

Cloverhill House
39 Killynure Road West ~ Carryduff ~ BT8 8EA





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Cloverhill is an exceptional late Georgian country residence set in its own grounds, extending to circa 6.45 acres, with delightful mature landscaped gardens, paddocks and wetland.

The residence, thought to have been built in the early 1800's, has been sympathetically and creatively extended retaining many of the original features and creating spacious, luxuriously appointed accommodation on two floors.

The reception hall leads to the dining and family rooms and further opens through to the bright and spacious garden and drawing rooms, study and shower room. The ground floor is completed by the luxury kitchen and living with wood burning stove, which is undoubtedly the heart of this beautiful family home, with a generous laundry room beyond.

The first floor hosts four good sized bedrooms, family bathroom and master bedroom suite from the main landing. A guest bedroom with en-suite and large office are accessed from the side landing. Fitted furniture is fitted in a number of bedrooms.

Externally, the property is approached from the shared concrete drive leading to the copious brick pavia drive providing ample parking. A double garage, store, potting shed, and lean to glass house provide ample storage and are suitable for a wide range of uses.

The stunning landscaped gardens have been lovingly and expertly created to provide a tranquil setting for the home, and are planted with a fine selection of shrubs, herbaceous plants, spring flowering bulbs, with a fine stand of native and ornamental trees combining to create colour throughout the year.

The paddocks are laid down to grass and are situated to either side of the residence providing not only good grazing but privacy to this fine family home.

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Saintfield
BT24 7AA
028 97 568300

All set in 6.45 acres (approx)

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.co.uk

27 Castle Street
Comber
BT23 5DY
028 91 878956

Carryduff 1.4 miles

Hillsborough 10.9 miles

Belfast 6.4 miles

Belfast City Airport 11 miles

Belfast International Airport 22.8 miles

Entrance Hall

Amtico floor; painted tongue and groove ceiling; storage cupboard.

Dining Room

16'4 x 12'7 (4.98m x 3.84m)

Oak tongue and groove flooring; pine tongue and groove ceiling; feature pine recessed display shelf.

Family Room

16'4 x 12'7 (4.98m x 3.84m)

Inglenook fireplace with enclosed cast iron stove and tiled hearth; Cumberland stone fire surround; oak tongue and groove floor; pine tongue and groove ceiling; corniced ceiling; tv aerial connection point.



Dining Room



Family Room



Family Room

Drawing Room



Garden Room 13'10 x 12'6 (4.22m x 3.81m)
Amtico flooring; corniced ceiling; door to rear gardens.

Drawing Room 24'7 x 16'5 (7.49m x 5.00m)
Victorian embossed arched cast iron fireplace with matching fire box and slate hearth; grey marble chimney piece; corniced ceiling; two wall lights; three picture lights; brass spotlights; glazed patio doors to garden; TV aerial connection point.

Study 7'9 x 6'7 (2.36m x 2.01m)
Amtico floor; built in bookshelves; telephone connection point.

Shower Room 7'9 x 5'6 (2.36m x 1.68m)
White suite comprising tiled shower with Mira Vie electric shower; etched glass shower door and side panels; pedestal wash hand basin with brass taps and tiled splashback; low flush WC; extractor fan; wall lights.



Kitchen



Kitchen 21'7 x 14'1 (6.58m x 4.29m)

Twin glazed Belfast sink with brushed steel swan neck mixer taps; excellent range of painted and pine high and low level cupboards and drawers with feature pine glazed display shelves and cupboard; feature display plate rack; recess and space for an electric range cooker with Spanish handmade tiled splashback; extractor fan and light over; pine beam and painted shelf over; polished granite worktops; feature painted larder cupboard; ceramic tiled floor with feature mosaic tiling; part handmade tiled walls; painted tongue and groove ceiling; LED spotlights; open plan to:-

Living / Dining Area 19'6 x 12'2 (5.94m x 3.71m)

Aduro cast iron wood burning stove on black granite hearth; ceramic tiled floor; painted tongue and groove ceiling; LED spotlights; door to rear garden.

