



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

2 Rock House

Rock Lane

Aghagallon

BT67 0AX

Bedroom	5
Reception	4
Bathroom	4



Truly beautiful detached period style home set upon a private and mature site  
with stable block and former sand arena

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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# JOYCE CLARKE

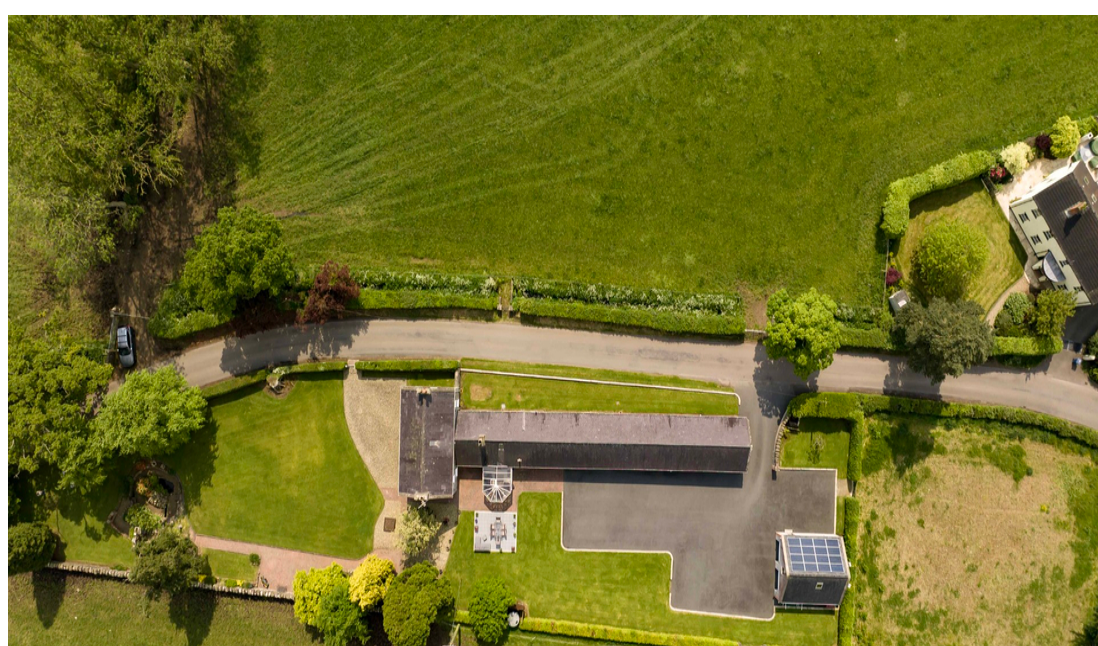
TAKING YOU HOME

This is a once in a lifetime opportunity to purchase a property with the character and appeal of Rock House, 2 Rock Lane. A truly beautiful detached family home, it enjoys total privacy from the hustle and bustle of daily life, whilst only a short distance from the popular village of Moira and the M1 Motorway network. The property sits on a spacious site extending to approximately one acre including former sand arena. Stone walls and mature hedge surround the property which includes gardens laden with trees, shrubs and garden features. Steeped in history, with part of the dwelling dating back to approximately 1830s, this beautiful detached family home is full of character and has retained many of its original features. The living accommodation comprises of four reception rooms and two further rooms on the top floor. The property boasts five bedrooms, family bathroom, showroom, ensuite to master bedroom and ground floor WC. The tarmac courtyard provides excellent parking and includes access to attached store, double stable block and large double garage with floored attic.

Travelling distance: Moira - 4.1 miles, M1 Motorway - 4.1 miles, Lisburn - 10 miles, Belfast International Airport - 15.2 miles



- Beautiful period style detached home with an array of original features to include natural stone and slate roof
- Four reception rooms
- Five well proportioned bedrooms
- Stable block and sand school
- Beautifully landscaped fully enclosed gardens
- Detached double garage with electric roller doors
- Fuel efficient solar panels
- CCTV system
- Chain free



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	48 E
21-38	F		
1-20	G		



**ENTRANCE HALL**

Solid wood entrance door with fanlight above and stain glass glazed panels to either side. Tiled flooring, Double panel radiator. Staircase leading to first floor.

**LOUNGE**

3.61m x 5.41m (11' 10" x 17' 9")

Triple aspect reception room. Feature fireplace with stove on granite hearth. Wood shutters to windows. Two double panel radiators.

**DINING ROOM**

3.63m x 5.48m (11' 11" x 18' 0")

Dual aspect reception room. Feature fireplace with mahogany surround, cast iron and tiled back panel with tiled hearth. Wood shutters on both windows. Two double panel radiators.

