

GERARD MCCLINTON
ESTATE AGENT



1 Governors Gate Manor, Royal Hillsborough, BT26 6FZ

Offers in excess of £635,000





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1 Governors Gate Manor

Royal Hillsborough, BT26 6FZ

- Strikingly Beautiful Neo Gothic Style Detached Home
- High Specification Dining Kitchen with Living Area & Double Doors onto The Rear Garden
- Master Bedroom with Impressive En Suite Shower Room
- Underfloor Heating via Oil Central Heating & Double Glazing - A Very Efficient Home
- Superb Corner Site with Large Gardens
- Versatile Accommodation 3 Bed / 3 Rec or 4 Bed/ 2 Rec
- Ground Floor WC & Separate Kitchen Utility Room
- Family Bathroom with Contemporary Suite inc Feature Roll Top Bath
- Driveway for Multiple Vehicles & Detached Garage
- Prev Planning Permission Granted For Further Extension (now lapsed)

Situated within the esteemed "Governors Gate" development in Royal Hillsborough, this former Show House is undeniably a splendid property. 1 Governors Gate Manor stands out as one of the most visually appealing homes in this development, boasting a striking Neo Gothic design, a prominent lead spire, and an exquisite stone facade. The meticulous attention to detail and craftsmanship evident in this property is truly awe-inspiring.

Nestled away on a spacious corner plot featuring an impressive driveway entrance, you immediately sense the grandeur upon arriving at this property. Upon entering, a welcoming reception hallway greets visitors, complete with a captivating fireplace and a cloakroom/wc. The hallway leads to two separate sitting rooms (one currently utilized as a fourth bedroom), as well as a sizable open plan dining kitchen and living area. This room is bathed in natural light, with its double doors opening onto the beautiful rear garden and patio area.

The bespoke, hand painted kitchen boasts high-quality country-style units, complemented by marble worktops, display cabinets, and a central island with seating. Additionally, there is a separate utility area with ample storage and space for appliances.

Ascending to the first floor, one is greeted by a landing featuring a double-height window, flooding the property with an abundance of natural light. This floor comprises three bedrooms in total, including two generously proportioned double rooms and a master bedroom with a contemporary en-suite shower room. Completing the accommodation on this level is a family bathroom featuring a freestanding roll top bath.

Externally, the front of the property exudes sheer beauty, surrounded by well-maintained gardens, a driveway capable of accommodating multiple vehicles, and a detached garage with an electric door, as well as its own wc and storage space above. To the rear, a spacious lawn garden awaits and is perfect for family entertainment.



Reception Hall

Cloakroom / WC

Reception Room

11'9" x 11'5" (3.6 x 3.5)

Reception 2 / Bedroom 4

11'9" x 11'5" (3.6 x 3.5)

Dining Kitchen & Living Area

22'7" x 13'5" (6.9 x 4.1)

Utility Room

7'6" x 7'6" (2.3 x 2.3)

First Floor Landing

Master Bedroom

13'4" x 11'9" (4.08 x 3.6)

En Suite Shower Room

9'6" x 8'2" (2.9 x 2.5)

Bedroom 2

11'9" x 10'9" (3.6 x 3.3)

Bedroom 3

11'9" x 11'5" (3.6 x 3.5)

Bathroom

7'5" x 6'10" (2.27 x 2.1)

Outside Front





Outside Rear
Detached Garage

17'4" x 10'9" (5.3 x 3.3)

Directions

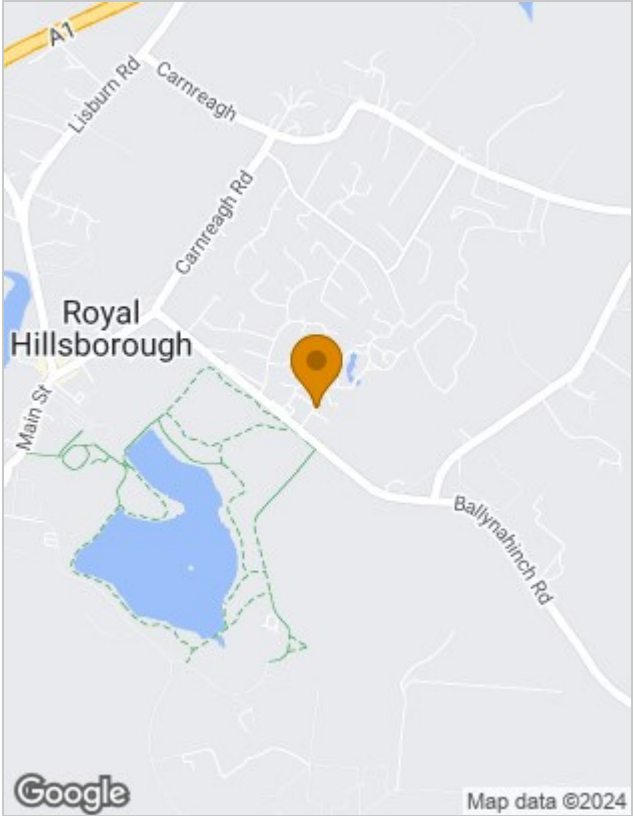




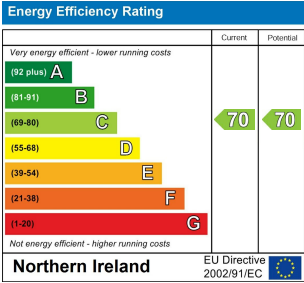
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.