

simon**BRIEN**
RESIDENTIAL

3 The Adam Yard,
Templepatrick, BT39 0BE



Asking Price £475,000

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KEY FEATURES

- Stunning Courtyard Residence, Part Of The Original 18th Century Stable Yard Designed By Robert Adam
- Exceptional Home Offering Style, Character And Comfort
- Well Proportioned Adaptable Accommodation Presented To An Exceptionally High Standard
- 4 Bedrooms - 2 With Ensuite
- Two Magnificent Formal Reception Rooms
- Fitted Kitchen
- Oil Fired Central Heating
- Integral Garage
- Delightful Courtyard Setting With Gardens To The Rear

DESCRIPTION

The magnificent Castle Upton Estate in Templepatrick, County Antrim dates back to to the 13th Century. In 1776 The Adam Yard was constructed to a design by world famous architect Robert Adam. In recent years it has been extensively and sympathetically restored and converted into a number of exclusive homes, which enjoy a high degree of privacy and offers the discerning purchaser an opportunity to live in a Listed property in a parkland setting.

This particular property is positioned on undoubtedly a superior corner plot within the development and offers spacious accommodation displaying many fine period features and yet benefits from the comforts and luxury one would expect of modern day living. The layout is adaptable and would appeal to a variety of potential purchasers seeking a stylish and individual home in an idyllic setting. Finished to an exceptionally high standard, and tastefully presented throughout, the property is complimented by its own private garden which enjoys a southerly aspect.

Some of the Country's leading hotels, restaurants and leisure facilities are close by as is Belfast International Airport. Belfast City Centre is approximately 20 minutes and the nearby motorway network provides excellent provincial connections. To fully begin to appreciate all this magnificent property has to offer, we strongly recommend immediate inspection



ACCOMMODATION

GROUND FLOOR

DOWNSTAIRS WC:

Downstairs cloakroom with traditional WC and white pedestal wash hand basin with tiled splashback area.

LIVING/DINING ROOM:
23' 0" x 19' 8" (7.01m x 5.99m)

Formal drawing room / lounge complete with feature open fire. Magnificent vaulted ceiling with original exposed beams. Access to the side and rear garden.



FAMILY ROOM:
12' 5" x 11' 2" (3.78m x 3.4m)

Located just off the lounge and complete with feature fireplace.



KITCHEN:

19' 0" x 10' 8" (5.79m x 3.25m)

Range of high and low level units with matching tiled worktop surfaces. Breakfast peninsula with recessed sink with brass mixer tap. Built in electric oven and four ring hob with concealed extractor fan overhead. Plumbed for range of kitchen appliances. Open plan to casual dining area. Complete with tiled flooring. Traditional stable door leading to rear garden. Excellent views of Castle Upton from the kitchen / diner. Stunning window seat with excellent views of Castle and gardens.



FIRST FLOOR

MASTER BEDROOM:

17' 8" x 16' 1" (5.38m x 4.9m)

Bright and spacious master bedroom complete with solid wooden flooring.



ENSUITE BATHROOM:

Jack and Jill access to ensuite bathroom. Stylish four piece bathroom suite complete with Roll Top stand alone bath, WC and His and Her sinks complete with tiled splashback areas. Separate walk in shower cubicle with thermostatic shower. Tiled flooring and spotlights.



BEDROOM (2):
14' 3" x 11' 4" (4.34m x 3.45m)

Spacious double bedroom with vaulted ceiling and original exposed beams.



BEDROOM (4):
11' 0" x 9' 4" (3.35m x 2.84m)

Complete with solid wooden flooring, vaulted ceiling and built in double wardrobe.



ENSUITE BATHROOM:

Three piece ensuite bathroom comprising corner bath, close coupled WC and white pedestal wash hand basin. Tiled splashback areas.



BEDROOM (3):
15' 0" x 10' 1" (4.57m x 3.07m)

Spacious double bedroom with vaulted ceiling and original exposed beams.



