

## 23a Burnside Road, Dunadry, BT41 2HZ



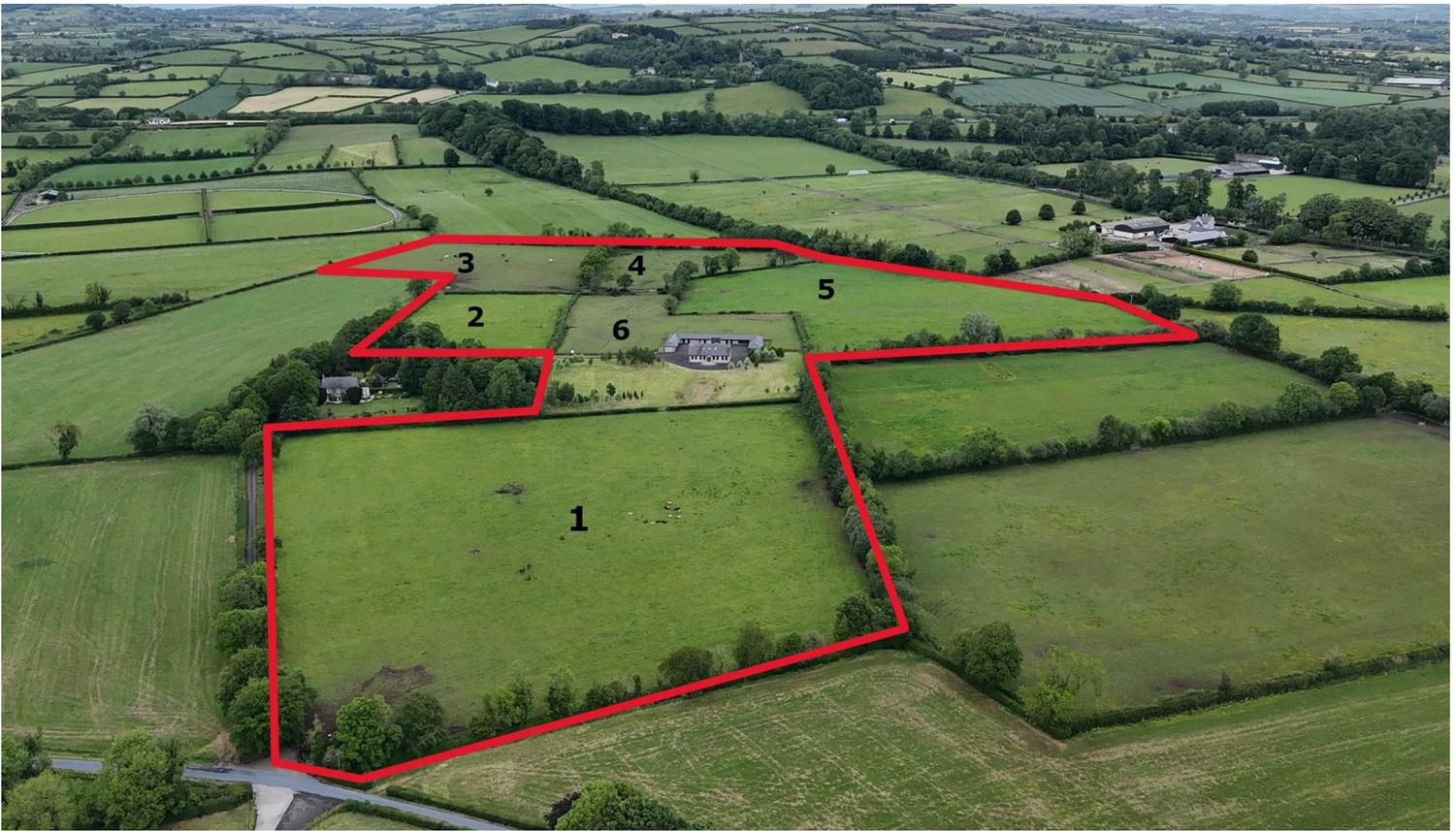
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**This is an incredibly rare opportunity to purchase a superb small holding extending to just over 34 acres set in the picturesque Dunadry area conveniently positioned within easy access of Belfast International Airport, Antrim Area Hospital and the M2 motorway for an easy commute to Belfast. With the added benefit of a quality primary school in Templepatrick together with a doctor's surgery, dentist, chemist and two luxury hotels, both with spa facilities and one with an 18 hole golf course this property is ideally positioned for those who want to experience rural living with all the comforts usually associated with the city.**

