

**SALE AGREED**

**'Cherryfields', 22 Cherryburn Road, Templepatrick, BT39 0JD**

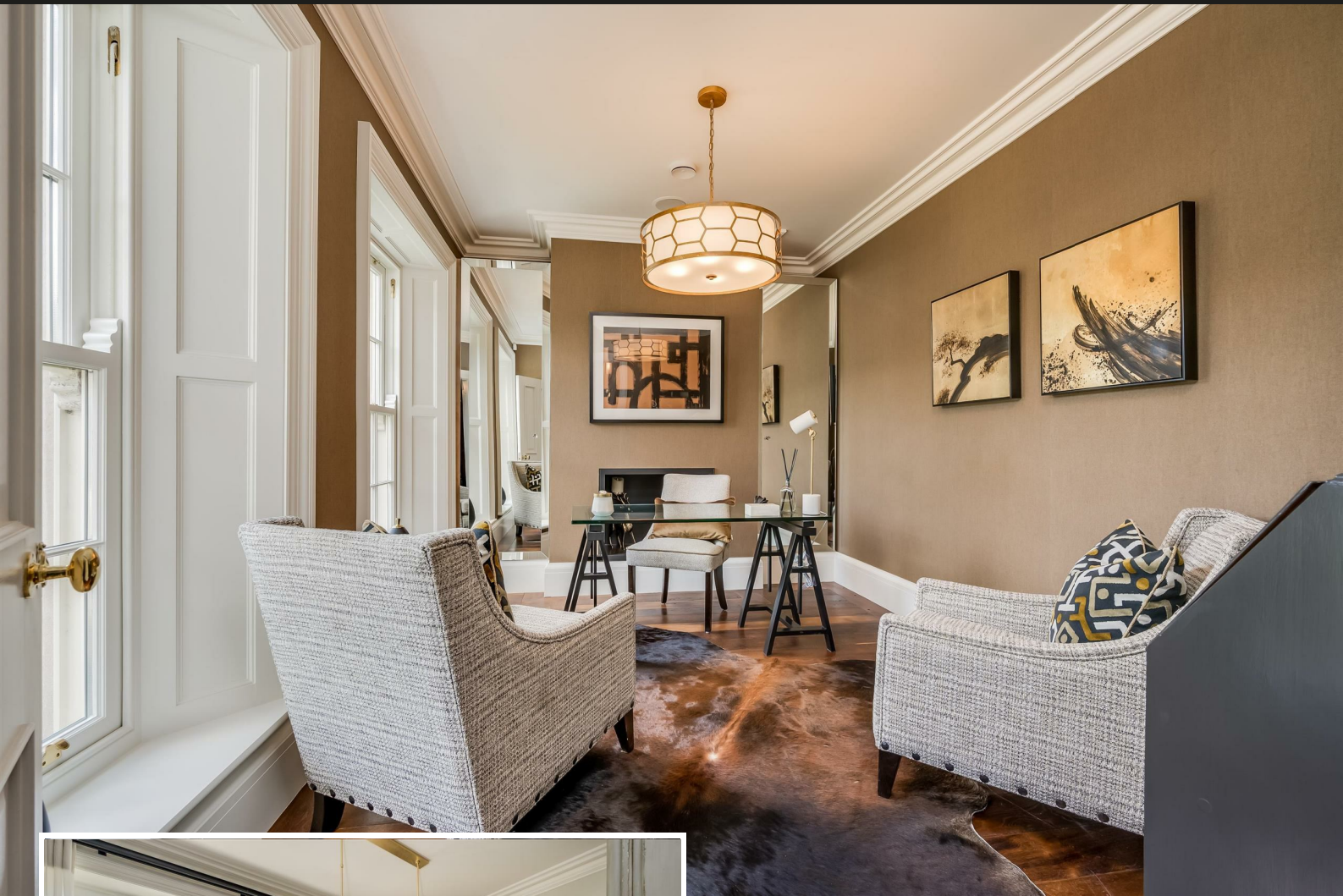
- Impressive Detached Residence
- Five+ Reception Rooms
- Pantry; Utility Room; Furnished Cloakroom
- Sliding Sash and French Casement Windows
- AstroTurf Tennis Court
- Five Bedrooms; Four En Suite + One Dressing Room
- Luxury Fitted, Bespoke Kitchen
- Air Source Heat Pump; Underfloor Heating
- Fully Landscaped 1.5 Acre, South-Facing Site
- Self-Contained, Two Bedroom Coach House

**Offers Over £1,125,000**

**EPC Rating C**



22 Cherryburn Road, Templepatrick, BT39 0JD



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, panelled front door with matching double glazed fan light over. Solid timber flooring. Half panelling to walls. Feature height ceiling, continuing throughout the majority of the home. Stairwell leading to first floor. Access to under stairs store. Access to store / comms room.

#### LOUNGE 15'9" x 15'7"

Polished limestone inglenook fireplace with cast iron wood burning stove and hand painted timber surround. Twin sliding sash windows to front elevation. Coving and recessed speaker system to ceiling. Solid timber flooring.

#### DINING ROOM 15'2" x 9'8"

Currently utilised as home office. Twin sliding sash windows to front elevation. Coving and recessed speaker system to ceiling. Solid timber flooring.

#### REAR HALL

Limestone floor. Recessed wall lighting.

#### MEDIA ROOM 13'8" x 13'3"

Range of bespoke, handmade fitted furniture. Twin sliding sash windows to front elevation. Recessed speaker system to ceiling.