Rear Hall Ceramic tiled floor; LED lights.



Utility Room 14'11 x 13'0 (4.55m x 3.96m)

Franke single drain sink unit with chrome mono mixer taps; good range of laminate high and low level cupboards and drawers ; polished grey granite worktops; space for freezer and wine fridge; space and plumbing for washing machine and tumble dryer; ceramic tiled floor; pulley line; LED spotlights; part tiled walls.

Cloak Cupboard 3'11 x 8'0 (1.19m x 2.44m)

Range of fitted clothes rails and storage shelves.

Pine Furnished Staircase to First Floor

Bedroom 1 12'7 x 9'10 (3.84m x 3.00m)

Recessed display niche.

Bedroom 2 12'8 x 9'10 (3.86m x 3.00m)



Bathroom 12'7 x 6'5 (3.84m x 1.96m)

White suite comprising panelled bath; rectangle shower cubicle with PVC clad walls; thermostatically controlled shower with adjoining rain shower heads; glazed shower door and side panel; pedestal wash hand basin with tiled splash back; close coupled WC; hot press with insulated copper cylinder and Willis type immersion heater; partially tiled walls; LED spotlighting; extractor fan.

Bedroom 3 12'6 x 11'11 (3.81m x 3.63m)

Two double built in wardrobes with cupboards over; storage cupboard with bookshelves over.

Bedroom 4 13'3 x 11'9 (4.04m x 3.58m)



Principal Bedroom

24'8 x 16'5 (7.52m x 5.00m - L shape - max measurements)

Extensive range of built in wardrobes with mirrored sliding doors concealing ample clothes rails and storage shelves; telephone connection point.

En-suite Bathroom

8'3 x 8'0 (2.51m x 2.44m)

White suite comprising panel bath with chrome pillar mixer taps and telephone shower attachment; vanity unit with fitted wash hand basin and chrome taps and cups under; illuminated mirror over; tiled splashback; close coupled WC; extractor fan; partially tiled walls.

Side Hallway

Range of fitted wardrobes with mirrored sliding doors; recessed bookshelves; two linen cupboards with louvred doors.

Principal Bedroom



Principal Bedroom



En-Suite Bathroom



Bedroom 6 16'10 x 10'5 (5.13m x 3.18m)