**The main residence comprises a substantial six bedroom chalet style home with two ensuites, two reception rooms and a spacious kitchen with informal dining and living area all finished to a high standard with stunning entrance hall and open tread staircase to first floor gallery landing that could easily double up as a study or snug area. The property is accessed via a partially tarmaced shared laneway and set in just over Circa 3 acres to include a small wooded area and gardens laid in neat lawn and young trees.**

**For those with an equestrian interest, the property offers twelve block built stables and a large courtyard area set amid some Circa 31 acres of well fenced grazing land all surrounding the main complex.**

**Only on full internal inspection can one begin to appreciate the potential of this superb family home.**

**Early viewing strongly recommended.**

## **FEATURES**

- Spacious entrance hall 26'10 x 7'1 with feature open tread staircase to first floor with brushed stainless steel and glass
- Lounge with feature reclaimed brick Inglenook style fireplace and inset cast iron stove / Solid wood floor
- Kitchen with informal living and dining area 27'2 x 11'5 / Full range of light oak "Shaker" style high and low level units / Polished granite work surfaces / Integrated oven, hob, microwave, dishwasher, fridge and freezer
- Living room 18'7 x 12'4 with reclaimed brick fireplace and inset cast iron stove / Dual aspect windows
- Utility room with full range of oak effect "Shaker" style units and access to ground floor W/C
- Three large ground floor bedrooms to include one with ensuite shower room / Separate family bathroom to the ground floor
- Large gallery landing to the first floor with glass balustrade to the staircase / Three large bedrooms to include one with walk-in dressing room and ensuite / Family shower room
- PVC double glazed windows (oak effect to the outside and white inside) and external doors / Oil-fired under floor heating to the ground floor with conventional radiators to the first floor / Oak internal doors / Oak skirting and architrave / PVC fascia
- Ten plus stables with light and water / Tack room and boiler house / Two open fronted garages / Tarmac private driveway and courtyard / Drive around driveway / Spacious gardens in neat lawn and young trees
- All set in a total of 34 acres / Ideally suited to those with an equestrian interest / Can be sub-divided and sold in individual lots

## ACCOMMODATION

Oak effect PVC entrance door with double glazed port light, over light and side lights to:

### ENTRANCE HALL 26'10 x 7'1 (8.18m x 2.16m)

Solid wood floor. Feature open tread stair case to first floor with brushed chrome hand rails, uprights and glazed balustrades to gallery landing. Hot press with vented hot water cylinder.

### LOUNGE 19'4 x 11'9 (5.89m x 3.58m)

Open fire built in reclaimed brick with inset cast iron multi solid fuel stove and large format slate hearth. Solid wood floor.



### KITCHEN WITH INFORMAL LIVING AND DINING 27'2 x 11'5 (8.28m x 3.48m)

Full range of light oak "Shaker" style high and low level units with glazed display and short chrome handles. Polished granite work surfaces with inlaid one and a quarter bowl stainless steel sink unit with fluted drainer. Matching granite up-stands. Integrated four ring halogen hob with stainless steel splash back and stainless steel pyramid style over head extractor. Integrated mid level oven and microwave over. Integrated dish washer, fridge and freezer. Fully tiled floor. Dual aspect windows. Low voltage down lights.



**LIVING ROOM 18'7 x 12'4 (5.66m x 3.76m)**

Open fire built in in reclaimed brick with quartz mantle and inset multi solid fuel stove. Slate tiled hearth. Dual aspect windows. Solid wood floor.



### **UTILITY ROOM 8'9 x 8'2 (2.67m x 2.49m)**

Full range of oak "Shaker" style high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Contrasting work surfaces. Space for dryer. Large storage cupboard. Metro style cream coloured part tiled walls. Oak effect PVC double glazed door to rear. Fully tiled floor.

### **GROUND FLOOR W/C 8'1 x 3'2 (2.46m x 0.97m)**

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with tiled splash back. Fully tiled floor.



### **BEDROOM 1 11'7 x 12'4 (5.36m x 3.76m)**

Dual aspect windows. Solid wood floor.

### **ENSUITE 8'4 x 4'10 (2.54m x 1.47m)**

Modern white suite comprising push button low flush W/C and pedestal wash hand basin. Large format fully tiled shower cubicle with "Mira Vie" electric shower unit and sliding cubicle doors. Fully tiled floor. Half tiled walls with tiled border. Low voltage down lights. Extractor fan.