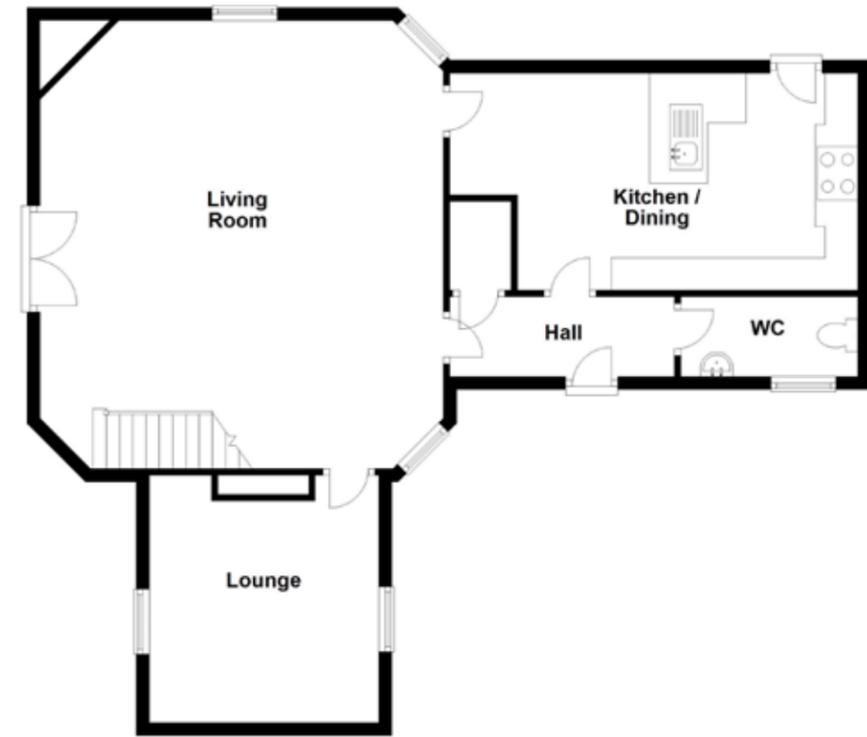
OUTSIDE:

Pebbled parking to the front of the property and access to attached double door garage. Electrical points. Shelled storage area. Beautiful driveway with various wildlife on show leading to stunning forecourts to both stable blocks. Landscaped rear garden with patio and generous lawned area ideal for hosting family gatherings. Superb views of Castle Upton.

