



29 SLIEVENABOLEY ROAD, DROMARA, DROMORE, BT25 2EN

This most outstanding country residence was built circa 2012 by the present owner and much thought was put into creating a spacious and adaptable family layout whilst using the highest construction standards and materials.

Occupying a truly magnificent rural setting this superb property enjoys private aspects and panoramic views over the surrounding countryside and Dromara mountains.

For those with equestrian interests, the spacious grounds and large agricultural shed will be of wide appeal.

The well appointed and spacious accommodation extends to approximately 3400 square feet to include an integral double garage which is presently used as a games room, the optional open plan layout is perfect for family gatherings and entertaining whilst quiet time can be enjoyed in the adjoining sun room.

The property will be perfectly suited to a growing family wanting an idyllic country retreat with convenience for commuting both North and South of the border.

A visit to this fine country home is essential to appreciate fully its many quality features and prime location.

PRICE: OFFERS IN THE REGION OF £420,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C76

REF:GN300620HG

- A Most Impressive Detached Country Residence Occupying A Truly Magnificent Setting With Panoramic Views Over The Surrounding Countryside And Dromara Mountains .
- Spacious And Adaptable Family Accommodation Extending To Approximately 3400 Square Feet To Include Integral Double Garage
- Locally Sourced Natural Stone Detailing To Sun Room And Front Elevation Centre Feature
- The Grounds Extend To Approximately 4 Acres To Include Gardens, Paddock And Stoned Yard Area
- Large 4 Link Agricultural Shed (60' x 45') Plus Mezzanine Floor
- Spacious Entrance Hall With Feature Curved Ash Staircase
- Lounge With Open Plan To Dining Area And Kitchen
- Sun Room With Exposed Beam And Pine Ceiling
- Family Room With Pine And Cast Iron Fireplace And Open Plan To Kitchen
- Luxury Fitted Kitchen With Granite Worktops And Dining Area With Large Multi Fuel Stove
- Utility Room With Access To Garage And Adjoining Cloakroom With Low Flush Suite
- Five Spacious Bedrooms (Two With Shower Room En Suite)
- Luxury Tiled Bathroom With Victorian Style Suite To Include Free Standing Bath Tub And Walk In Shower Area / All Showers Are Power Showers
- Integral Double Garage Presently Used As Games Room
- Zoned Heating System With Link Up To Multi Fuel Stove In Dining Area And Condensing Type Oil Fired Boiler / Victorian Cast Iron Style Radiators
- Most Impressive C76 Energy Efficiency Rating For Reduced Running Costs
- Wood Effect And Sash Style PVC Double Glazed Windows
- Beam Built In Vac System / Zoned Alarm System With Phone Link Up
- Multi Internet Ports Throughout From Central Comms Hub In Garage
- Insulated Block Construction And Solid Concrete Floors To First Floor

ACCOMMODATION Measurements are approximate

SPACIOUS ENTRANCE HALL:

Composite PVC entrance door. Ceramic floor tiling. Curved Ash staircase with barley twist balustrade and newel post.



LOUNGE:

4.53m (14'10") x 4.00m (13'1")

Oak laminated timber floor. Open plan to dining area and kitchen.



SPACIOUS SUN ROOM:

4.08m (13'5") x 3.9m (12'10")

Feature pitched ceiling with exposed pine beams. Tongue and groove roof boards. PVC double glazed double doors leading to rear.



FAMILY ROOM:

4.46m (14'8") x 3.97m (13'0")

Pine fire surround with cast iron inset. Polished granite hearth. Oak laminated timber floor. Open plan to kitchen and dining



LUXURY OAK FITTED KITCHEN/DINING AREA: **10.66m (35'0") x 3.79m (12'5")**

Excellent range of high and low level units with oak doors and detailing plus island unit with granite work surfaces and stainless steel sink units with mixer taps. Rangemaster range cooker with multi gas hobs in brick alcove with oak beam. Integrated dishwasher. Large multi-fuel stove on slate hearth with brick surround and oak mantel. Wired for concealed lighting. Stove is linked to hot water and central heating system.



SPACIOUS UTILITY ROOM:

Range of built in units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Access to integral double garage.

CLOAKROOM:

Low flush suite. Close couple low flush wc. Pedestal wash hand basin.



FIRST FLOOR

BEDROOM (1):

4.35m (14'3") x 4.37m (14'4")

Oak laminated timber floor. Walk in dressing room.



LUXURY TILED SHOWER ROOM EN SUITE:

Walk in shower enclosure. Pedestal wash hand basin. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor.



BEDROOM (2):

4.47m (14'8") x 3.99m (13'1")

Built in robes. Oak laminated timber floor.

SPACIOUS SHOWER ROOM EN SUITE:

Open shower area with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled floor. Tiled walls. Recessed spotlights.



BEDROOM(3):

4.47m (14'8") x 3.98m (13'1")

Built in robe. Oak laminated timber floor.



BEDROOM (4):
3.98m (13'1") x 3.98m (13'1")
Oak laminated timber floor.

BEDROOM (5):
3.99m (13'1") x 3.97m (13'0")
Oak laminated timber floor.

SPACIOUS LANDING: Ashwood balustrade with barley twist spindles.



LUXURY TILED BATHROOM:

Victorian style suite. Free standing bath tub with mixer tap and shower attachment. Large walk in shower area with thermostatic shower with drencher head and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Chrome finish heated towel rail. Feature wall and floor tiling. Recessed spotlights. Separate large hotpress with plumbing for solar panels.



OUTSIDE: Extensive hillside setting with panoramic views over surrounding countryside and Dromara Mountains. Lawns. Spacious driveway and parking areas. Gardens and lands extending to approximately 4 acres. Please note, access to the property is via a lane, the initial section is by right of way and also this section has shared access to fields, the remaining lane to the main house is private and sole use for number 29.



INTEGRAL DOUBLE GARAGE:
6.56m (21'6") x 5.97m (19'7")

Roller shutter door. Recessed spotlights. Presently used as games room. Oak laminated timber floor. Oil fired boiler and beam built in Vac system. There is also a large detached double garage with loft, please note, at present, there is no planning permission for this building and the owner is currently making an application for planning approval.



TENURE: We are advised the property and lands are freehold, we recommend the purchaser and thier solicitor verify the details.

RATES PAYABLE: £2400 pa, we recommend the purchaser verifies this amount with LPS.

DIRECTIONS: From Dromara village proceed along Rathfriland Road, approximately 3.4 miles turn right into Slievenaboley Road, number 29 is 0.2 mile on left, proceed to end of lane.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	76	76
D 55-68		
E 44-54		
F 31-43		
G 1-20		
Not energy efficient - higher running costs		

