COLIN GRAHAM RESIDENTIAL

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'Beechmount', 85 Ballyalbanagh Road, Ballyeaston, Ballyclare, BT39 0SP

- Exceptional Detached Family Home
- Modern Kitchen With Informal Dining
- Oil Heating; PVC Double Glazing
- Three Large Stables; Grass & Sand Paddocks
- Prime Elevated Site Extending To c.2 Acres
- Six Bedroom; Three+ Reception
- Family Shower Room; Two En Suite Bedrooms
- Generous Driveway; Integral Double Garage
- Beautifully Landscaped Gardens
- Delightful Rural Views Towards Cave Hill

Offers Over £795,000

EPC Rating D





85 Ballyalbanagh Road, Ballyclare, BT39 9SP





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, panelled double doors. Slate tiled floor. Dual aspect windows. Feature height ceiling and coving to ceiling, continuing throughout most of the home. Glass panelled French doors with matching side screens, leading to:

RECEPTION HALL

Timber flooring. Oak stairwell to first floor. Double doors leading to drawing room. Slate tiled floor. Glass panelled door leading to rear hall. Glass panelled door leading to kitchen.

FURNISHED CLOAKROOM

Contemporary, two piece suite comprising vanity unit with glass basin and WC. Fitted storage unit with sliding panelled and mirror panelled doors. Tiled feature wall. Tiled floor.

DRAWING ROOM 20'9" x 14'11"

Dual aspect windows. Open fire with marble surround and granite hearth. Timber floor. Double doors leading to:

DINING ROOM 15'11" x 14'11" (wps)

Dual aspect windows. Timber floor.

FAMILY ROOM 15'7" x 14'11"

Dual aspect windows. Cast iron, wood burning stove on slate hearth. Timber floor. Glass panelled door leading to:







KITCHEN WITH INFORMAL DINING AREA 27'6" x 15'8" (wps)

Luxury, Robinson Interiors 'Rational' fitted kitchen, with range of high and low level storage units, matching island unit, and Neolith porcelain worktops. Inlaid stainless steel sink unit. Breakfast bar area. Comprehensive range of Siemens integrated appliances, comprising touch screen, induction hob, eye level double ovens, eye level microwave oven, warming plate, larder style fridge, separate larder style freezer, and dishwasher. Space for wine fridge. Recessed extractor hood. Tiled floor. Dual aspect windows, enjoying elevated rural views towards Cave Hill. Bifold doors, leading to patio area and garden. Glass panelled door leading to rear hall.

REAR HALL

Tiled floor. Access to integral garage.

UTILITY ROOM 10'11" x 8'2" (wps)

Fitted low level storage units with contrasting, quartz effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

Stairwell to second floor gallery landing. Access to walk in hot press with access to roof space area.

PRINCIPAL BEDROOM 15'7" x 14'11"

Dual aspect windows, enjoying elevated rural views towards Cave Hill. Timber flooring. Open arch leading to:

WALK IN WARDROBE / DRESSING ROOM 15'2" x 6'5"

Range of fitted wardrobes. Timber floor. Elevated view towards Cave Hill.

DELUXE EN SUITE SHOWER ROOM

Contemporary, five piece suite, comprising fully tiled shower area, twin vanity units, concealed cistern WC and bidet. Chrome towel radiators. Thermostat controlled mains shower unit with drench shower head. Part tiled floor, part timber floor. Dual aspect windows, with elevated rural views towards Cave Hill.

GUEST BEDROOM 14'11" x 11'3"

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Aqualisa power shower unit, with drench shower head. Chrome towel radiator. Tiled feature wall. Splashback tiling to sink. Tiled floor.

BEDROOM 3 14'11" x 14'11"

Dual aspect windows, enjoying elevated rural views.

BEDROOM 4 14'11" x 13'0"

DELUXE SHOWER ROOM

Contemporary, three piece suite comprising fully tiled shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Tiled feature wall. Splashback tiling to sink. Tiled floor.

