



**6 Eskylane Road, Antrim, BT41 2LL**

- Impressive Detached Country Residence (c.5,880 Sq Ft)
- Four+ Separate Reception Rooms
- Utility Room; Furnished Cloakroom
- Generous Private Driveway; Integral Double Garage
- Sand & Grass Paddocks; Four Bay Stable Block
- Six Bedrooms; Six Shower Rooms/Bathroom
- Luxury Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Generous Gardens; c.2.75 Acre Site
- Rural Views Towards Lough Neagh

**Offers Over £795,000**

**EPC Rating C**





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### RECEPTION HALL

Dual tone double glazed front door with PVC double glazed side screens. Tiled flooring. Oak stairwell with matching balustrade and handrail leading to first floor. Feature picture window to rear enjoying rural views. Recessed spotlights. Access to built in store.

#### LOUNGE 21'11" x 15'7"

Inglenook style fireplace with wood burning stove, limestone surround and contrasting hearth. Dual aspect windows. PVC double glazed French doors leading to rear garden. Rural views. Solid wood flooring.

#### FAMILY ROOM 16'3" x 13'5"

Inglenook style fireplace with wood burning stove set on slate hearth. Tiled floor. PVC double glazed French doors leading to rear garden. Open through to:

#### KITCHEN THROUGH DINING ROOM 34'3" x 19'10" (plus bay)

Luxury fitted kitchen with range of high and low level storage units and contrasting polished granite work surface. Matching breakfast bar island with power point. Inlaid 1.5 bowl sink unit with mixer tap. Space for range style oven with oversized extractor canopy over. Space and plumbed for American style fridge freezer. Integrated eye level oven, dishwasher and recycling drawer. Upstands to walls and splash back to hob area to match kitchen work surface. Tiled floor. Recessed spotlights. LED lighting inset to kickboard. Box bay window to side elevation. Oak stairwell leading to:

#### MEZZANINE SITTING ROOM 16'9" x 15'7"

Recessed wood burning stove with slate hearth. Solid wood flooring. Dual aspect windows. PVC double glazed French doors with matching side screens leading to raised timber deck entertainment area. Recessed spotlights.



## REAR HALL

Tiled floor. Dual tone, double glazed door leading to garden. Access to walk in larder with light, power and tiled flooring. Recessed spotlights. Oak stairwell leading to first floor.

## UTILITY ROOM 11'8" x 9'8"

Range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay and mixer tap. Plumbed for automatic washing machine and space for tumble dryer. Matching upstands. Tiled floor. Access to integral double garage.

## FURNISHED CLOAKROOM 8'1" x 5'2"

Contemporary, white two piece suite comprising vanity unit and WC. Feature tiled splash back to wash hand basin. Tiled floor. Chrome towel radiator.

## INNER HALL

Tiled floor. Access to bedroom and shower room.

## BEDROOM 5 15'8" x 14'0" (into bay)

Box bay window to front elevation enjoying rural views. Quality wood laminate floor covering.

## DELUXE SHOWER ROOM 10'0" x 5'4"

Contemporary, white three piece suite comprising fully tiled quadrant shower enclosure, vanity unit and WC. Thermostat controlled shower unit. Splash back tiling to wash hand basin with wiring for illuminated mirror over. Tiled floor. Recessed spotlights.

## FIRST FLOOR

### GALLERY STYLE LANDING

Quality wood laminate floor covering. Dual aspect windows enjoying elevated rural views. Access to shelved hot press with quality wood laminate floor covering, pressurised water cylinder, light and access to roof space. Recessed spotlights.

### PRINCIPAL BEDROOM SUITE

Inner hall leading to principal bedroom, walk in dressing room and en suite bathroom. Beam vacuum point. Quality wood laminate floor covering.

### PRINCIPAL BEDROOM 16'8" x 15'7"

Quality wood laminate floor covering. PVC double glazed French doors with matching side screens leading to paved balcony, enjoying stunning rural views towards Lough Neagh.

### WALK IN WARDROBE / DRESSING ROOM

Dual wall to wall fitted wardrobes with mirrored/panelled sliding doors. Quality wood laminate floor covering. Light, radiator, access to roof space.

### DELUXE BATHROOM 15'7" x 7'11"

Contemporary, white four piece suite comprising freestanding bath with mixer tap and shower attachment, separate fully tiled oversized shower enclosure, vanity unit and WC. Thermostat controlled shower unit with drench shower head over. Splash back tiling and illuminated mirror over sink. Tiled floor and matching skirting. Rural views. Recessed spotlights.

