WC. Wash hand basin in vanity unit. Ceramic tiled floor.

BEDROOM (4):
18' 0" x 15' 0" (5.49m x 4.57m)

DRESSING ROOM:
9' 0" x 5' 3" (2.74m x 1.6m)

ENSUITE BATHROOM:
14' 9" x 6' 4" (4.5m x 1.93m)

Wet room / shower enclosure. Panelled bath with mixer taps. Low flush WC. Wash hand basin in vanity unit. Ceramic tiled floor.

LAUNDRY ROOM:
15' 2" x 12' 9" (4.62m x 3.89m)

Range of fitted units. Single drainer sink unit. Plumbed for washing machine. Ceramic tiled floor.



SECOND FLOOR

BEDROOM (5):
21' 4" x 19' 7" (6.5m x 5.97m)

ENSUITE SHOWER ROOM:
14' 9" x 7' 0" (4.5m x 2.13m)

Shower enclosure. Low flush WC. Wash hand basin in vanity unit. Ceramic tiled floor.

BEDROOM (6):
21' 5" x 19' 7" (6.53m x 5.97m)

ENSUITE SHOWER ROOM:

Shower enclosure. Low flush WC. Wash hand basin in vanity unit. Ceramic tiled floor.

BEDROOM (7) / PLAY ROOM:
33' 2" x 12' 5" (10.11m x 3.78m)

Access to eaves storage.

LUGGAGE ROOM:
18' 0" x 7' 0" (5.49m x 2.13m)





OUTSIDE

Total site extending to 28 acres. Formal gardens. Sand ménage. Adjoining lands.

STONE OUTBUILDING:

TRIPLE GARAGE:

30' 9" x 18' 8" (9.37m x 5.69m)

Up and over door. Light and power.

GAMES ROOM / GOLF SIMULATOR:

20' 6" x 18' 5" (6.25m x 5.61m)

Built-in storage. Wine fridge.

UPPER LEVEL APARTMENT

LANDING:

40' 0" x 5' 5" (12.19m x 1.65m)

With cloaks cupboard.

KITCHEN / LIVING / DINING AREA:

20' 6" x 19' 6" (6.25m x 5.94m)

In the Kitchen - range of high and low level units. Single drainer sink unit. 4 ring hob. Electric oven. Stainless steel extractor. Fridge/freezer. Washing machine.

BEDROOM (1):

13' 8" x 11' 8" (4.17m x 3.56m)

Laminate wooden floor.

BEDROOM (2):

13' 8" x 11' 5" (4.17m x 3.48m)

Laminate wooden floor.

BATHROOM:

White suite comprising panelled bath with mixer taps. Shower enclosure. Low flush WC. Wash hand basin. Ceramic tiled floor.

LARGE OUTBUILDING (1):

49' 8" x 40' 0" (15.14m x 12.19m)

ADJOINING APARTMENT

KITCHEN / DINING AREA:

13' 3" x 9' 3" (4.04m x 2.82m)

BEDROOM (1):