### **BEDROOM 2 12'4 x 11'9 (3.76m x 3.58m)**

Solid wood floor. Dual aspect windows.

### **BEDROOM 3 11'9 x 10'5 (3.58m x 3.18m)**

Solid wood floor.

### **BATHROOM 8'1 x 7'9 (2.46m x 2.36m)**

Modern white Victorian style suite comprising corner bath with antique style mixer taps and shower attachment. Fully tiled corner off set quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Low flush W/C and pedestal wash hand basin. Half tiled walls with decorative border. Low voltage down lights. Fully tiled floor. Polished chrome heated towel radiator.



### **FIRST FLOOR GALLERY LANDING 12'6 x 8'2 (3.81m x 2.49m)**

(plus hallway) Brushed chrome hand rail and glass balustrade. Low voltage down lights. Three "Velux" double glazed roof lights to front and rear. Solid wood floor. Two single radiators.



### **BEDROOM 4 16'6 x 11'2 (5.03m x 3.40m)**

(max) Gable side window. Solid wood floor. Double radiator. Open to:

### **DRESSING ROOM 8'1 x 6'2 (2.46m x 1.88m)**

Solid wood floor.

### **ENSUITE 8'7 x 8'1 (2.62m x 2.46m)**

Modern white suite comprising push button low flush WC, half pedestal wall mounted wash hand basin with mixer taps and PVC clad corner quadrant shower cubicle with thermostatic unit fixed drench head shower and hand held shower. Sliding cubicle doors. Fully tiled floor and half tiled walls decorative border. Extractor fan. Double radiator.



### **BEDROOM 5 20' x 12'5 (6.10m x 3.78m)**

Two "tilt & turn" gable side windows. Access to eaves storage. Solid wood floor. High level TV point. Two double radiators.

### **BEDROOM 6 13'6 x 11'9 (4.11m x 3.58m)**

(max) Solid wood floor. Access to eaves. Double glazed "Velux" roof light. Double radiator.

### **SHOWER ROOM 9'4 x 6'9 (2.84m x 2.06m)**

Modern white suite comprising push button low flush W/C, half pedestal wall mounted wash hand basin and mixer tap. PVC clad corner quadrant shower cubicle with thermostatic shower with fixed head and hand held showers. Fully tiled floor. Half tiled walls and decorative border. Extractor fan. "Velux" double glazed roof light. Double radiator.

### **OUTSIDE**

Shared tarmac lane way to stoned private lane way accessing property and fields. Tarmac drive with ranch fencing to large tarmac courtyard with twelve stables and two double open garages all formed in U shape.

### **DOUBLE GARAGE 1 24'8 x 13'1 (7.52m x 3.99m)**

to include W/C with white low flush W/C and wash hand basin in vanity with storage below.

### **DOUBLE GARAGE 2 24'8 x 12'3 (7.52m x 3.73m)**

Power and light. Open fronted.

### **CORNER STABLE 17'6 x 11'11 (5.33m x 3.63m)**

Light and water.

### **TACK ROOM / BOILER HOUSE 11'11 x 11'11 (3.63m x 3.63m)**

Large oil fired boiler. Oak effect PVC entrance door with double glazed port light. Door to:

### **ENCLOSED STORE 11'11 x 11'11 (3.63m x 3.63m)**

PVC double glazed window.

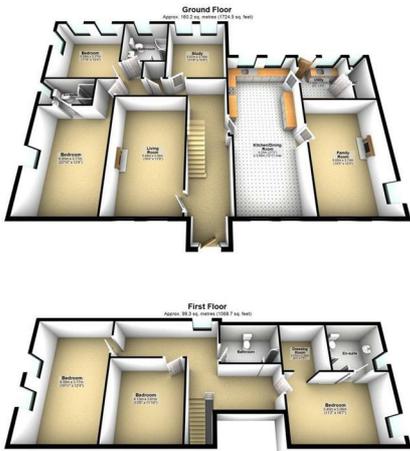
### **12 STABLES 12'2 x 12'11 (3.71m x 3.94m)**

All approximately the same size with exception to the corner stables. Light and water.

Open arch way to fields beyond. Extensive garden in neat lawn and young trees. Stock proof fences and hedging. Large step / patio area to front. Drive around driveway.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;**

Please note, none of the services or appliances have been tested at this property.  
 All maps are for reference purposes only and should not be used as part of a contract. Potential purchasers should satisfy themselves of the exact boundaries.



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>		75	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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		



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