### BEDROOM 2 15'3" x 13'1"

Quality wood laminate floor covering. PVC double glazed French doors leading to Juliet style balcony enjoying stunning rural views towards Lough Neagh.

### WALK IN WARDROBE 6'8" x 5'6"

Quality wood laminate floor covering, light and power.

### DELUXE EN SUITE SHOWER ROOM 8'8" x 4'11"

Contemporary, white three piece suite comprising fully tiled quadrant shower enclosure, vanity unit and WC. Thermostat controlled shower unit. Splash back tiling to wash hand basin with wiring for illuminated mirror over. Tiled floor. Chrome towel radiator. Recessed spotlights.

### BEDROOM 3 15'7" x 11'1"

Quality wood laminate floor covering. Dual aspect windows.

### WALK IN WARDROBE 10'5" x 6'7"

Quality wood laminate floor covering. Light, power, radiator and velux window.

### DELUXE EN SUITE SHOWER ROOM 10'5" x 6'10"

Contemporary, white three piece suite comprising fully tiled quadrant shower enclosure, vanity unit and WC. Thermostat controlled shower unit. Splash back tiling to wash hand basin with wiring for illuminated mirror over. Tiled floor. Chrome towel radiator. Recessed spotlights.

### BEDROOM 4 19'10" x 11'3" (plus raised wardrobe recess)

Quality wood laminate floor covering. Steps leading up to:





### RAISED WALK IN WARDROBE / STUDY AREA 8'5" x 5'6"

Light, power and quality wood laminate floor covering.

### DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled oversized shower enclosure, vanity unit and WC. Thermostat controlled shower unit with drench shower head over. Splash back tiling to wash hand basin with wiring for illuminated mirror over. Tiled floor. Chrome towel radiator. Recessed spotlights.

### FIRST FLOOR OVER GARAGE

Accessed via oak stairwell leading from rear hall.



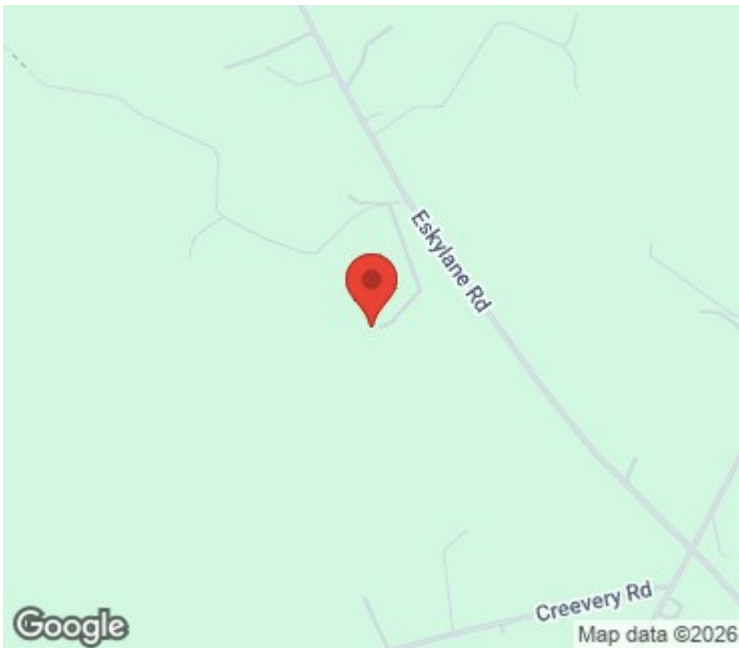
**Impressive six bedroom / four+ reception detached country residence extending to 5,880 sq ft, with integral double garage and equestrian hub to include sand paddock, separate grass paddocks and four bay timber stable block, occupying a prime c.2.75 acre site enjoying rural views towards Lough Neagh, located off Eskylane Road, in close proximity to Antrim, Ballymena, Belfast International Airport and within a 20 minute commute to Belfast.**

*The property comprises reception hall with stairwell leading to gallery landing, three separate reception rooms all encompassing wood burning stoves, luxury fitted kitchen through dining room, rear entrance hall, utility room, furnished cloakroom, first floor studio/games room, and six well proportioned bedrooms, each having access to an en suite, shower room or bathroom in addition to five of the bedrooms comprising a walk in wardrobe/dressing room.*

*Externally the property enjoys power operated gates leading to generous sized private driveway area, integral double garage, generous sized south facing gardens, sand and grass paddocks, and four bay timber stable block.*

*Other attributes include oil fired central heating (underfloor heating to ground floor level), PVC double glazing, CCTV system, alarm, beam central vacuum system, and air filtration system.*

**Early viewing strongly recommended to avoid disappointment.**



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>		<b>80</b>	<b>80</b>
(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	

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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