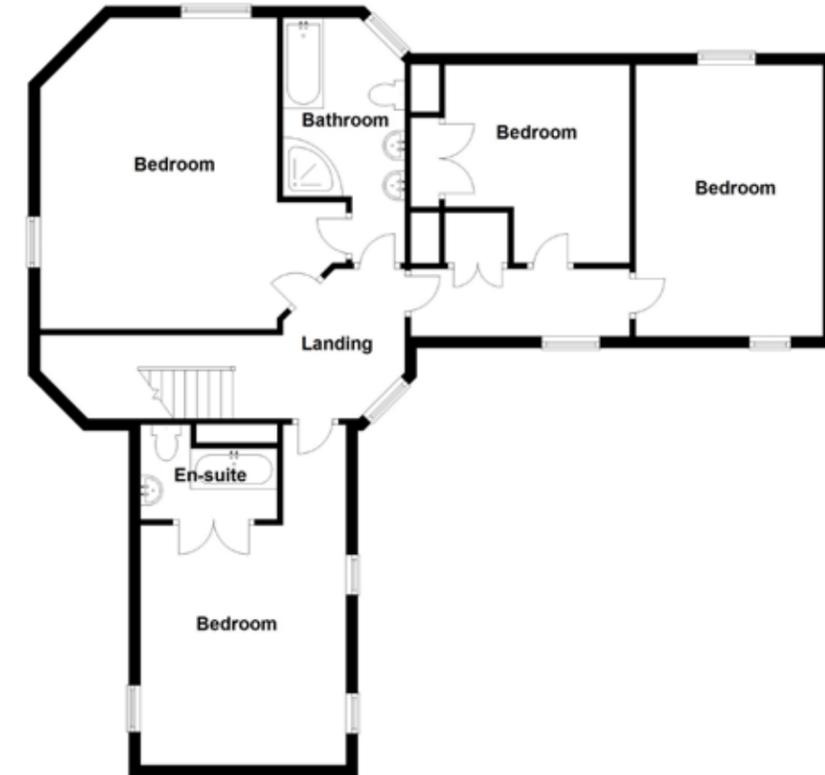




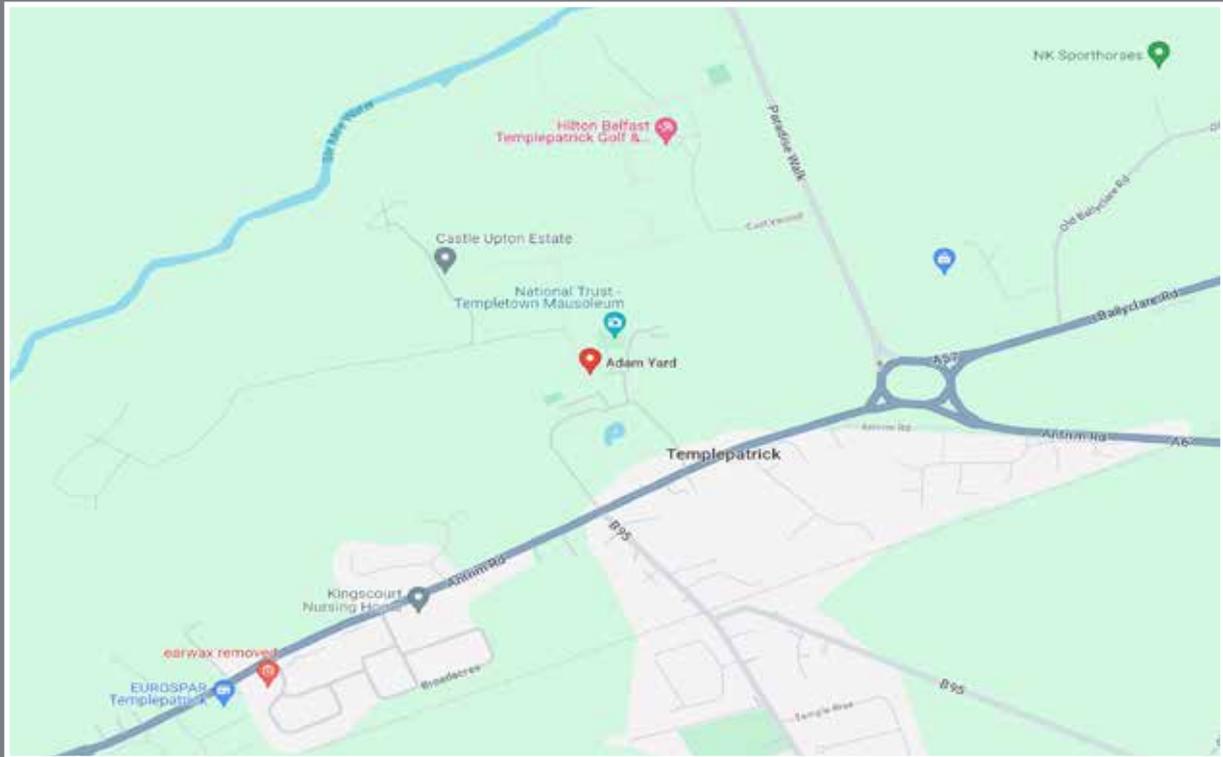
Ground Floor



First Floor



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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