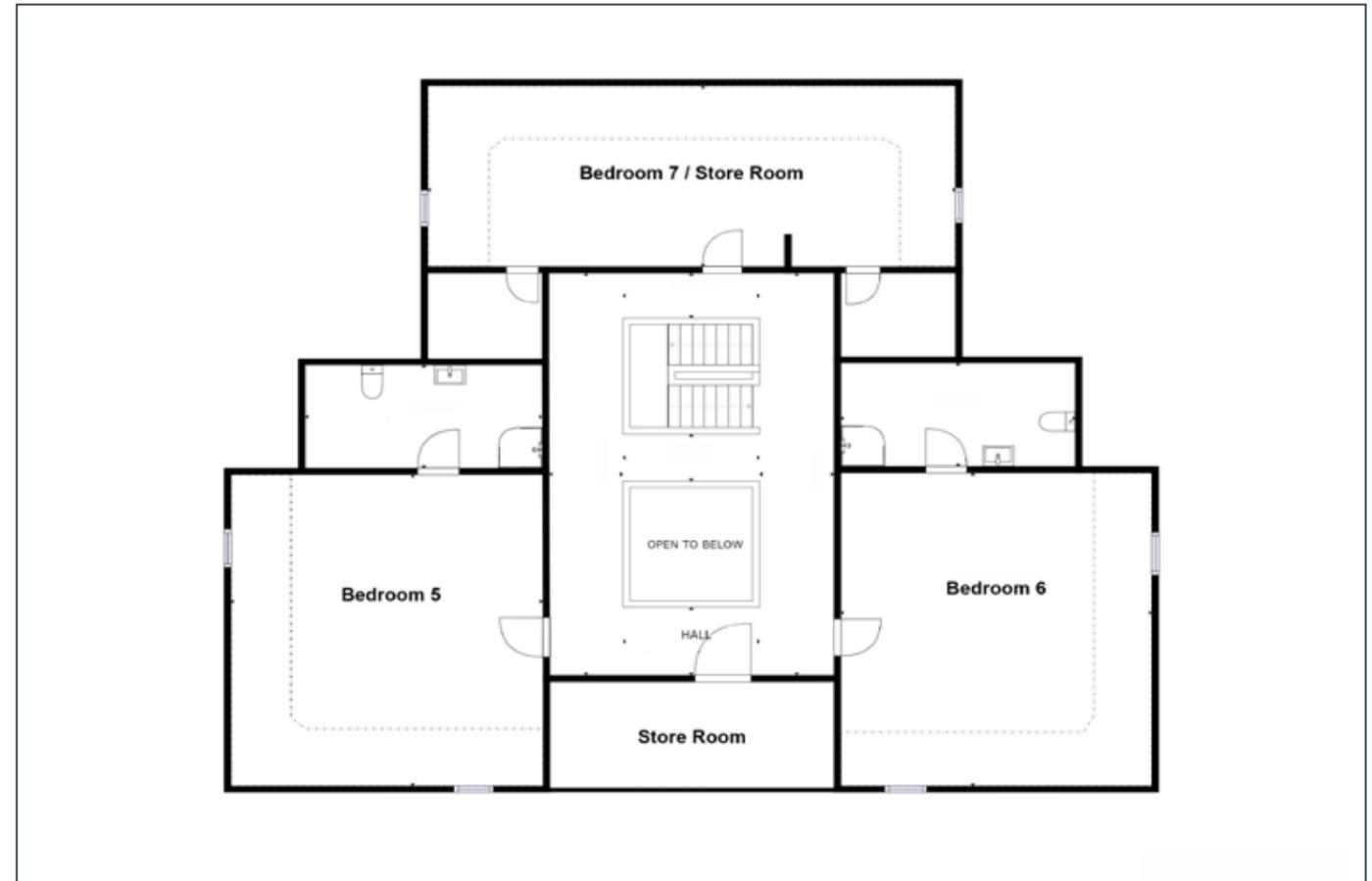
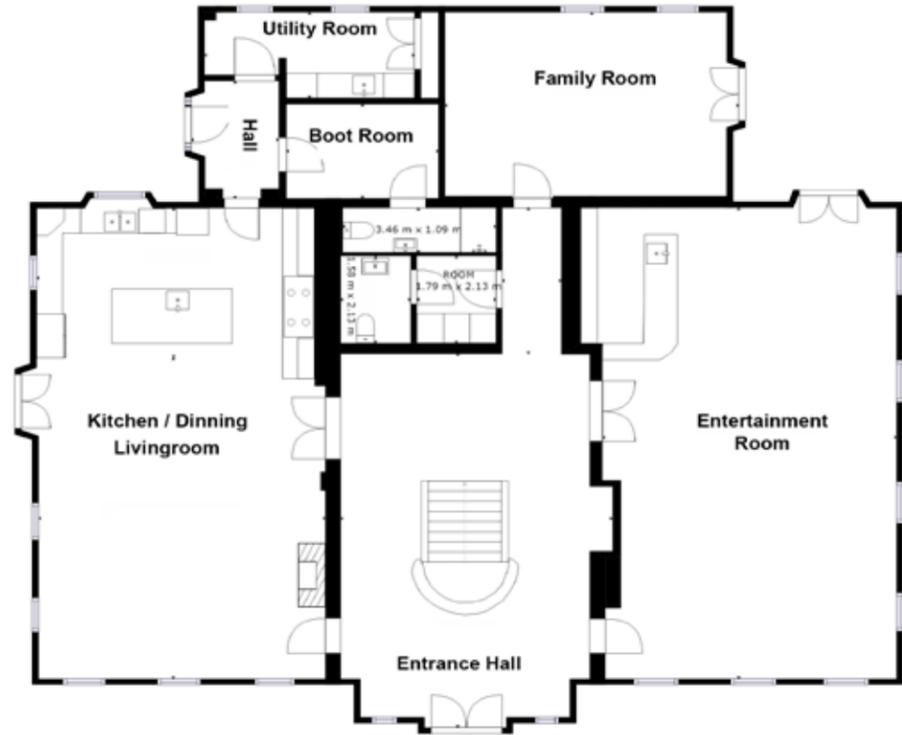
13' 0" x 10' 10" (3.96m x 3.3m)

SHOWER ROOM:

Shower enclosure. Low flush WC.









