



We are delighted to offer this exceptionally finished home to the market of approximately 4,000 sq.ft. A fabulous detached family residence set in the heart of the County Armagh countryside on a private site of c.1.6 acres with a rear paddock of c 2.4 acres. The property presents an outstanding specification which is second to none with advanced specification and quality of finish throughout. Access via automated gates and a long private avenue, it is highly convenient to Portadown, Banbridge, Armagh and ease of access to the M1 Motorway.

Whilst highly impressive on the outside with charming character, it is only when you enter this home that the quality of finish, space and extensive accommodation can truly be appreciated. Presenting many bespoke features throughout to include feature internal stone walls, galleried landing, unrivalled luxury bathroom/ensuites and large glazed areas presenting a light and bright feel throughout. The property presents Zoned Underfloor heating throughout most of the home and is ideally suited for modern family living. With an open plan living/kitchen/dining area at the heart of the home and ground floor bedroom accommodation suitable for growing families and families living with parents. The first floor presents two ensuite bedrooms and a separate Study area, whilst an integrated double garage with room above it present ideal opportunities for those working from home or those who just to have space for a games room or studio.

The internal accommodation is beautifully complemented by maturing gardens and a generous site totalling c.4 acres. All in all a fantastic opportunity to acquire a home set in an area that has recently proved extremely popular. Early viewing is highly recommended.

Price on
Application

41 Plantation Road,
Gilford,
CRAIGAVON,
BT63 5NH

Viewing by
appointment with
& through agent
028 9266 1700

- A truly impressive Family Home, presenting exceptional character and warmth with light and bright living spaces
- Immaculately presented throughout by its current owners who built it approximately 20 years ago
- A bespoke design that is deceptively spacious and extends to approximately 4,000 sq.ft
- Unbeatable views across mature agricultural lands on all sides
- A home providing a very flexible layout for any family's modern day living requirements
- Situated in a secluded site extending to approximately 1.6 acres of landscaped gardens with a rear paddock of c. 2.4 acres
- A modest entrance porch opens out into an extensive galleried reception/dining hall with floor to ceiling glazing at the rear
- A formal lounge with feature limestone fireplace enjoys picturesque views to the rural fields beyond
- A Beautifully Fitted Kitchen enjoys a double height vaulted ceiling with feature skylight and a range of modern appliances
- Steps down to a Generous Living Room with Wood Burning Stove at the 'heart' of the home
- Separate Utility & WC off the Kitchen
- Presenting 5 very generous double bedrooms of which 2 are ensuite
- In addition to the bedroom accommodation it also presents a separate Study and Games Room/Studio over the garage
- Oil Fired Central Heating & Double Glazing throughout
- Underfloor Heating throughout the majority of the home with radiators to the first floor bedrooms, and garage area of the home
- Wrought Iron Automated Entrance Gates with Intercom system
- CCTV Security System & Individually Zoned Intruder Alarm
- Just minutes' drive from affluent village of Gilford and with ease of access to the M1 Motorway Road to Belfast, Dungannon and beyond

The Property Comprises:

Ground Floor

ENTRANCE PORCH: Solid Wood front door, Ceramic tiled floor.



ENTRANCE HALL: Solid Oak Wood Strip Flooring, vaulted ceiling, feature stone walls, solid Oak Staircase to galleried landing with wall mounted stair lights, steps down to dining room and double doors into lounge.



DINING ROOM: 6' 7" x 8' 9" (2.01m x 2.67m) Polished Marble Tiled Floor, floor to ceiling glazing, vaulted ceiling, recessed spot lighting and wall lights, solid wood double glazed door out to rear patio.



LOUNGE: 16' 5" x 19' 8" (5m x 5.99m) Double solid wood door from entrance hall, Feature Limestone Fireplace with Marble Hearth and cast iron inlay with gas fire. Picture lights and recessed spot lighting.



LIVING ROOM: 14' 2" x 13' 1" (4.32m x 3.99m) Steps down from Kitchen Diner, multi-fuel stove, natural stone fireplace surround, oak beam.



KITCHEN/DINER: 15' 1" x 19' 8" (4.6m x 5.99m) Ceramic Tiled Floor, Range of high and low level painted units with Granite worktops, feature stone work around and over 6 ring gas range with extractor, integrated Bosch Combi Oven and dishwasher, space for American Fridge Freezer, 'Belfast' sink with mixer tap over, vaulted ceiling with feature beams, recessed and wall mounted lights and generous roof skylight, glazed double doors out to rear patio and single door through to utility room.