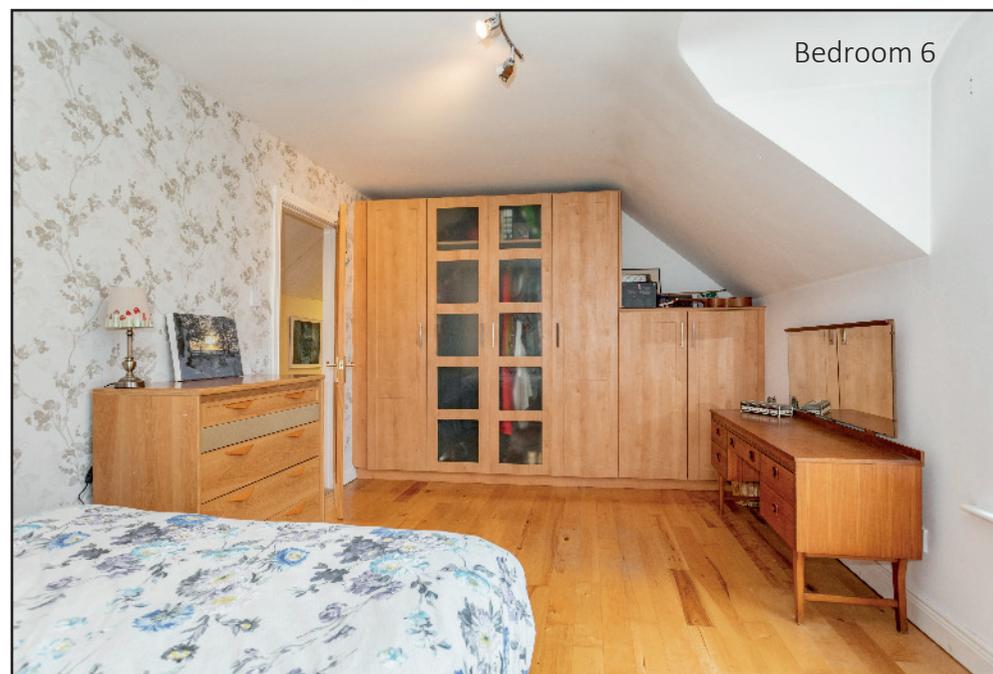
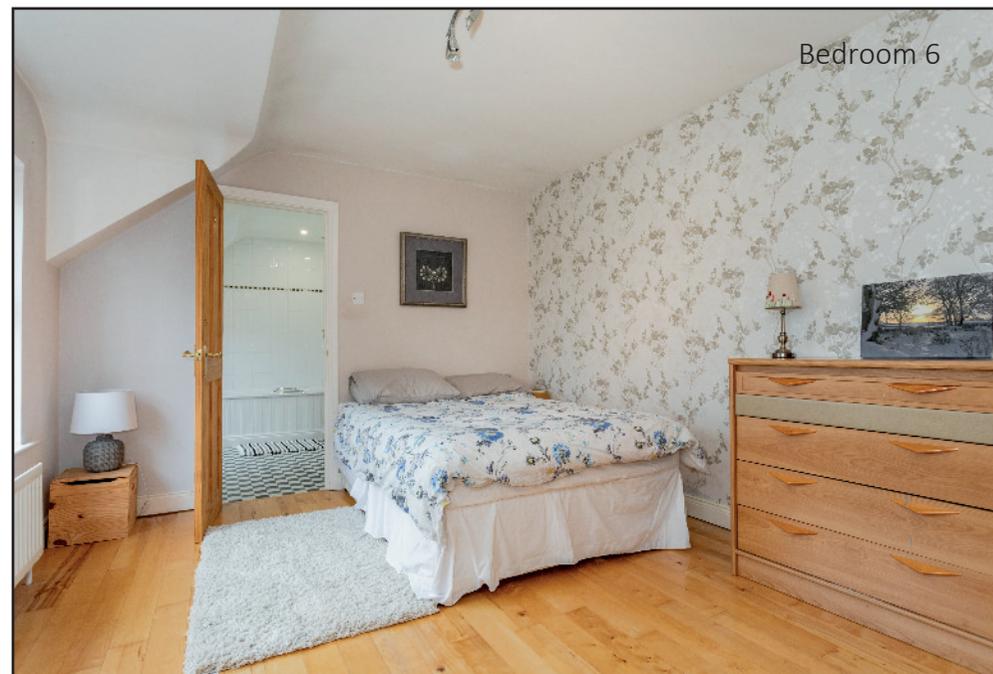
Maple wood floor; built in two double wardrobes; single wardrobe; matching cupboard.