EQUESTRIAN FACILITIES

LARGE OUTBUILDING (2):
40' 0" x 25' 0" (12.19m x 7.62m)

9 STABLES:
80' 0" x 37' 0" (24.38m x 11.28m)

TACK ROOM:
12' 2" x 10' 9" (3.71m x 3.28m)

FEED ROOM:
11' 5" x 6' 10" (3.48m x 2.08m)

DRY BAY / WET BAY / LUNGING PEN:
65' 7" x 65' 7" (20m x 20m)

ARENA:
262' 6" x 131' 3" (80m x 40m)

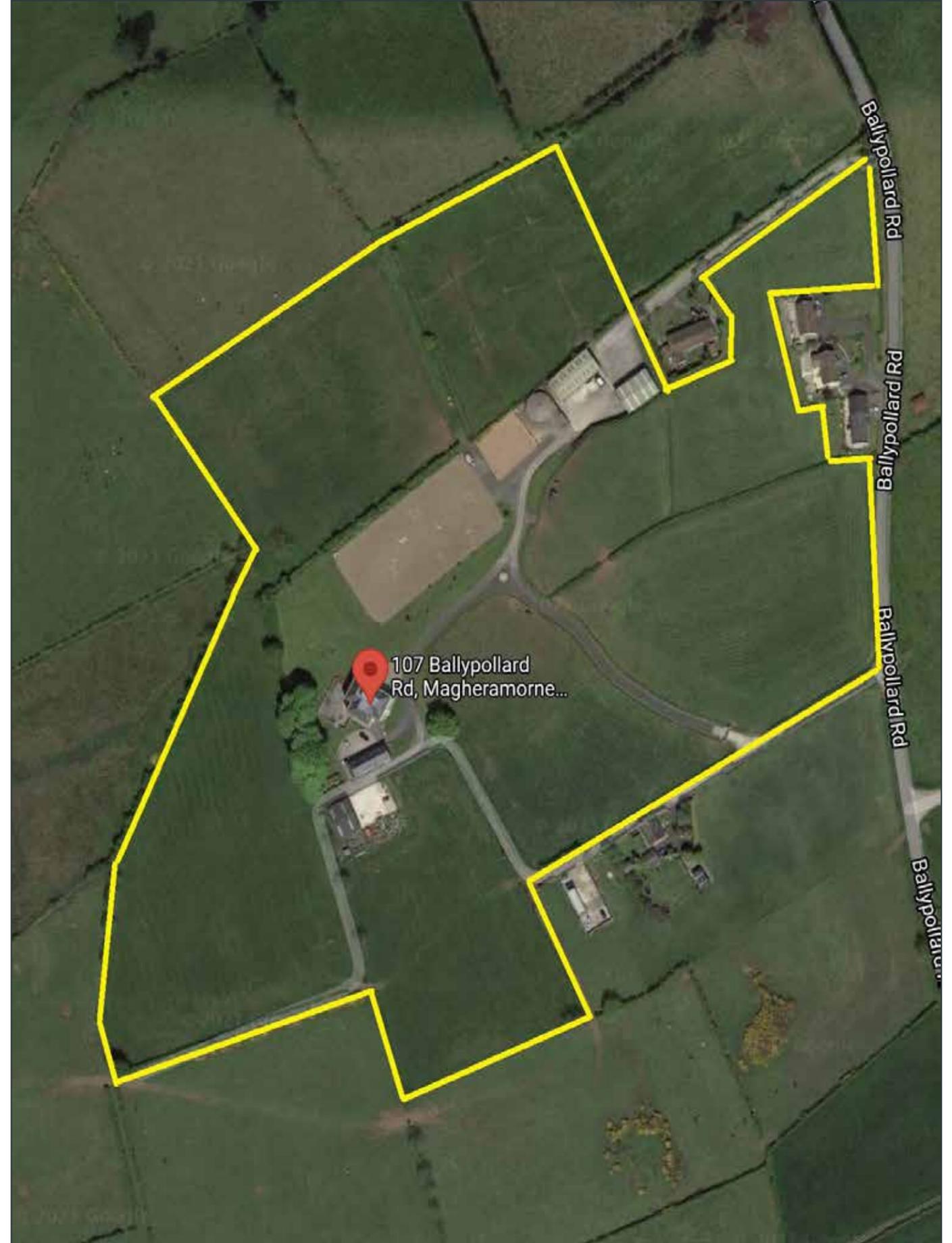
Martin Collins laid on asphalt.

Total site extending to 28 acres. Formal gardens. Sand ménage. Adjoining lands.









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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9208-1596-5739-2020-1223



REF: ML/SJB/E/21/SO



South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 028 9066 8888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 028 9042 8989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 028 9059 5555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 028 9180 0700
E newtownards@simonbrien.com

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