#### STUDY / CRAFTS ROOM 13'8" x 13'3"

With built in desks and storage. Port hole window enjoying delightful rural views. Solid timber flooring.



## **KITCHEN WITH LARGE INFORMAL LIVING AND DINING AREA 25'6" x 23'9" (wps)**

Luxury fitted hand painted solid oak bespoke kitchen with comprehensive range of high and low level storage units and contrasting composite stone and walnut worktops. Matching island unit. Undermounted ceramic sink unit. Secondary preparation sink. Gas fired AGA oven with mirrored splash back with feature mantle. Integrated dishwasher. Matching fitted French dresser style unit with twin glass, fronted display cabinets. Limestone floor. Brick inglenook fireplace with cast iron wood burning stove on limestone hearth and sandstone surround. Solid timber flooring to living area. Coving and recessed speaker system to ceiling. Hardwood double glazed French doors to rear garden from dining area. Dual aspect windows. Bespoke, handmade fitted desk furniture and storage. Secondary stairwell to first floor.

## **PANTRY 12'0" x 5'0"**

Range of fitted shelving and storage with matching work surface area. Integrated ceramic touch screen hob. Integrated oven. Space for American fridge freezer. Limestone floor.

## **REAR PORCH**

Limestone floor. Access to walk in store / boot room with hidden laundry chute. Part panelling to walls. Hardwood double glazed door to rear garden.

## **UTILITY ROOM 9'1" x 7'2"**

Range of fitted storage units, shelving and cloak hanging space. Undermounted ceramic sink unit with granite work surface area and upstands. Plumbed for automatic washing machine. Space for tumble dryer. Part panelling to walls. Tiled floor.

## **FURNISHED CLOAKROOM**

Wash hand basin with travertine marble top and upstands to match. Concealed cistern WC. Limestone floor.

## **FIRST FLOOR**

### **LANDING**

Half panelling to walls. Informal sitting area. Sliding sash window to front elevation. Coving to ceiling. Stairwell to second floor.

### **REAR LANDING**

Secondary stairwell to kitchen area. Solid timber flooring. Fitted storage units. Coving to ceiling. Access to hot press.

## **PRINCIPAL BEDROOM 25'6" x 15'11" (wps)**

Open fire in cast iron fireplace with slate hearth and antique mahogany surround. Solid timber flooring. Dual aspect windows enjoying elevated rural views. Coving and speaker system to ceiling.

## **DRESSING ROOM / WALK IN WARDROBE 12'0" x 11'9"**

Comprehensive range of bespoke, handmade wardrobes and storage. Matching island unit. Solid timber flooring.

## **DELUXE EN SUITE BATHROOM**

Luxury five piece suite comprising freestanding 'Bateau' bath, separate fully tiled shower enclosure, vanity unit with twin sink units and WC. Marble top and upstand to vanity unit. Thermostat controlled mains shower unit. Twin sliding sash windows to front elevation. Coving and speaker system to ceiling.

## **BEDROOM 2 15'6" x 10'5"**

Fitted wardrobes and desk. Twin sliding sash windows to front elevation. Half panelling to walls. Solid timber flooring. Coving to ceiling. Access to linking hall and shower room.

## **BEDROOM 3 15'7" x 10'8"**

Fitted wardrobes, shelving and desk unit. Twin windows to rear enjoying elevated rural views. Solid timber flooring. Part panelled walls. Coving to ceiling. Access to linking hall and shower room.

## **LINKING HALL**

Fitted shelving. Solid timber flooring, access to hidden laundry chute.

## **DELUXE FULLY TILED SHOWER ROOM**

Contemporary white three piece suite comprising tiled shower enclosure, floating vanity unit and concealed cistern WC. Thermostat controlled mains shower unit. Chrome towel radiator.

## **SECOND FLOOR**

### **LANDING**

Informal sitting area.

## **GUEST BEDROOM 19'0" x 17'2" (wps)**

Timber panelled vaulted ceiling. Elevated rural views. Access to under eaves storage.





### DELUXE EN SUITE SHOWER ROOM

Classical three piece suite comprising oversized, fully tiled shower enclosure, vanity unit and WC. Granite top and upstand to vanity unit. Thermostat controlled mains shower unit. Tiled floor.

### BEDROOM 5 21'3" x 12'7" (wps)

Elevated rural views. Access to under eaves storage.

### GAMES ROOM / GYM 21'8" x 15'10"

Elevated rural views. Engineered timber flooring. Access to under eaves storage. Access to roof space.



*Stunning, detached residence with separate self-contained, two bedroom coach house, occupying a private, mature, south-facing site situated on the periphery of Templepatrick village, County Antrim.*

*This high quality, high performance home was constructed by specialist housebuilders, Kudos, in 2006, and is hugely complimented by its Kyra Orr Interiors finish. The property offers both generous and adaptable family accommodation, and is finished to an exceptional specification throughout.*

*The property occupies a 1.5 acre fully landscaped site, with extensive, manicured gardens and hard landscaping, range of outbuildings and enclosed AstroTurf tennis court.*

*Other attributes include range of exclusive handmade and fitted furniture, sliding sash and French casement windows, quality highly efficient Air Source Heat Pump, underfloor heating system to ground and first floor levels, Beam vacuum system, in-built sound and speaker system, 1Gb broadband availability, and comprehensive security system.*

*Exceptional throughout.*

*The property is conveniently situated within five minutes' drive of Templepatrick village/Templepatrick Primary School, and M2 motorway access for those commuting to Belfast or The North.*

*Early interest strongly recommended.*



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>70</b>	<b>70</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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