



## 5 Ballywee Road Plus Adj. Field With Building Site, Parkgate, Templenorick, BT20 0DW

- Impressive Detached Family Home (c.4,200 sq ft)
- Six Bedrooms; Four+ Separate Reception Rooms
- Deluxe Bathroom; Guest Shower Room
- Oil Heating; PVC Double Glazing
- Private Laneway & Driveway; Integral Double Garage
- C.1.25 Acre Site To Include c.0.75 Acre Field With FPP
- Luxury Fitted Kitchen; Utility Room
- En Suite Shower Room; Walk In Wardrobe
- Under Floor Heating; Beam Vacuum System; Alarm
- Panoramic Rural Views; Finished To An Exacting Standard

Offers Over **£795,000**

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### RECEPTION DINING HALL

Hardwood double doors with matching double glazed fan light over. Polished porcelain tiled floor. Feature height ceilings. Solid oak internal doors with matching skirting and architrave. Solid oak stairwell to first floor with matching balustrade and handrail. Access to under stairs store. Double doors to lounge.

#### FURNISHED CLOAKROOM

Contemporary white two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Polished porcelain tiled floor.

#### LOUNGE 18'6" x 14'4"

Twin windows to front elevation enjoying elevated rural views. Open fire in cast iron fireplace with granite hearth and carved timber surround. Solid oak flooring.

#### FAMILY ROOM 14'4" x 9'6"

Solid oak flooring. Picture window to rear elevation.

#### CASUAL DINING ROOM 14'7" x 11'6"

Twin windows to front elevation enjoying elevated rural views. Polished porcelain tiled floor. Open arch leading to:



### **KITCHEN WITH INFORMAL DINING AREA 20'8" x 14'7"**

Luxury fitted solid oak in-frame kitchen with comprehensive range of high and low level storage units and contrasting solid granite work surface. Matching island unit with breakfast bar area. Ceramic sink. Inglenook recess for range style oven with extractor fan over. Space for American style fridge freezer. Integrated dishwasher. High level glass fronted display cabinets. Integrated wine rack. Solid granite up-stands to walls. Tiled splash back to range area. Polished porcelain tiled floor. Open arch leading to:

### **SUN LOUNGE 16'4" x 16'4"**

Vaulted ceiling with electric operated velux windows. Elevated rural views. Cast iron multi fuel burning stove on a solid granite hearth. Polished porcelain tiled floor. PVC double glazed French doors to courtyard patio area.

### **REAR HALL**

Hardwood double glazed back door with matching twin side panels. Access to utility room and garaging. Polished porcelain tiled floor.

### **UTILITY ROOM 9'10" x 9'4"**

Range of fitted high and low level storage units and contrasting wood grain effect melamine work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Space for tumble dryer. Polished porcelain tiled floor.

### **FIRST FLOOR**

#### **GALLERY LANDING**

Arched feature window to half landing. Access to shelved hot press with pressurised water cylinder. Access to roof space. Positive air ventilation system.

#### **PRINCIPAL BEDROOM 19'7" x 16'4"**

Feature ceiling height window with French door leading to Juliet style balcony enjoying rural views. Vaulted ceiling. Wood laminate floor covering.

#### **ADJACENT WALK IN DRESSING ROOM / STUDY / BEDROOM 6 14'9" x 14'9"**

Light, power and window to side elevation.

#### **ADJACENT DELUXE BATHROOM**

Contemporary white four piece suite comprising freestanding bath, separate fully tiled quadrant shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit (pressurised system). Chrome towel radiator. Part tiling to walls. Tiled floor.

#### **GUEST BEDROOM 16'0" x 14'9"**

Twin windows to front elevation enjoying elevated rural views.

#### **WALK IN WARDROBE**

#### **DELUXE EN SUITE SHOWER ROOM**

Contemporary white three piece suite comprising fully tiled quadrant shower enclosure, pedestal hand basin and WC. Thermostat controlled mains shower unit (pressurised system). Splash back tiling to sink. Tiled floor.

#### **BEDROOM 3 14'4" x 12'0"**

Feature window to front elevation enjoying elevated rural views.

#### **BEDROOM 4 14'4" x 10'7"**

Twin windows to front elevation enjoying elevated rural views.

#### **BEDROOM 5 14'4" x 10'7"**

#### **DELUXE SHOWER ROOM**

Contemporary white three piece suite comprising oversized shower enclosure with drying area, pedestal wash hand basin and WC. Thermostat controlled mains shower unit (pressurised system). Part tiling to walls. Tiled floor.

#### **EXTERNAL**

Private laneway leading to generous sized private driveway area, extending to rear, finished in tarmac. Gardens front, side and rear finished mainly in lawn.

Rear courtyard finished in brick pavior patio area, coloured stone and range of plants, trees and shrubbery.

PVC soffits and fascia.

Seamless aluminium guttering.

PVC oil storage tank.

External lighting.





### ADJOINING C.0.75 ACRE FIELD / BUILDING SITE

Circa. 0.75 acre field benefiting from full planning permission, to include a 'Certificate of Lawfulness of Proposed Use or Development' for a c.5,000 sq ft detached family home plus attached double garage.

### INTEGRAL DOUBLE GARAGE 19'7" x 19'7"

Twin power operated roller shutter doors. Service door to house. Power, light, water, oil fired central heating boiler and Beam vacuum hub.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be



*Striking an impressive balance between a secluded retreat and a commuter-friendly home enjoying panoramic rural views, we are delighted to offer to the market an exquisite, 'Warwick Architects' designed, detached family residence extending to c.4,200 sq ft, situated on a generous c.1.25 acre site of which the adjoining c.0.75 acre field can be landscaped to further enhance the existing garden space or has the option to utilise the full planning permission obtained for an additional dwelling, conveniently located on the periphery of Parkgate village, Ballyclare, c.2.5 miles from Templepatrick and in close proximity to Belfast International Airport.*

*Finished to an exacting standard throughout, the property comprises reception hall, furnished cloakroom, four+ separate reception rooms, luxury kitchen with informal dining area, separate utility room, five well-proportioned bedrooms, to include principal suite with adjacent walk in dressing room/study/bedroom six and guest suite with en suite shower room, deluxe family bathroom, and separate guest shower room.*

*Externally, the property enjoys a generously sized private driveway area (accessed via a private laneway), integral double garage, courtyard patio area, gardens finished mainly in lawn, and adjoining c.0.75 acre field benefiting from full planning permission, to include a 'Certificate of Lawfulness of Proposed Use or Development' for a c.5,000 sq ft detached family home plus attached double garage.*

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



### 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>75</b>	<b>75</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 and 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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