



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

14b Moira Road

Ballinderry

Moira

BT28 2HQ

Bedroom	5
Reception	3
Bathroom	5



Rare opportunity to acquire impressive detached family home complete with modern equestrian yard, sand school and C15 acres of land

P.O.A.

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

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We are delighted to bring the "Old Oaks" to the sales market and truly believe this is a unique opportunity to acquire a prestige small holding in a highly sought after location. This individually designed residence has so much to offer, and has been built to an exacting standard just a few years ago. Extending to approximately 5400 square feet this impressive property is well planned out and offers five double bedrooms, three reception rooms to include sunroom, beautiful open plan kitchen dining living, in addition to a double garage with self contained apartment above. Such is the layout of this home it offers great flexibility for independent living within the home with bedroom, wet room and office / living area nestled to one side with private access door. The mature gardens wrap right around the home giving wonderful views of the countryside from all areas of the home.

Equally there was meticulous detail when planning the equestrian yard which is located in a self contained part of the holding. The American barn style facility is top end with 19 stables complimented by a range of tack room, stores and a useful mezzanine. A roller door at each end is highly convenient. Immediately adjacent to this is a generous yard for storage and parking with ease of accessibility for HGV's. A large sand school borders the yard and is fully fenced. The agricultural lands are all in grass and are situated beside the yard and dwelling house. Consideration will be given to dividing the holding.



- Opportunity to acquire smallholding to include bespoke family home, equestrian yard and C15 acres of land
- Impressive detached family home extending to approximately 5400 sq ft
- Individually designed open plan kitchen dining living with an array of top branded integrated appliances, stove and island
- Three well appointed reception rooms to include sunroom with wood burning stove
- Five double bedrooms
- Luxurious bathroom suites throughout the home
- Double garage with car port to side and self contained apartment above
- Generous private gardens with panoramic views of the countryside
- American style barn with 19 stables, sand school and large yard suitable for HGV's
- Consideration will be given to dividing into lots



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Solid wood entrance door with glazed panel and glazed panel to either side. Bright reception area. Tiled flooring. Built-in storage cupboard. Decorative coving. Staircase giving access to first floor

LOUNGE

8.94m x 4.81m (29' 4" x 15' 9")
Dual aspect reception room. Feature open fireplace with oak surround, granite back panel and hearth. Tiled flooring. TV point. Decorative coving. Open plan to dining room.

DINING ROOM

4.73m x 4.26m (15' 6" x 14' 0")
Dual aspect reception room. Wood effect tiled flooring

SUNROOM

4.65m x 6.11m (15' 3" x 20' 1") (MAX)
Triple aspect reception room with views over surrounding countryside. Vaulted ceiling. Feature fireplace with multi fuel stove on slate hearth. Tiled flooring. TV point.

CLOAKROOM

1.68m x 1.93m (5' 6" x 6' 4") (MAX)
Wash hand basin with vanity unit below. Tiled flooring. Access through to ground floor WC.

GROUND FLOOR WC

1.7m x 1.33m (5' 7" x 4' 4")
Back to wall dual flush WC. Tiled flooring. Window providing natural light. Extractor fan.

KITCHEN DINER

9.24m x 5.01m (30' 4" x 16' 5") (MAX)
Daul aspect kitchen diner with excellent range of high and low level kitchen cabinets with solid Oak doors, display cabinets with glazed panels, larder style unit, under unit lighting, island with seating area and integrated seating area. Range of appliances include electric oven, four ring electric hob with integrated extractor above, integrated microwave, dishwasher, full height fridge and freezer. Oil fired Rayburn range cooker. Granite worktops. Underfitted one and half bowl sink with mixer tap. Recessed lighting with additional ceiling roses. Walk-in storage closet. UPVC double patio doors giving access to rear. Tiled flooring.

REAR HALLWAY

Solid wood door giving access to car port area. Cloak room. Tiled flooring. Recessed lighting.

UTILITY ROOM

3.53m x 4.33m (11' 7" x 14' 2") (MAX)
Range of low level cabinets. Space for washing machine and tumble dryer. Stainless steel sink and drainage unit. Built-in storage cupboard. Tiled flooring.

GROUND FLOOR SHOWER ROOM

2.36m x 2.05m (7' 9" x 6' 9")
Tiled shower cubicle with electric shower. Back to wall dual flush WC and wash hand basin with pedestal. Tiled flooring. Recessed lighting. Extractor fan.

OFFICE/RECEPTION ROOM

4.46m x 5.49m (14' 8" x 18' 0")
Side aspect reception room. Tiled floor. TV point



GROUND FLOOR BEDROOM (BEDROOM FIVE)

4.45m x 3.30m (14' 7" x 10' 10")
Front aspect double bedroom. Wood effect laminate flooring.

ENSUITE/WET ROOM

4.46m x 2.58m (14' 8" x 8' 6")
Wetroom with tiled walls to shower area. Mains fed shower. Wash hand basin with half pedestal and dual flush WC. Tiled flooring. Recessed lighting and extractor fan. Changing / dressing area with tiled flooring.

FIRST FLOOR LANDING

Gallery landing. Recessed lighting. Double panel radiator. Access to hotpress.

MASTER BEDROOM

4.55m x 6.23m (14' 11" x 20' 5")
Dual aspect double bedroom. TV point. Two double panel radiators.

DRESSING ROOM

2.11m x 2.86m (6' 11" x 9' 5")
Range of clothes rails and shelving. Single panel radiator. Window providing natural light. Access to ensuite.

ENSUITE

2.3m x 2.86m (7' 7" x 9' 5")
Tiled shower quadrant with mains fed shower. Back to wall dual flush WC and wash hand basin with pedestal. Tiled flooring and partial wall tiling. Dual panel radiator. Recessed lighting. Extractor fan. Window providing natural light.

BEDROOM TWO

5.49m x 4.15m (18' 0" x 13' 7")
Side aspect double bedroom. TV point. Double panel radiator.

DRESSING ROOM

2.36m x 1.84m (7' 9" x 6' 0") (MAX)
Space for clothes storage. Recessed lighting. Access to ensuite.

ENSUITE

1.97m x 1.84m (6' 6" x 6' 0")
Tiled shower quadrant with mains fed shower. Back to wall dual flush WC and wash hand basin with pedestal. Tiled flooring. Single panel radiator. Recessed lighting. Extractor fan. Window providing natural light.

BEDROOM THREE

5.5m x 4.56m (18' 1" x 15' 0")
Dual aspect double bedroom. TV point. Double panel radiator.

BEDROOM FOUR

4.0m x 4.0m (13' 1" x 13' 1")
Rear aspect double bedroom. TV point. Double panel radiator.

FAMILY BATHROOM

3.01m x 3.73m (9' 11" x 12' 3")
Bathroom suite comprising of freestanding bath with centre taps, back to wall WC and wash hand basin with pedestal. Separate tiled shower quadrant with mains fed shower. Tiled flooring and feature tiled walls to bath and wash hand basin areas. Double panel radiator. Recessed lighting. Extractor fan.



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