



simonBRIEN
RESIDENTIAL

'Ashtree House', 35 Edenticullo Road, Hillsborough, BT26 6PH

Offers Around £1,100,000

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KEY FEATURES

- Magnificent Detached Family Residence Extending To Approximately 6,000 Sq Ft
- Five Double Bedrooms Plus Study
- Drawing Room, Living Room And Family Room
- High Quality Robinsons Kitchen With Central Island Unit And Aga Range
- Luxury Family Bathroom
- Two Ensuites And Downstairs Shower Room
- Spacious Integral Double Garage
- Home Office
- uPVC Double Glazing
- Underfloor Oil Fired Central Heating
- Central Vacuum System
- Alarm System Installed
- Beautifully Landscaped Formal Gardens Extending To c.1 Acre
- Adjoining Fields Of c.3 Acres
- Unrivalled Standard Of Finish Throughout
- Popular And Convenient Semi Rural Location In The Periphery To Hillsborough
- Viewing By Private Appointment With Lisburn Road Office On 028 9066 8888

SUMMARY

Approached via a sweeping driveway and set on a mature elevated site, this magnificent detached family residence which was constructed in 2009 is sure to impress even the most discerning of purchasers.

No expense has been spared by the present owners in terms of the level of finish and specification with the highest quality floors throughout, a Robinsons kitchen with Aga Range, marble fireplaces in the reception areas and luxury bathroom and ensuites.

The accommodation which extends to approximately 6,000 Sq Ft is adaptable to suit individual requirements and comprises the option of six bedrooms (three with walk-in wardrobes), three reception rooms, principle bathroom, two ensuites, plus shower room together with home office and large double integral garage.

There is the added benefit of bedroom 5 being utilised as a granny flat or teenager annex with its own private entrance to the rear.

Externally the formal gardens which are beautifully maintained extend to c. 1 acre. In addition there are two adjoining fields of c. 3 acres which would suit those with an equestrian interest.

Ideally located some 20 minutes' drive from Belfast City Centre and 30 minutes from International Airport the property has all the benefits of its rural surroundings and yet is only a short drive from the popular village of Hillsborough and the many specialist shops and restaurants it has to offer.

View without delay as this home can only be fully appreciated by internal inspection.

ACCOMMODATION

ENTRANCE

Hardwood door to...





ENTRANCE PORCH:

Limestone floor. Double doors to:

RECEPTION HALL:

24' 0" x 16' 0" (7.32m x 4.88m)

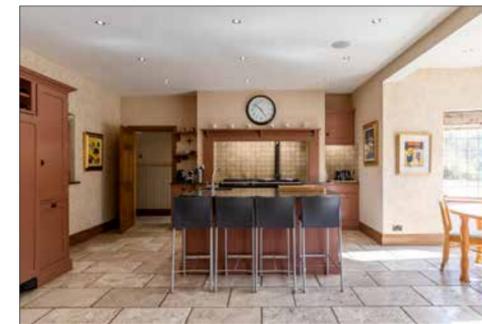
Feature antique marble fireplace with cast iron inset and tiled hearth. Limestone floor. Cornicing. Feature oak staircase to first floor.

DRAWING ROOM:

19' 6" x 17' 8" (5.94m x 5.38m)

Feature black marble fireplace. Solid French oak flooring. Corniced ceiling.





LIVING ROOM OPEN TO DINING AREA:
30' 0" x 17' 8" (9.14m x 5.38m)

Sandstone fireplace with cast iron multi fuel burning stove. Limestone flooring. Open plan to:

LUXURY ROBINSONS KITCHEN:
23' 6" x 18' 2" (7.16m x 5.54m) (at widest points)

Excellent range of high and low level units. Black Aga Range four ring gas hob. American style fridge freezer. Central island unit. Inset sink. Granite work tops. Integrated dishwasher. Wine rack. Limestone flooring. Low voltage lighting. Adjoining pantry with excellent range of high and low level units.

UTILITY ROOM:
11' 8" x 6' 5" (3.56m x 1.96m)

High and low level units. Single drainer sink unit. Plumbed for washing machine. Ceramic tiled floor.



STUDY:
9' 0" x 7' 5" (2.74m x 2.26m) Built-in units.

Ceramic tiled limestone flooring.

SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin. Built-in cupboards. Ceramic tiled floor.

FAMILY ROOM:

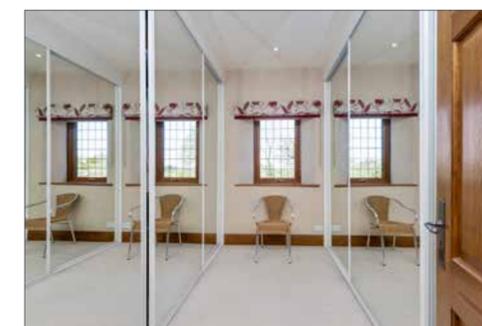
17' 8" x 10' 0" (5.38m x 3.05m)

FIRST FLOOR

SPACIOUS LANDING:

40' 0" x 16' 2" (12.19m x 4.93m) (at widest points)

Walk-in hotpress.



