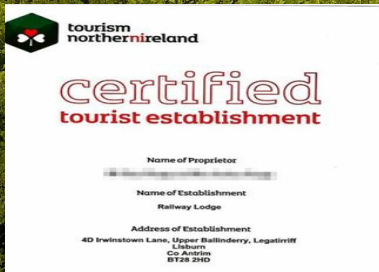


Fibre Broadband into property



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4d IRWINSTOWN LANE  
Ballinderry Upper  
BT28 2HD

# 4d IRWINSTOWN LANE, Ballinderry Upper, BT28 2HD

## SUMMARY

- Stunning individually designed country residence with character
- Beautifully secluded rural setting, convenient to the A26 for Antrim, Belfast International Airport. Approximately 22 miles to Belfast
- Striking double height hallway with reclaimed 1920's church doors and architectural staircase. Reclaimed oak strip wooden floor
- Elegant drawing room with 2 arched to floor windows, cast iron fireplace and double doors to the rear garden. Reclaimed maple strip wooden floor
- Stunning open plan kitchen with living and dining area with double doors to patio. Beautifully crafted kitchen with granite work surfaces including a large island unit, cooking area with space for a range style cooker, double doors to the rear patio
- Vaulted family room with full height to floor windows and double doors to garden. Inset cast iron stove with back boiler for water heating and central heating system
- 5 Spacious bedrooms, 3 bedrooms on the ground floor, each with ensuite shower rooms and 2 bedrooms on the first floor, 1 with ensuite shower room
- 1st floor entertainment room with open plan home office
- Additional sitting room with reclaimed oak strip floor
- Bathroom on the ground floor with modern style suite including bath, WC and wash hand basin
- Impressive entrance with matching stone pillars and electric gates with GSM intercom
- Sweeping driveway leading to ample parking areas
- Spacious south facing gardens extending to approximately 1 acre, laid out extensively in lawns surrounding the property with patio areas
- Large detached double garage block, approximately 26' x 26' with approximately 10' high ceilings. Electric garage doors. Planning for games room above
- Fibre broadband into property
- Wood Pellet heating system
- Solar panels for water heating
- New tarmac lane way with shared ownership and maintenance agreement

**PRICE: Offers Around £569,950**



**NITB approved Bed and Breakfast accommodation**



Description

A beautifully designed country residence occupying a wonderful leafy rural setting, tucked away at the end of a shared tarmac lane way and convenient to the main A26 for Antrim, Belfast International Airport and Moira and the M1 interchange. The property has a stunning individual architectural design with many authentic features including reclaimed antique arched 1920's front doors, reclaimed wood strip floors and a beautiful spiral staircase. At the heart of the home lies a magnificent open plan kitchen with dining area and doors leading the the rear gardens, open plan to the the adjoining vaulted sun room with inset cast iron multi-fuel stove and feature windows. The ground floor has three double bedrooms each with ensuite shower rooms and the first floor has additional accommodation which has B&B approvals, including an open plan games room or living room with two adjoining bedrooms, one with ensuite shower room.

A wonderful opportunity for those seeking a modern individual home with character in a mature and leafy country setting. Viewing a must!



Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	66   D
39-54	E		
21-38	F		
1-20	G		

Location:

From the main A26 take into Lower Ballinderry Road at the Antique shop, turn right into North Street and then turn left into Station Road. Irwinstown Lane is on the right hand side.





Beautiful country residence extending to approximately 4,400 sq.ft. Plus detached garage with planning for games room above

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## IMPORTANT INFORMATION:

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