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***Islandhill, 66a MOSS ROAD***  
**Waringstown, BT66 7QY**

# Islandhill

## 66a MOSS ROAD, Waringstown, BT66 7QY

### SUMMARY

- Elegant and exclusive country residence
- Attractive entrance porch with double front doors and glazed inner doors to hallway
- Impressive hallway with central staircase finished in pine leading to a gallery style landing
- Drawing room with attractive sandstone fireplace and connecting door to sun room
- Separate family room with elegant fireplace
- Vaulted and beamed sun room with multi-fuel burning stove and connecting door to the dining room
- Stunning open plan kitchen with architecturally designed glazed bay and roof lights, framing the patio garden to the rear and open plan to dining room
- Truly bespoke fitted kitchen with contrasting island and larder units and granite work surfaces with double doors to the hallway
- Large utility room with fitted units
- Rear hallway with double glazed door and matching side screens
- Downstairs WC
- Separate games room
- Bedroom 6 currently used as a gym, alternatively can be used with the adjacent games room to form an annex
- Bright gallery landing with open plan study and bespoke fitted cabinet and glazed book case
- 4 further bedrooms on the first floor, master bedroom with ensuite shower room
- Fully tiled bathroom with modern style suite including a built-in shower cubicle
- PVC double glazed windows
- Oil fired central heating
- Black wrought iron entrance gates leading to the gravel driveway
- Beautiful leafy setting framing the private landscaped gardens surrounding the property with a delightful patio area to the rear





This handsome and very elegant country residence is wonderfully tucked away off the Moss Road, cloaked in the natural beauty of its mature leafy setting and convenient by car to the historic cricketing village of Waringstown, famous for its Jacobean mansion house, its array of local amenities, Waringstown Primary School and good road networks to other provincial towns including Moira and the M1 as well as Dromore and the A1.

The property has practical accommodation that has been skilfully arranged over two floors providing an opportunity for alternative layouts which can include an annex if so required.

This stunning property has been beautifully maintained and extended over the years, presented in a truly elegant style and creating a sensational home for modern living. The open plan kitchen with an architectural glazed bay and roof light creates a striking aspect to the bespoke fitted kitchen units with island units and larder cabinet. The dining area is open plan from the kitchen and has a connecting door to the vaulted sun room with cast iron multi-fuel stove.

All in all, a magnificent country residence in a mature and private leafy setting enjoying tremendous road links for those needing to commute. Viewing highly recommended and by appointment with agent.

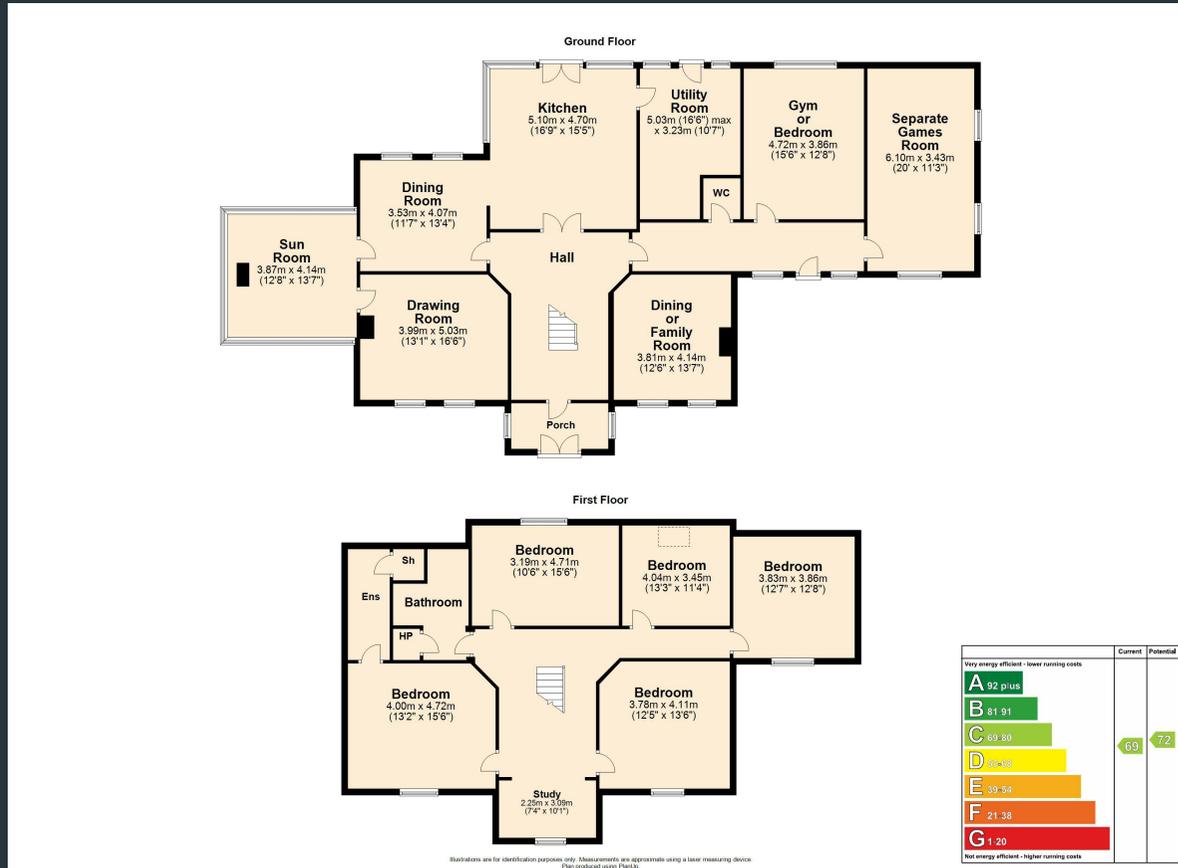
## KEY INFORMATION

Address	Islandhill, 66a MOSS ROAD Waringstown, BT66 7QY
Style	Detached Country Residence
Bedrooms	6
Bathrooms	2
Receptions	4
Heating	Oil Fired Central Heating
Tenure	Freehold
Floor Area	3853 sq ft (Land and Property Services)
Price	Offers around £449,950





A stunning country residence with wonderful interior accommodation enjoying a mature and leafy setting tucked away just off the Moss Road



### IMPORTANT INFORMATION:

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.