MASTER BEDROOM:
23' 9" x 18' 0" (7.24m x 5.49m)

Feature fireplace with oak surround and cast iron inset. Door to balconette.

DRESSING ROOM:
11' 0" x 9' 2" (3.35m x 2.79m)

Twin mirrored slide robes.

MASTER ENSUITE:

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



BATHROOM:
18' 0" x 16' 9" (5.49m x 5.11m)
White suite comprising freestanding bath with mixer taps and telephone hand shower. Low flush WC. Wash hand basin. Ceramic tiled floor. Low voltage lighting.

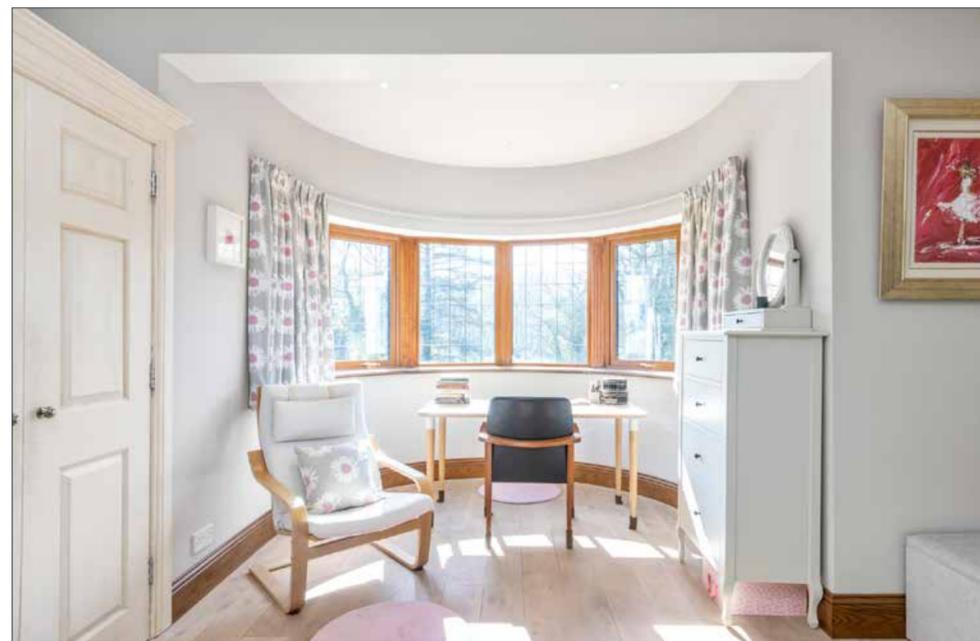
BEDROOM (2):
18' 0" x 12' 9" (5.49m x 3.89m)

Walk-in dressing area.

BEDROOM (3):
21' 2" x 13' 3" into bay (6.45m x 4.04m)

Built-in robes incorporating wash hand basin in vanity unit.

BEDROOM (4):
15' 6" x 11' 7" (4.72m x 3.53m)





**BEDROOM (5)/TEENAGE ANNEX/GRANNY FLAT:
31' 8" x 18' 5" (9.65m x 5.61m)**

Wood strip flooring. Access to balcony. Separate private entrance with porch.

DRESSING ROOM

ENSUITE:

Shower enclosure with Mira electric shower. Low flush WC. Pedestal wash hand basin. Extractor fan.

