



104a Cidercourt Road, Crumlin, BT29 4RX

- Impressive Detached Villa (c.3,100 Sq Ft)
- Five+ Separate Reception Rooms
- Fully Tiled Bathroom; Five Piece Suite
- Utility Room; Furnished Cloakroom
- Private Driveway; Integral Double Garage
- Five Bedrooms; Principal En Suite
- Handmade Pine Kitchen
- Oil Heating; Double Glazing
- Adjoining Annex With Games Room
- Generous Sized Site; Rural And River Views

Offers Over £450,000
EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Cathedral style, iroko wood, front door with matching double glazed, cathedral style, dual aspect windows. Excalibur tiled flooring, continuing through entrance hall. Oak half panelling to walls. Oak glazed panelled door into:

ENTRANCE HALL

Solid oak return stairwell leading to first floor. Access to under stairs store. Oak half panelling to walls.

FURNISHED CLOAKROOM

'Vernon Tutbury' two piece suite comprising vanity unit with wash hand basin and high flush WC. Oak half panelling to walls. Tiled floor.

LOUNGE 26'2" x 12'4" (into bay)

Gas fire in ornate cast iron fireplace with tiled inset, slate tile hearth and mahogany surround. Solid wood flooring. Box bay window to front elevation. Oak double doors with glazed panelling leading into sun lounge. Concealed door providing access into library.

SUN LOUNGE 13'3" x 11'1"

Solid wood flooring. Vaulted, cathedral style, tongue and groove timber ceiling with spotlights inset. PVC double glazed windows wrapped around, with matching double glazed French doors leading to rear garden.

DINING ROOM 14'4" x 11'4" (into bay)

Feature granite fireplace with 'Celtic knots' detailing, reclaimed Belfast brick inset and solid wood mantle. Box bay window to front elevation. Solid wood parquet style flooring. Oak panelling to walls and complementary pelmet over window. High level strip lighting. Access into:



FAMILY ROOM 11'3" x 10'1"

Cast iron multi fuel stove inset to feature brick fireplace with timber sleeper beam mantle and slate hearth. Chinese slate tile flooring. Open into:

KITCHEN 12'5" x 11'3"

Handmade pine kitchen with range of high and low level storage units and contrasting polished granite work surface. Inlaid dual bowl ceramic sink. Space for range oven with extractor canopy above. Integrated fridge and dishwasher. Splash back tiling to work surface. Chinese slate tile flooring. Rural views over rear garden.

UTILITY ROOM 11'3" x 6'5"

Melamine work surface area, space and plumbed for American style fridge freezer, plumbed for automatic washing machine, space for tumble dryer and oil fired central heating boiler. Chinese slate tile flooring. Hardwood glazed rear door.

LIBRARY 21'5" x 14'5"

Accessed via concealed door from lounge. Oversized feature polished granite fireplace with 'Celtic knots' detailing, reclaimed Belfast brick inset and cast iron multi fuel stove. Feature floor to ceiling, cathedral style, double glazed window to rear elevation. Oak panelling to walls with matching book shelves. Speaker system. Cast iron stairwell leading to:

LIBRARY FIRST FLOOR 20'8" x 14'7" (wps)

Gallery style first floor with cast iron railings. Oak part panelling to walls with matching book shelf.

FIRST FLOOR

LANDING

Access to roof space and shelved hot press.

PRINCIPAL BEDROOM 14'1" x 13'3"

Rural views.

FULLY TILED EN SUITE BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Mixer taps and telephone handle shower attachment over bath.

BEDROOM 2 11'8" x 9'4"

Views over front garden.

BEDROOM 3 11'5" x 11'2"

BEDROOM 4 11'3" x 9'9"

Views over front garden.

BEDROOM 5 10'7" x 7'7"

Currently utilised as a study.

FULLY TILED BATHROOM

White five piece suite comprising panelled bath, separate quadrant shower enclosure, pedestal wash hand basin, WC and bidet. Electric shower unit. Mixer tap and telephone handle shower attachment over bath.

ADJOINING ANNEX

Hardwood double glazed door from rear leading into:

KITCHEN WITH INFORMAL DINING AREA 17'1" x 7'8" (wps)

Handmade pine kitchen with low level storage units and complementary wood block work surface. Inlaid ceramic sink. Integrated hob and oven. Space for fridge freezer. Chinese slate tile flooring. Stairwell leading to first floor. Access into double garage.

SHOWER ROOM

White three piece suite comprising fully panelled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Chinese slate tiled floor.

FIRST FLOOR

GAMES ROOM / BAR 22'10" x 21'1" (wps)

Hardwood double glazed French doors with matching side screens leading to private balcony area enjoying elevated rural views. Wood laminate floor covering. Half wood panelling to walls. Homemade bar area. Light, power and radiators. Potential to convert to further accommodation (subject to necessary checks and approvals).



Occupying an idyllic setting on a generous sized site, this immaculately presented detached family home enjoys stunning rural views over surrounding countryside, whilst situated only 25 minutes from Belfast and within easy access of provincial towns/villages.

Enjoying Gothic style architecture throughout, the internal layout is adaptable to different family requirements with accommodation comprising five well-proportioned bedrooms, to include principal with en suite, five separate reception rooms, to include a 1.5 storey library, modern fitted kitchen, utility room, family bathroom with five piece suite, and adjoining annex.

Externally, the property enjoys generous sized private driveway, Gothic arch with functioning portcullis, integral double garage, generous sized gardens finished in lawn, pond with waterfall feature, and a plethora of patio areas benefiting from rural and river views.

Other attributes include oil heating and double glazing.

We recommend internal viewing to fully appreciate what this exceptional property has to offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	63
(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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