



ULSTER PROPERTY SALES

# UPS

## ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**'GLENFIELD', 87  
CIDERCOURT ROAD,**

**OFFERS OVER £419,950**



A one off opportunity to purchase this magnificent period home nestled in a tranquil countryside setting flanked by beautiful open countryside and mature greenery providing a peaceful lifestyle retreat surrounded by nature's beauty and all the joys of semi-rural life on this bright South facing position of c. 2 acres and boasts convenience of being within walking distance of all of the amenities on Crumlin's Main Street which includes shops, chemist, bars/restaurants, leisure facilities and a Tesco superstore as well as being within easy reach of surrounding villages, arterial routes and the wider motorway network making commuting in and out of the village easy to include only a short distance to Belfast, Lisburn and Antrim including Belfast International Airport can be reached in only around 10 minutes.

This very special home offers versatile and expansive accommodation that extends to around a very impressive 2709 sq. ft and has the added bonus of a further barn which has heat and power and plenty of space extending to around 2304 sq. ft, which lends itself to a variety of uses such as workshops, storage or conversion to holiday lets/self-contained accommodation subject to normal consents. The existing home could also be easily adapted to provide a private self-contained annexe, and the large grounds offer commercial potential subject to normal consents with the added bonus of a substantial purpose-built carport facility that has power points and lights, together with lots of space for vehicles/machinery and an additional large disused tennis court with access to a large greenhouse and eye-catching well-maintained gardens – the striking accommodation is briefly outlined below.

On the first floor there are four good-sized bedrooms, all with beautiful views, as well as a large family bathroom that has a separate shower cubicle; there is also a sizeable landing. On the ground floor there is a spacious and welcoming entrance hall with two spacious separate reception



## Key Features



### GROUND FLOOR

Hardwood glass-panelled front door to a spacious and welcoming entrance hall.

### LIVING ROOM

19'6 12'9

Beautiful deep-set windows, a solid wooden floor, a cast-iron multi-fuel-burning stove, and an attractive fireplace with distressed brick surround.

### LOUNGE

18'9 9'10

Beautiful deep-set windows, a solid wooden floor, a feature open fire, and UPVC double-glazed double doors leading to the private, well-maintained and extensive grounds.

### KITCHEN / DINING AREA

23'10 15'11

Range of high- and low-level units, built-in hob, stainless steel extractor fan, central island with sink and integrated dishwasher, built-in hob, built-in microwave, quartz worktops, chrome-effect towel warmer, tiled floor, open plan to dining area with large picture window, access to rear hallway/annex.

### FIRST FLOOR

Sizeable landing – and beautiful elevated views from all bedrooms.

### BEDROOM 1

16'10 13'9

Built-in bedroom storage, dual windows with beautiful views, and beautiful deep-set windows.

### BEDROOM 2

18'1 10'4

Dual aspect windows with attractive views over gardens towards Lough Neagh.

### BEDROOM 3

14'4 12'0

Velux window.

### BEDROOM 4

11'6 6'3

Velux window, built-in storage.

### SIZEABLE WHITE

### BATHROOM SUITE

Bath, separate large shower cubicle, electric shower, low-flush W.C., pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, partially tiled walls, hot-press/storage.

### ANNEX EXTENSION

Large, welcoming entrance hall.

### BEDROOM 5 / LIVING ROOM

14'1 13'11

### UTILITY ROOM / KITCHEN

17'0 10'0

Range of high- and low-level units, single-drainer stainless steel sink unit, plumbed for washing machine, Velux window, upgraded oil-fired boiler, store cupboard.

### SHOWER ROOM

Shower cubicle, electric shower unit, low-flush W.C., pedestal wash hand basin, tiled floor, partially tiled walls, Velux window.

### SEPARATE BARN

36'4 17'2

Spacious entrance hall, downstairs W.C., access to a large room with an open fire – (barn has light, power and heat) further access to the first-floor level, ideal entertaining area with magnificent elevated views and lends itself to a range of uses subject to normal consents.

### PURPOSE BUILT CAR-PORT (Built in C. 2010)

Power points and lights. Substantial in size and suitable for a range of vehicles.

### STORE ROOM / BOILER HOUSE

19'9 11'7

Up-graded high condensing boiler, light, power and heat.

### OUTSIDE

Approached by a most impressive and well-maintained laneway adjacent to beautiful open countryside, the property is set well back from the road in this most peaceful and tranquil south-facing position, with extensive, well-maintained grounds extending to around 1.5 acres, as well as a large hardstand parking area suitable for multiple vehicles and a large disused tennis court also suitable for a range of uses and with all the space will undoubtedly appeal to someone with equestrian interests or those wanting to work from home or to simply enjoy breathtaking scenery a stone's throw away from amenities.



















87 Cidercourt Road, CRUMLIN, BT29 4RX

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Total Area: 251.7 m<sup>2</sup> ... 2709 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	40
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9060 5200.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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