



43 Loughview Road, Crumlin, BT29 4RF

- Impressive Detached Family Residence
- Modern Fitted Kitchen Open Through To Living Area
- Double Glazing; Gas Heating; Oil Tank For Aga
- Detached Workshop; Triple Car Port; Large Yard Area
- Views Towards And Over Lough Neagh

- Five En Suite Bedrooms; Two+ Reception Rooms
- Separate One Bedroom Restored Cottage
- Composite Decking, Resistance Pool & Hot Tub
- c.3.0 Acres Of Shore Frontage Land; Rural Aspects
- Commercial Opportunity For Serviced Rental Accommodation

Offers Over £795,000

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screen. Natural stone tiled floor. Fitted storage unit with glass panelled sliding doors. Access to roof space.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Natural stone tiled floor.

LOUNGE THROUGH DINING ROOM 25'2" x 16'6"

Feature window to front elevation, enjoying views towards Lough Neagh. Cast iron, wood burning stove on slate hearth, with stone clad chimney. Natural stone tiled floor. Aluminium framed, concertina doors to rear garden.

KITCHEN THROUGH LIVING ROOM 25'11" x 19'0"

Feature windows to front elevation, enjoying views of Lough Neagh. Modern fitted kitchen, with range of high and low level storage units with contrasting, quartz topped work surface area. Inlaid, stainless steel sink unit. Oil fired AGA cooker. Integrated dishwasher and microwave. Space for American style fridge freezer. Quartz topped splashback to walls. Stainless steel splashback to AGA. Natural stone tiled floor. Cast iron, wood burning stove to living area.

UTILITY ROOM 9'10" x 6'6"

Fitted low level storage units, with contrasting slate work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Fitted storage unit in sliding doors. Gas fired central heating boiler. Splashback tiling to sink. Natural stone tiled floor. Composite, triple glazed door to rear garden.



PRINCIPAL BEDROOM 20'6" x 15'3"

Tiled floor. Dual aspect feature windows. Aluminium, sliding, double glazed patio door to pool area. Part panelling to walls. Fitted storage and bookcase. Concealed access, leading to:

DRESSING ROOM / WALK IN WARDROBE 11'10" x 9'8"

Range of fitted wardrobes and storage. Tiled floor.

DELUXE EN SUITE BATHROOM

Contemporary, four piece suite comprising freestanding bath, separate, fully tiled shower cubicle, floating vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Part tiling to walls. Tiled floor.

BEDROOM 2 14'3" x 11'11"

PVC double glazed, sliding, patio door to rear garden. Tiled floor.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and concealed cistern WC. Thermostat controlled main shower unit. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

REAR HALL

Tiled floor. Access to store. Glass panelled door leading to:

STUDY 13'1" x 12'5"

Dual aspect feature windows. View towards Lough Neagh. PVC double glazed, sliding patio door to rear garden. Natural stone tiled floor. Glass panelled door leading to hallway.

BEDROOM 3 11'8" x 11'6"

View towards Lough Neagh. Natural stone tiled floor.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Stone splashback to sink. Chrome towel radiator. Natural stone tiled floor.

BEDROOM 4 11'1" x 9'10"

Natural stone tiled floor.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Stone splashback to sink. Chrome towel radiator. Natural stone tiled floor.

EXTERNAL

Electric operated gate leading to, generous sized, private driveway area.
Front garden finished in lawn.
Range of external lighting (timed system, with photocell override).
Fully enclosed, low maintenance, rear garden, finished in artificial grass, paved patio areas.
Partially enclosed bar and seating area.
Partially enclosed BBQ area.
External power points.
External lighting.
PVC soffits, fascia and rainwater goods.
Outside tap.

SPA AREA

Artificial grass.
Roofed area with composite decking, resistance pool and hot tub.
Outdoor shower.

'THE LOFT' 34'6" x 13'8" (wps)

External stairwell and PVC double glazed front door. Wood laminate floor covering. Gas fired central heating boiler. PVC double glazed French doors with view towards Lough Neagh.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Towel radiator. Wood laminate floor covering.

'FISHERMAN'S COTTAGE'

c.400 year old fisherman's cottage, which has been sympathetically restored within recent years.





OPEN PLAN LIVING / DINING / KITCHEN AREA 22'3" x 15'3"

Stable style, PVC double glazed front door, with matching door to gable. Separate PVC double glazed door to front elevation. Vaulted ceiling. Range of fitted and freestanding kitchen storage units, with slate work surface area. Ceramic sink. Slate splashback to sink. Slate tile to floor. Reclaimed brick inglenook style fireplace and chimney, with cast iron, wood burning stove. Exposed stone feature wall. View towards Lough Neagh.

BEDROOM 12'2" x 8'11"

Exposed stone feature wall. Slate tile floor. View towards Lough Neagh. Fitted wardrobe unit. Mirror panelled, sliding door leading to:



Stunning detached family residence encompassing spa area, plus separate one bedroom cottage, detached workshop, triple car port and c.3.0 acres of shore frontage land, occupying a prime site nestled on the border of Lough Neagh enjoying quiet, rural surroundings, whilst being located only a short commute from Belfast, surrounding towns, local amenities, and a wide array of excellent schools. The property offers both generous and adaptable family accommodation, and is finished to an exceptional specification throughout.

The main family home comprises entrance hall, furnished cloakroom, two separate reception rooms, modern fitted kitchen open through to living area, utility room, and four first floor en suite bedrooms, to include principal with walk in wardrobe/dressing room. Accessed via a linked stairwell, the property offers further accommodation encompassing bedroom/reception and contemporary shower room in 'The Loft'.

Situated on the site, a c.400 year old fisherman's cottage, which has been sympathetically restored within recent years, provides an open plan living/kitchen/dining room and bedroom with en suite shower room.

Externally the property benefits from roofed area with composite decking, resistance pool and hot tub, a fully insulated detached workshop currently partitioned into two units, triple car port with tiled roof and belfry clock tower, large yard area finished in concrete, and c.3 acres of separate land located on the opposite side of Loughview Road, bordering the banks of Lough Neagh, finished mainly in grass and mature trees.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	49
(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