**MIDDLE HALL**

Additional door to dining room. Storage closet under stairs.

**LIVING ROOM**

4.6m x 3.41m (15' 1" x 11' 2")

Dual aspect reception room with feature stove, brick chamber, slate hearth and wood mantel above. Two double panel radiators. TV point. Recessed lighting.

**KITCHEN/DINER**

4.59m x 3.79m (15' 1" x 12' 5")

Excellent range of high and low level kitchen cabinets including larder style units and saucepan drawers. Granite worktops and upstand. Double Belfast sink with Quooker tap with instant hot water. Stanley electric range cooker with five ring induction hob, two ovens, grill and warming drawer. Integrated fridge and dishwasher. Double panel radiator. Recessed lighting.

**CONSERVATORY**

3.87m x 3.41m (12' 8" x 11' 2")

Access to kitchen diner. Double patio doors to rear. Tiled flooring

**REAR HALL**

Access to hot press. Wood flooring. Single panel radiator.

**BOILER ROOM**

Oil fired burner. Low level storage unit.

**GROUND FLOOR WC**

Closed couple WC. Wood flooring. Single panel radiator.

**SHOWER ROOM**

1.94m x 1.87m (6' 4" x 6' 2")

Large shower quadrant with PVC panelled walls and power shower. Wash hand basin with pedestal. Heated towel rail. Extractor fan. Tile effect laminate flooring.

**BEDROOM THREE**

3.42m x 3.51m (11' 3" x 11' 6")

Side aspect double bedroom. Single panel radiator. Wood flooring.

**BEDROOM FOUR**

3.42m x 3.09m (11' 3" x 10' 2")

Side aspect double bedroom. Single panel radiator. Wood flooring.

**BEDROOM FIVE**

3.42m x 3.9m (11' 3" x 12' 10") (MAX)

Side aspect double bedroom. TV point. Double panel radiator. Wood flooring

**ENSUITE**

1.06m x 2.75m (3' 6" x 9' 0")

Shower cubicle with PVC panelled and electric shower. Wash hand basin with vanity unit below. Dual flush WC. Heated towel rail. Extractor fan. Recessed lighting. Tile effect laminate flooring.





FIRST FLOOR LANDING

Window with views over garden and countryside. Double panel radiator. Power point.

BEDROOM ONE

3.57m x 5.49m (11' 9" x 18' 0")

Spacious dual aspect bedroom. Two double panel radiators.

BEDROOM TWO/OFFICE

2.62m x 3.27m (8' 7" x 10' 9")

Front aspect room. Feature panelled wall. Double panel radiator.

FAMILY BATHROOM

3.56m x 2.87m (11' 8" x 9' 5") (MAX)

Four piece bathroom suite comprising of jet bath with centre taps and shower head attachment. Close couple WC. Wash hand basin with pedestal. Large shower quadrant with PVC panelling and electric shower. Heated towel rail. Tile effect laminate flooring. Extractor fan. Recessed lighting.

SECOND FLOOR LANDING

Storage closet. Power point.

ADDITIONAL ROOM ONE

3.7m x 2.66m (12' 2" x 8' 9") (BEAM TO BEAM)

Side aspect room. Wood panelled ceiling. Exposed beam.

ADDITIONAL ROOM TWO

3.62m x 2.42m (11' 11" x 7' 11")

Side aspect room. Wood panelling to walls and ceiling. Range of built in storage closets.

OUTSIDE

FRONT

Granite pillars and pedestrian gate. Decorative stone area leading to front door.

REAR

Brick pillar and gated access. Large tarmac parking/ courtyard area with granite curbs. Stone pillars and iron gate to field. Large lawn areas. Paved patio area with granite paving stones. Brick paved path to side of house. Range of decorative features including brick tower, raised beds with planting, sunken water feature, stone "Summer House". Garden enclosed with combination of stone walls and mature hedges. Oil tank. Outside tap.

FORMER SAND SCHOOL/ARENA

0m x 0m (0' 0" x 0' 0") Gated access to courtyard area and field to rear.. Sand school is floodlit.

UTILITY/STORE

5m x 5.11m (16' 5" x 16' 9")

Wood pedestrian door. Plumbed for washing machine. Range of power points. Lighting. Window giving natural light. Rubber mat flooring.

STABLE BLOCK

4.71m x 8.52m (15' 5" x 27' 11")

Block of stables. Concrete floor. Stable door. Power points. Lighting.

DOUBLE GARAGE

6.58m x 7.27m (21' 7" x 23' 10")

Two electric roller doors. Wood pedestrian door and wood framed double glazed windows to side. Rubber mat flooring. Loft ladder. Floored attic with gable and roof window. Range of power points.



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