





## Property Description

A beautiful five bedroom, three bathroom detached property offering luxury flexible accommodation situated in a sought after semi rural location with open aspects to both front and rear of the property with modern detached annexe, Fabulous open plan living dining kitchen with Aga and log burner. Wrought iron gated driveway for several cars, beautiful landscape gardens with lovely timber framed bar with built in barbeque and guest w.c. all situated in approximately 3/4 of an acre.

## Approach

Open canopy porch leads to:

## Reception Hallway

Having ceramic tiled floor, staircase to first floor landing, under stairs storage cupboards, door through to:

## Living / Dining / Kitchen

30' 2" x 28' 6" Maximum ( 9.19m x 8.69m Maximum )

Fabulous open plan living, dining, kitchen with full height feature window to rear with two sets of bi-fold doors overlooking and leading to garden, bespoke and handmade range of DeVol shaker style base and wall mounted units with complementary Silestone work surfaces, large central island unit with breakfast bar, Villeroy and Boch sink unit and storage cupboards. Dishwasher, larder fridge, three oven dual fuel Aga plus an integrated two oven module, Feature fireplace with a contemporary three sided Charnwood wood burning stove, ample space for dining furniture and sofas, door to:

## Utility

8' 8" x 8' ( 2.64m x 2.44m )

Fitted with matching bespoke and handmade DeVol shaker style base units, Belfast sink, recycling unit, space for fridge freezer, washing machine and tumble dryer, door to side leading to garden.

## Lounge

12' 1" Into bay x 12' ( 3.68m Into bay x 3.66m )

Having bay window to the front, views over open countryside, feature fireplace with log burning fire.

## Ground Floor Bedroom Three

12' x 12' Maximum ( 3.66m x 3.66m Maximum )

Bay window to the front.

## Ground Floor Bedroom Four

12' x 10' ( 3.66m x 3.05m )

With window to the side and door through to:

## Jack And Jill Bathroom

Luxury bathroom suite comprising of freestanding bath, large walk-in shower with multi jet showers, wall hung wash hand basin with mixer tap fitted into vanity unit, low level WC, heated towel rail, Amtico flooring, door through to hallway.

## Bedroom Five/Study

12' x 9' 10" ( 3.66m x 3.00m )

With window to the side.

## First Floor

Staircase from hallway Velux window door through to:

### Bedroom One

15' Maximum x 13' 10" ( 4.57m Maximum x 4.22m )

Window to the rear over looking garden, two Velux windows to the side and door through to:

### Ensuite

Recently re-fitted with a white walk-in shower, low level WC, wash hand basin with mixer tap fitted into vanity unit, heated towel rail, Velux window.

### Bedroom Two

15' 4" x 13' 9" Maximum ( 4.67m x 4.19m Maximum )

With wood flooring, three Velux windows door through to:

### Ensuite

Fitted with a white suite comprising of bath, low level WC, wash and basin, heated towel rail.

## Outside

### Guest Annex

23' x 12' 6" Maximum ( 7.01m x 3.81m Maximum )

Comprising of lounge area with large picture window to the side with views over open fields, double patio doors to the front, tiled floor, kitchen area with units, space for fridge, sink and drainer unit with mixer tap, wall mounted TV aerial point, recess for double bed and door through to:

## Ensuite

Fitted with a white suite comprising of walk-in shower cubicle with electric shower fitted, low level WC, wash hand basin with mixer tap fitted into vanity unit, heated towel rail, obscure glazed window to the side.

## Mezzanine Area

With space for guest bed/storage.

## Front Of Property

There are wrought iron gates giving access to driveway providing off-road parking for several cars double gated access on both sides leading through to rear garden.

## Rear Garden

Landscaped and laid mainly to lawn with mature trees, open aspect to rear, large patio area, two garden sheds, bespoke wooden barbecue and bar area with cedar shingle roof, ample space for table and seating area, Belfast sink, BBQ with electric hob to the side and door through to WC, exterior lighting and wood store.





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**EPC Rating: C**

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Tenure: Freehold



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