UTILITY ROOM: Ceramic Tiled Floor, Range of high and low level units with space for washer and drier, ceramic tiled splashbacks, stainless steel side draining sink, sliderobe storage. Single door through to garage entrance hall and single door out to rear patio.

DOWNSTAIRS W.C.: Low flush wc, vanity sink unit, part tiled walls.



BEDROOM (3): 15' 1" x 6' 7" (4.6m x 2.01m) Laminate Wood Strip Flooring, recessed spot lighting.



BEDROOM (4): 9' 2" x 13' 5" (2.79m x 4.09m) Laminate Wood Strip Flooring, recessed spot lighting.



BEDROOM (5): 9' 10" x 13' 1" (3m x 3.99m) Laminate Wood Strip Flooring, recessed spot lighting.



BATHROOM: Porcelain Tiled Floor with floor to ceiling marble tiling throughout. Recessed spot lighting and motion activated LED mood lighting to the floor and ceiling. Feature free standing bath with floor mounted taps and shower attachment, Integrated and recessed 'Tech-O' TV, Vanity Sink unit in granite with mixer tap, feature 'walk through' shower with decorative mosaic tiling, one piece fitted granite shower tray, recessed 'Rain' style power shower.



First Floor

GALLERIED LANDING: Rare underfloor heating to galleried Oak Landing, solid oak strip floor.



MASTER BEDROOM: 12' 6" x 13' 7" (3.81m x 4.14m) Laminate Wood Strip Flooring, Walk in Robe off with integrated shelving.



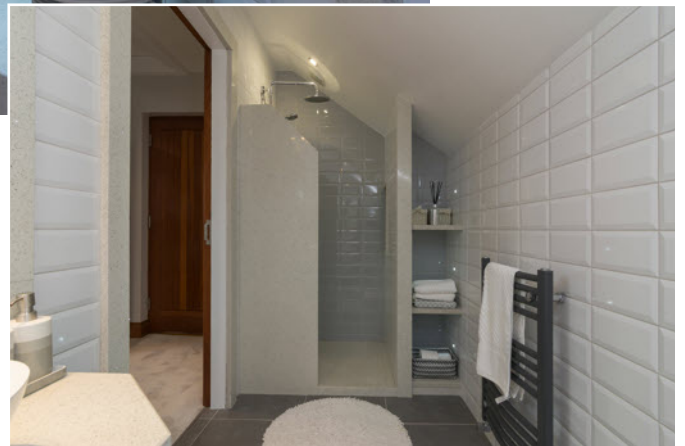
ENSUITE SHOWER ROOM: Ceramic Tiled Floor, floor to ceiling tiling with granite inlays and detailing, enclosed WC, Feature wash hand basin on granite vanity unit, Fully tiled shower cubicle with rain and wall shower, recessed spot lighting.



BEDROOM (2): 9' 8" x 13' 1" (2.95m x 3.99m) Laminate Wood Strip Flooring.



ENSUITE SHOWER ROOM: Ceramic Tiled Floor, floor to ceiling tiling with granite inlays and detailing, enclosed WC, Feature wash hand basin on granite vanity unit, Fully tiled shower cubicle with rain and wall shower, recessed spot lighting.





STUDY: 7' 8" x 5' 7" (2.34m x 1.7m) Built in desk, shelves and cupboards.

SIDE ENTRANCE HALL: Solid Wood Door to front, ceramic tiled floor, recessed spot lighting, door through to garage and stairs rising to games room/studio.



GAMES ROOM/STUDIO: Storage cupboard off, recessed spot lighting.