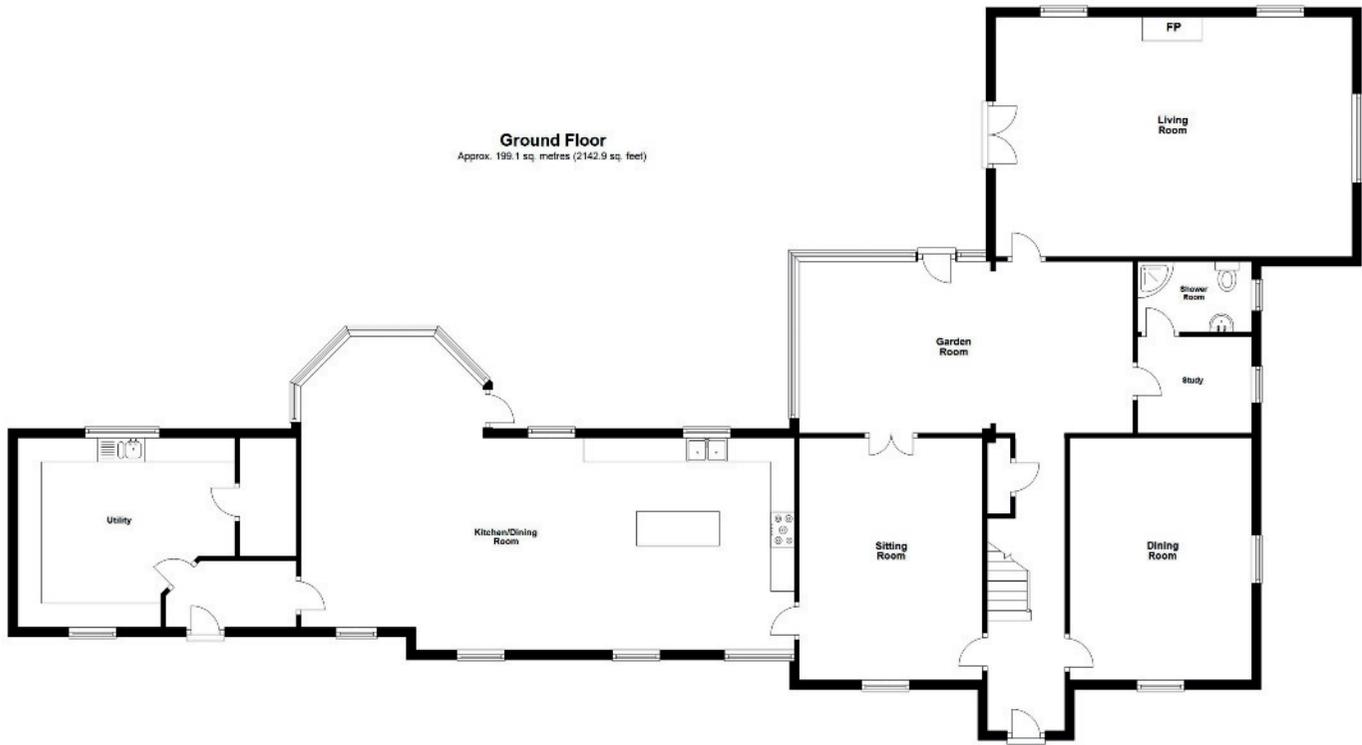
En-suite Bathroom 9'5 x 7'8 (2.87m x 2.34m)

White suite comprising panelled bath with chrome taps and side handles and folding glass shower screen; Aqualisa thermostatically controlled shower over and telephone shower attachment; vanity unit with ceramic bowl and chrome mono mixer taps; cupboard and drawers under; illuminated mirror over; close coupled WC; chrome heated towel radiator; LED lighting; extractor fan; partially tiled walls.

