



We are delighted to present this period property located on the periphery of the picturesque village of Gilford, County Down. The original property is understood to date back to 1832 and situated on a secluded site just off the Banbridge Road. Lovingly refurbished and renovated it presents a number of original features, high ceilings, as well as many bespoke features added by its present owners. Flexible in its layout the property can offer up to 5 bedrooms or equally some of these rooms can offer a flexible layout for reception rooms; in addition to its bespoke Orangery at the rear.

In addition to the generous accommodation of the house, generous outbuildings to the rear present fabulous space for entertaining with a gym and games rooms. The rear outbuilding would also be ideally suited to those working from home for offices, studios or for those with growing families.

Set in grounds of approximately an acre with a front and rear entrance, a substantial gravel drive sweeps up to the property via an automated and gated entrance. Surrounded by mature and well established planting it truly is a rare opportunity to acquire a property of such character. Yet it is extremely convenient to not only the A1 Carrigeway (via Banbridge) but also the M1 Motorway (via Portadown). Early viewing is recommended

**Offers Around
£475,000**

59 Banbridge Road,
Gilford,
CRAIGAVON,
BT63 6DL

Viewing by
appointment with
& through agent
028 9266 1700

- Charming Countryside Residence dating to 1832 on the periphery of Gilford, County Down
- Renovated and modernised by its present owners to offer ideal living accommodation for any modern family
- Extensive Outbuildings to the rear present the ideal opportunity for those desiring an office or studio to work from home (subject to the necessary consents)
- Just minutes' walk from the centre of the picturesque village of Gilford, yet convenient to both Banbridge & Portadown.
- Up to 5 bedrooms and a flexible number of reception areas
- Ceiling heights of 3.2 metres throughout the ground floor of the house
- Separate Dining Room & Formal Lounge
- Well-appointed Kitchen with granite work surfaces
- Separate Larder/Utility Area
- Traditional Style 'Orangery' off the Kitchen Diner with an extremely high level of finish
- Large Family Bathroom with white suite
- Pitch Pine internal doors with brass door furniture
- Alarm System & Automated Gates with intercom access
- Double Glazed Sliding Sash windows
- Oil Fired Central Heating
- Early viewing is recommended

The Property Comprises:



Ground Floor

ENTRANCE HALL: Solid wood panelled front door with fan light above, leads to entrance hall with antique tiled floor, dado rail, cornice and ceiling rose, solid wood strip flooring, feature spiral solid wood staircase, velux to ceiling and glazing through to kitchen.



DRAWING/DINING ROOM: 17' 9" x 13' 1" (5.4m x 4.0m) Cast iron feature fireplace with open fire and slate hearth, cornicing and ceiling rose.



LOUNGE: 17' 9" x 13' 1" (5.4m x 4.0m) Solid wood strip flooring, feature sandstone fireplace with stone inlay, slate hearth and multifuel stove, cornicing and ceiling rose.



KITCHEN/DINING: 13' 5" x 26' 3" (4.10m x 8.0m) Ceramic tiled floor, range of high and low level cream units with granite worktops, Range Master 5 ring gas cooker with electric oven set in alcove with tiled inset, double Belfast sink, built in dishwasher and fridge/freezer, oak centre island with breakfast bar and storage cupboards, part tiled walls, feature tongue and groove beams, antique radiators.

UTILITY/LARDER: 3' 11" x 1' 4" (1.2m x 0.4m) Plumbed for washing machine, ceramic tiled floor.



ORANGERY: 23' 2" x 15' 1" (7.05m x 4.6m) Feature light oak wall with light oak radiator covers, double doors leading to decking area, glass panel door leads to patio area, ceramic tiled floor.



BEDROOM (1): 17' 9" x 13' 1" (5.4m x 4.0m)
Feature cast iron fireplace, open fire with polished tiled slate hearth, floor to ceiling integrated wardrobes on either side, ceiling rose.





BEDROOM (2)/FAMILY ROOM: 17' 9" x 13' 1" (5.4m x 4.0m) Feature marble fireplace with slate and brick inlay, granite hearth, corning and ceiling rose.



BEDROOM (3): 17' 9" x 8' 4" (5.4m x 2.55m) Solid wood strip floor, cast iron fireplace on slate hearth, corning and ceiling rose.



BATHROOM: Ceramic tiled floor, half tiled walls, white suite comprising of high flush WC, pedestal wash hand basin, freestanding bath, fully tiled corner shower cubicle with power shower.



First Floor

LANDING: Solid oak strip flooring, tongue and groove panelling to walls and ceiling.



BEDROOM (4): 14' 3" x 13' 1" (4.35m x 4.0m) Storage into eaves.

BEDROOM (5): 14' 3" x 11' 12" (4.35m x 3.65m) Storage into eaves.

ANNEX:

ENTRANCE HALL: Solid wood door, solid pine stairs to first floor.

WC: Low flush WC, pedestal wash hand basin.



GYM: 13' 6" x 23' 7" (4.11m x 7.2m) Recessed spotlighting, solid pine stairs to . . .



First Floor

GAMES ROOM: 13' 6" x 35' 9" (4.11m x 10.9m) Solid pine strip flooring, recessed spotlighting, rooflight, arch through to . . .

BAR: 9' 10" x 11' 10" (3.0m x 3.60m) Solid pine strip flooring, door out to stairs down to entrance hall.



Outside.

Double galvanised and powder coated electric gates lead to stoned gravel driveway with cast iron antique style lantern light and mature trees that sweep up to the front of this charming property.



COVERED PATIO/BBQ: Leading to outside stores...

STORE 1: 16' 5" x 16' 5" (5.0m x 5.0m) Tiled floor, light and power.

STORE 2: 9' 2" x 7' 10" (2.8m x 2.4m) Plumbing.

STORE 3: 12' 6" x 12' 6" (3.8m x 3.8m) Light and power.

STORE 4: 12' 10" x 8' 10" (3.9m x 2.7m) Light and power.



Large well maintained lawn to front with mature plants and shrubbery. Stoned driveway to side leading to cover patio/utility area and outside stores.



Raised decking area with working well to rear.

Double cast iron gates leads to rear courtyard with black imprinted concrete area. Steps leads to patio area enclosed by galvanised railings. Raised decking area off orangery with steps leading to enclosed garden at side surrounded by walls and mature trees.



Location:

From Banbridge, take the Lurgan Road towards Gilford, take the first exit off the roundabout at the The Banville Hotel towards Gilford and no.59 is located on the left hand side before approaching Gilford. Adjacent to the Pot Belly Restaurant

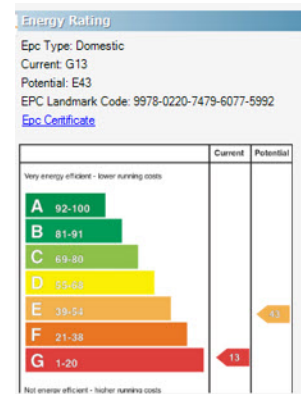
From Gilford, continue along Dunabrton Street to the mini roundabout and tke the first exit towards Banbridge. No. 59 is located on the right hand side before Gilberry Fayre.

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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