

SALE AGREED

Dwelling, Building Site & Land at 7 Loughanmore Rd, Dunadry, BT41

- Dwelling, Annex, Building Site and Farming Land
- Four Bedroom; Three Reception
- Oil Heating; Double Glazing
- Mature Gardens
- Full Planning Permission
- Well Presented Detached Family Home
- Attached Two Bedroom Annex
- Private Driveway; Double Garage
- Adjoining Yard, Paddocks, Stables and Building Site
- c.23 Acres Of High Quality Farming Land

Offers Over £1,000,000

EPC Rating D





Floorplan Is For Illustrative Purposes Only And Is Not To Scale

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with matching, double glazed side screen. Wood laminate floor covering. Stairwell to first floor gallery landing. Vaulted ceiling.

LOUNGE 21'10" x 12'2" (wps)

Open fire in tiled fireplace, with mahogany surround. Wood laminate floor covering. Aluminium framed, double glazed, sliding patio door to rear garden. Open arch leading to:

DINING ROOM 12'8" x 9'1"

Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 21'10" x 10'8"

Country style fitted kitchen, with comprehensive range of high and low level storage units, with contrasting granite effect melamine work surface. Ceramic sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated, eye level double oven. Integrated dishwasher. Space for fridge freezer. Plumbed and space for washing machine. Glass fronted display cabinets. Splashback tiling to walls.

STUDY / CRAFT ROOM 22'8" x 8'2"

Dual aspect windows. Wood laminate floor covering. Hardwood, panelled door to rear garden. Access to double garage.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Half tiling to walls.

FIRST FLOOR



GALLERY LANDING

BEDROOM 1 12'6" x 12'1" (wps)

Fitted wardrobes and storage.

BEDROOM 2 11'10" x 10'11" (wps)

Range of fitted wardrobes and storage. Rural views to rear.

BEDROOM 3 12'1" x 8'9"

BEDROOM 4 9'5" x 8'0"

Rural views to rear.

FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower, with drench shower head. Fully tiled walls. Access to hot press.

EXTERNAL

Generous sized private driveway, finished in asphalt.

Tiled entrance porch.

Gardens front, side and rear, finished in lawn, brick pavior patio area, and wide array of plants, trees and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

PVC oil storage tank.

Outside tap.

INTEGRAL DOUBLE GARAGE 19'11" x 19'7"

Twin, up and over doors. Separate service door to rear garden and access to study/craft room. Power, light, oil fired central heating boiler, and access to roof space.

THE ANNEX

ENTRANCE HALL

Hardwood, panelled front door with matching double glazed side screen. Access to cloakroom, hot press and roof space.

LOUNGE 17'3" x 11'9"

Dual aspect windows. Open fire in stone clad fireplace, with tiled hearth.

SUN PORCH 8'8" x 5'4"

Triple aspect windows. Hardwood, double glazed door to rear garden.

KITCHEN 9'9" x 7'8"

Fitted kitchen with range of high and low level storage units with contrasting marble effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for under counter fridge. Plumbed and space for automatic washing machine. Splashback tiling to walls.

BEDROOM 1 13'4" x 9'9"

BEDROOM 2 10'5" x 9'9"

Built in double wardrobe.

SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully tiled walls.

THE FARMHOUSE

With full planning permission, for change of use, back to an additional residential dwelling (three bed; two+ reception). The owners and architect have intentionally tried to retain the property's original character and charm within the new design, including the sliding sash windows and stonework. The site has its own mature garden to rear. Elevations, floor plans and site map within images. Copy of planning permission available upon request.

ATTACHED STORE 21'10" x 15'10" (wps)

With threshing barn above.

SECOND ATTACHED STORE 22'2" x 16'6"

EXTERNAL

Concrete yard area.

Partitioned stable area with concrete base (with planning permission for a new three-bay stable block).

Gravel paddock/arena.

Separate grass paddock.





c.23 ACRES OF HIGH QUALITY FARM LAND

c.23 acres of high quality, free draining farm land, laid out in eight fields of good shape for modern agriculture. Troughs linked to mains. There is an additional benefit of a natural spring. Access via Rathmore Road.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.

Well presented, four bedroom, detached, family home, with attached two bedroom annex, and adjoining, c.1.17 acre plot, with yard, gravel paddock, separate grass paddock, stables and original, stone farmhouse with attached stores, and c.23 acres of quality agricultural land, situated off Loughanmore Road, Dunadry (with secondary access off Rathmore Road).

The main home comprises entrance hall, lounge, dining room, kitchen with informal dining area, study/craft room, furnished cloakroom, four well-proportioned bedrooms and family bathroom. The attached annex comprises entrance hall, lounge, sun porch, kitchen, two double bedrooms, and shower room. Both properties benefit from double glazing and oil fired central heating. Externally, there is a generous sized private driveway, integral double garage, and gardens front, side and rear, finished in wide array of mature plants, trees and shrubbery.

The adjoining building site has an original, stone farmhouse (currently used for storage), with full planning permission, for change of use, back to an additional residential dwelling. The owners and architect have intentionally tried to retain the property's original character and charm within the new design, including the sliding sash windows and exposed stonework. The site has its own mature garden, alongside the yard, paddocks and planning permission for a new, three-bay stable block.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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