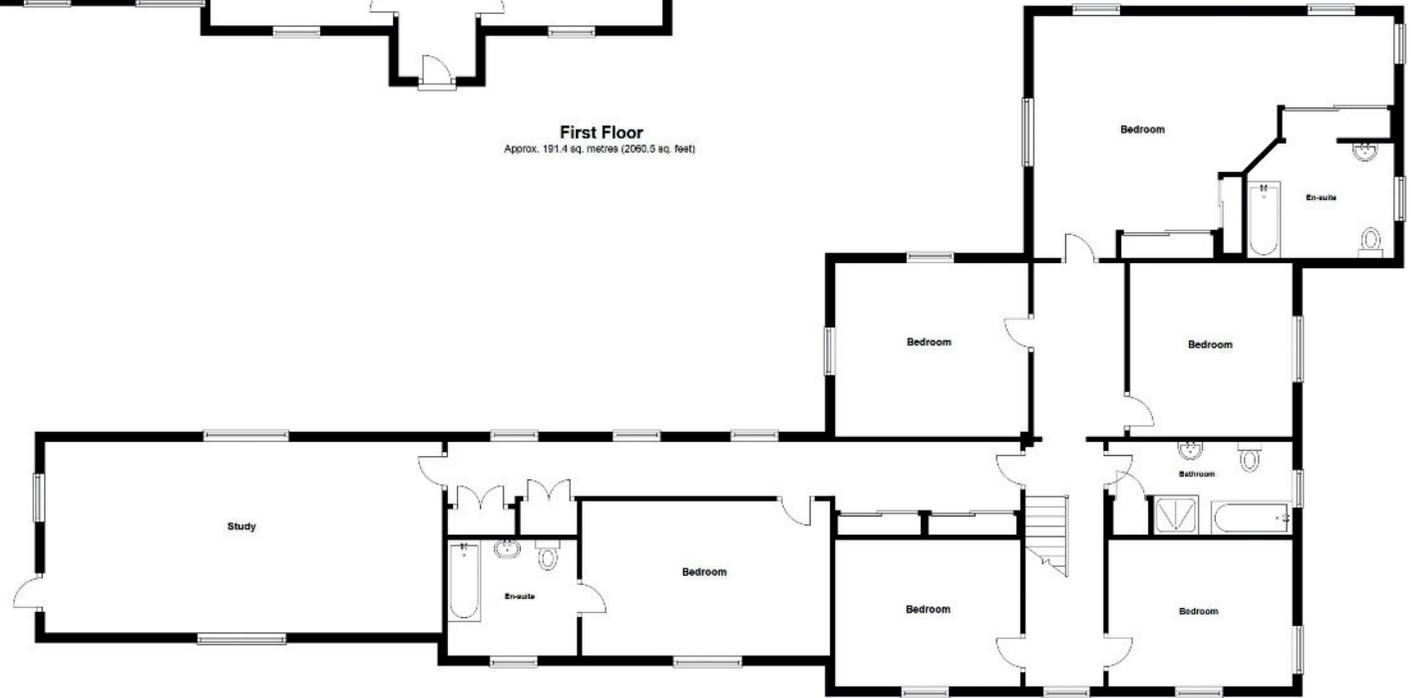
Office 25'11 x 13'11 (7.90m x 4.24m)

Oak floor; telephone point; radiator; door to exterior steps leading to courtyard.





Ground Floor
Approx. 199.1 sq. metres (2142.9 sq. feet)



First Floor
Approx. 191.4 sq. metres (2060.5 sq. feet)

Shared concrete drive leading to brick pavia courtyard.

Potting Shed

17'3 x 7'1 (5.26m x 2.16m)

Light and power.

Studio

16'5 x 13'7 (5.00m x 4.14m)

Wood laminate floor; florescent light; power.

Garage

23'3 x 17'8 (7.09m x 5.38m)

Roller door; diesel generator; light and power.

Solar Panels

Located on the front of the property and are owned by the property.



Gardens

The generous gardens surround the residence have been created to provide a peaceful and tranquil setting for the home.

Expertly landscaped to include random stone walls, decorative gravel paths winding their way through the gardens to Riven flagged and brick pavia patios, feature circular lawns, gravel and wood bark beds.

Extensive borders of ornamental and flowering shrubs, native and decorative trees, spring flowering bulbs, herbs, Roses and climbers providing colour and interest throughout the year.

A compact range of ancillary buildings include studio, potting shed, lean to glasshouse and garaging with ample parking in the grounds enhance the residence.

Lands

Three paddocks and naturised wet lands area provide ample grazing for those with equine interests and are equally suitable for a wide range of rural activities.

Capital / Rateable Value

£430,000. Rates Payable = £3741.00 per annum (approx)