**BEDROOM (6) / STUDY:
11' 7" x 9' 10" (3.53m x 3m)**

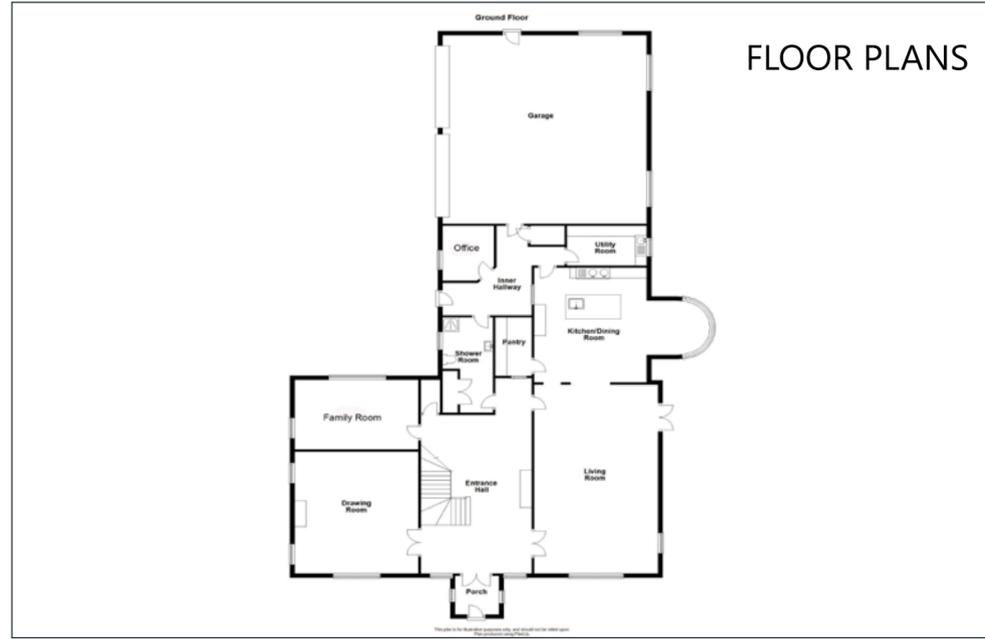
OUTSIDE

Stone pillars, entrance over stone bridge to asphalt driveway, electric gates, open courtyard with ample parking area, professionally laid garden partly in sand for all year dryness. Extensive mature and private site. Gardens to front, side, and rear. Shrubs, flowerbeds, and mature trees. Formal gardens extending to c.1 area. Outside lighting. Two adjoining fields of c.3 acres.

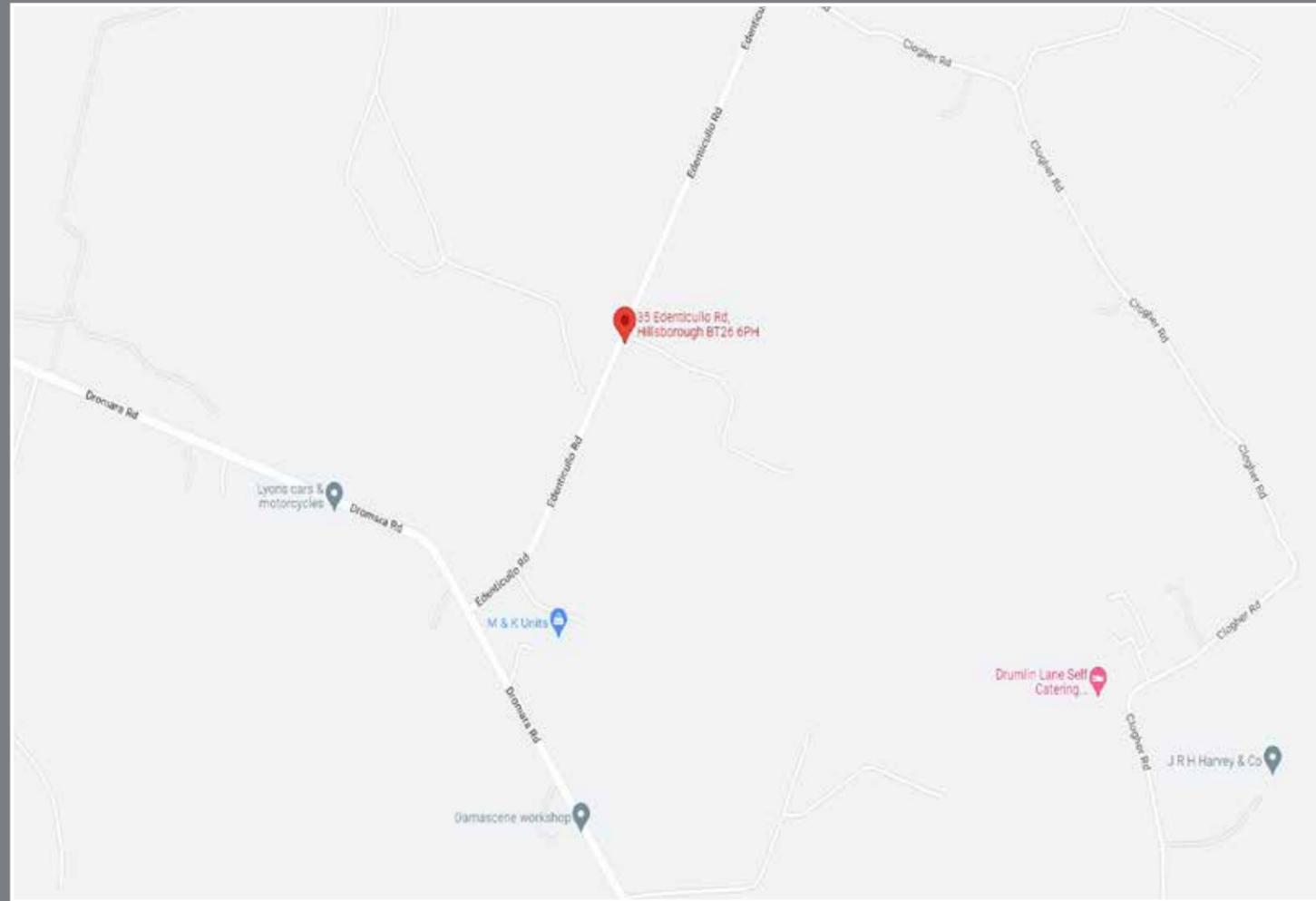
**INTEGRAL DOUBLE GARAGE:
31' 0" x 29' 0" (9.45m x 8.84m)**

Remote control up and over doors. High and low level units. Single drainer stainless steel sink unit. Light and power. Oil fired boiler. Central vac system.





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**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2532-3015-3204-5512-8204



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