SECOND FLOOR

GALLERY LANDING

Wood laminate floor covering. Access to under eaves storage.

BEDROOM 5 17'8" x 15'4"

Fitted desk, wardrobes and storage units. Wood laminate floor covering.

BEDROOM 6 17'8" x 15'3"

Fitted desk, wardrobes and storage units. Wood laminate floor covering.

EXTERNAL

Double gates leading to generous sized driveway area, finished in decorative stone.
Courtyard area finished in concrete.
Fully landscaped site (c.2 acres), with immaculately presented gardens, finished in range of lawns, patio areas, and wide array of mature plants, trees and shrubbery.
External lighting.
Outside tap.
PVC oil storage tank.

INTEGRAL DOUBLE GARAGE 24'6" x 19'10"

Twin, power operated, roller shutter doors. Separate service door to rear hall. Power, light, oil fired central heating boiler, Beam vacuum hub, and access to roof space.





STORE ROOM 16'10" x 9'11"

PVC coated, roller shutter door. Power and light.

STABLE 1 13'10" x 13'10"

STABLE 2 19'11" x 16'11"

STABLE 3 14'8" x 14'0"

SAND PADDOCK

With range of floodlighting.



Exceptional, six bedroom / three+ reception, detached family home, with stables, sand paddock, adjoining grass paddock (c.2 acres), and beautifully landscaped gardens, occupying a prime, elevated site on the periphery of Ballyeaston village, Ballyclare.

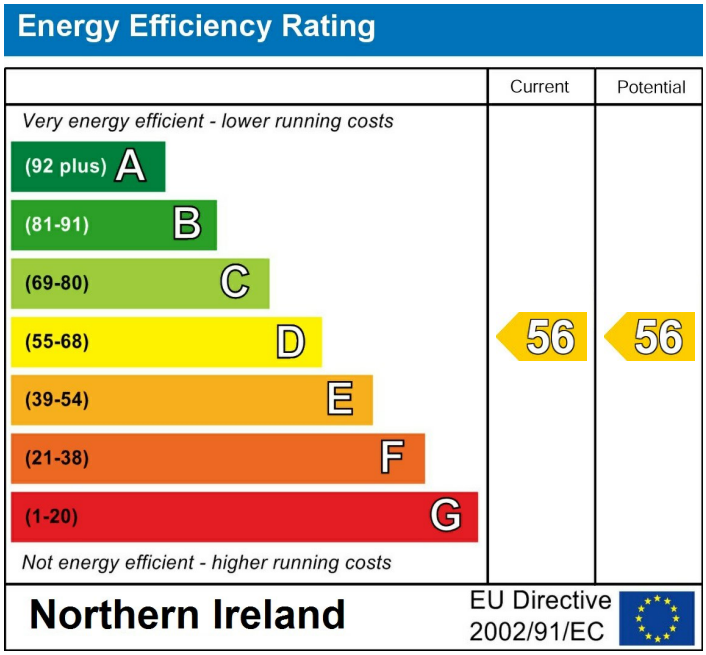
The property comprises entrance porch, reception hall, furnished cloakroom, drawing room, dining room, family room, kitchen with informal dining area, luxury fitted Robinson Interiors kitchen, utility room, six well-proportioned bedrooms, to include principal suite with walk in wardrobe and deluxe en suite shower room, guest suite with en suite shower room, and deluxe family shower room.

Externally, the property enjoys generous sized private driveway area and courtyard, integral double garage, three large stables, store, sand paddock, adjoining grass paddock, and immaculately presented gardens, finished in range of lawns, patio areas, and wide array of mature plants, trees and shrubbery.

Other attributes include oil heating, PVC double glazing and delightful rural views towards Cave Hill.

Rarely does an opportunity arise to purchase a property of this ilk, early viewing highly recommended to avoid disappointment.





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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