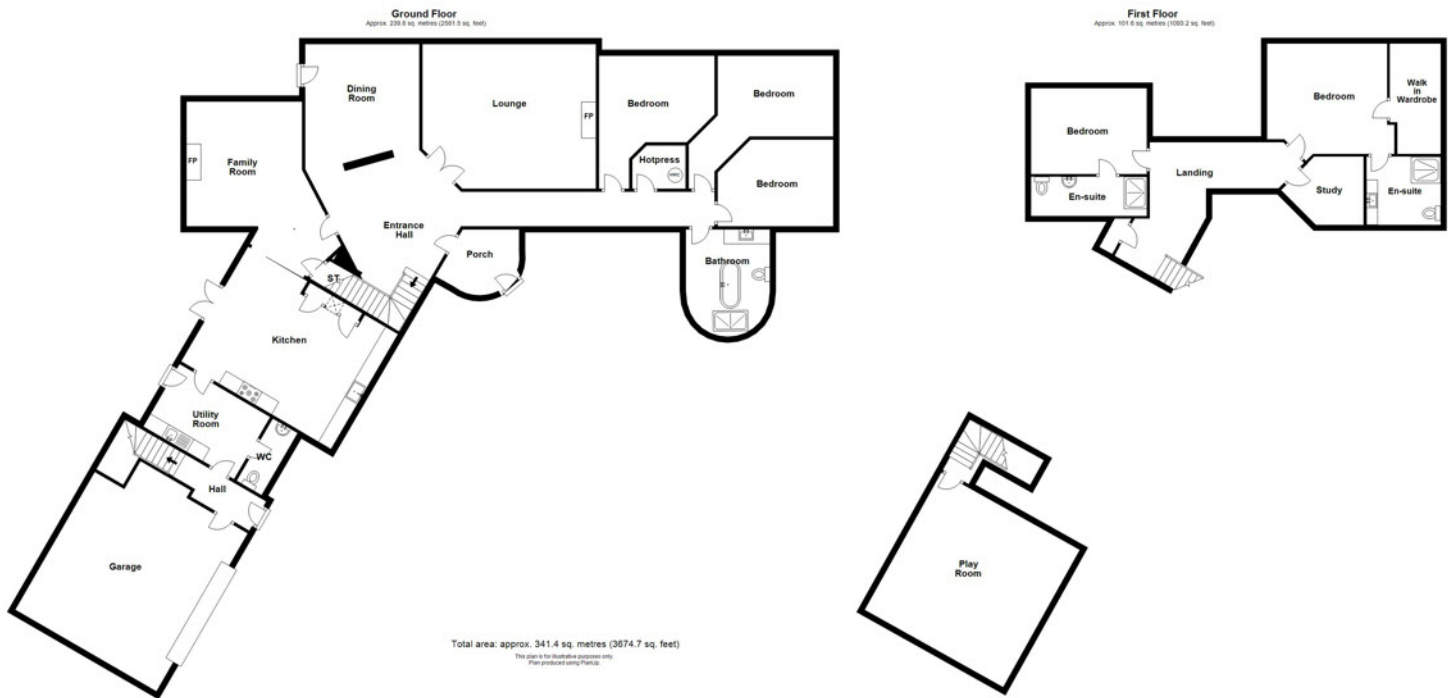


Outside

INTEGRAL DOUBLE GARAGE: 18' 0" x 18' 6"
(5.49m x 5.64m) Up and Over automated roller
shutter door, painted garage floor, oil boiler
and space for fridges and freezer.



REAR OUTBUILDING: Pitch Roof outbuilding with Power & light to storage and workshop space. Wrought Iron Gates and fencing to the roadside lead to a mature tree lined avenue with feature lighting, sweeping up to the front of the home via the landscaped gardens. The gardens extend to approximately 1.6 acres are set with low level easy maintenance shrub beds with specimen trees, sheltered patio are to the rear and generous lawns lead to a rear workshop/outbuilding and sweep up to a large level lawn ideal for families and access the rear paddock of c. 2.4 acres.



Location:

From Portadown, take the Gilford Road past Portadown Golf Club and continue straight across the roundabout onto the Moyallen Road. At the 'T-Junction' turn left towards Lurgan and No.41 is on the right hand side.

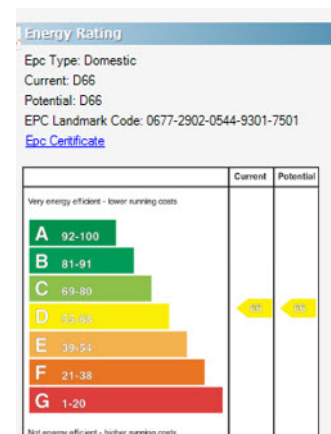
From Lurgan, take the Gilford Road which then becomes the Plantation Road and No. 41 is located on the left and side before you approach Gilford.

Lisburn - 028 92 66 1700
Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747

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