



Enjoying an idyllic and semi-rural position along a tree-lined country lane just outside the main village centre, Hallweir is a charming five bedroom Georgian house. It stands in its own private and mature grounds of about an acre, to include several beautiful old trees, several of which are established fruit trees. I know that many jars of jam, pickles and even quince jelly will have filled the pantry shelves here over the years.

The property was rather dated when it was purchased by Georgina and Julian 11 years ago, but they fell in love with both the position and the potential of this much loved family home. Now completely refurbished, the property is a lovely light, warm and welcoming home. The couple have had most of the roof replaced and some new windows fitted. The floors have been replaced and under-floor heating added beneath the limestone tiles to the majority of the ground floor, plus a new boiler which is still under warranty. The open-plan kitchen and all bathrooms have also been upgraded, in a style very much in-keeping with the character of the property, but also much better suited to the modern lifestyle of a younger family.

With three reception rooms arranged off the main hallway and an additional dining room and large games /family room to the rear of the house, there is ample space for everyone to enjoy their own personal space as well as being a fabulous house for entertaining friends and family. There are five double bedrooms to the first floor, but as you can see from the floorplan, with a shower-room to the ground floor, there is also great annexe potential too.

A generous driveway sweeps along the front and side of the house and the large detached double garage and old forge provide extra storage space to the outside. One of my favourite features is the large attached brick and glass orangery to the side of the property which suits the property perfectly and is still used to this day for growing tomatoes and salads.

- A 3.5 acre paddock to the rear of the property is owned by a charity. While it cannot be bought it could possibly be available to rent at separate negotiation.







Entrance – A part glazed front door with beautiful stained and leaded glass panel opens into the **Reception Hallway** – With limestone flooring and underfloor heating and staircase rising to the first floor accommodation with generous under stairs storage cupboard beneath and doors arranged off to the:

Lounge 6.5 m x 4.5 m (21'3 x 14'9) – Having sliding sash window to the front aspect, windows to the side aspect and French doors with ornate shutters opening out onto the side garden area. A fireplace has an oak beam over and Clearview woodburning stove inset, a recess within the wall is suitable for housing a flat screen TV and there is a ceiling light point and radiator.

Dining Room 4.35 m x 3.74 m (14'3 x 12'3) – This former **Dining Room** is currently being used as one of two offices by the current owners and has a sliding sash window to the front aspect, radiator, a range of fitted shelving and a tiled fireplace with fire surround.

Snug/Study 4.03 m x 3.15 m (13'2 x 10'4) – Has a window to the rear aspect, wood grain effect vinyl flooring, radiator and built-in cupboard and shelving. The inner lobby area has a continuation of the limestone flooring and underfloor heating and leads to the:

Ground Floor Shower Room – 2.97 m x 2.78 m (9'8 x 9'1) – Comprises a three piece modern suite of walk-in double shower unit with Victorian style mixer hose and fixed rain shower, low flush WC and modern vanity wash basin with cupboards beneath. The limestone floor tiles continue in this room and there is partial tiling to the walls, a heated mirror, LED spotlights to the ceiling and a chrome coloured towel rail. A hatch opens to reveal a handy laundry chute which is a feature designed by the owner to transport laundry from the first floor.

Open-Plan Dining Kitchen 6.89 m x 2.38 m (22'7 x 7'9) - In the kitchen and a further 3.89 m x 3.82 m (12'9 x 12'6) in the **Dining Area** - Both rooms benefit from a continuation of the limestone flooring with underfloor heating beneath, with double glazed windows and French doors to the side aspect and triple bi-folding doors opening onto the rear patio and garden area. **The Kitchen** comprises an attractive duck egg blue 'shaker style' kitchen. An extensive range of solid wooden work surfaces have a comprehensive range of drawer and cupboard units beneath to include curved cupboard units, space saving carousel units and deep pan drawers. Integrated appliances include a dishwasher, twin Bosch electric fan ovens and a five burner gas hob with extractor fan over. A second sink unit has a chrome boiling water tap over and as it is adjacent to the fridge makes a great area for preparing drinks. A co-ordinating unit houses and American style fridge freezer with drinks dispenser which is open to separate negotiation.

Walk-In Pantry 3.42 m x 2.20 m (11'2 x 7'2) - Includes the original meat safe and an extensive range of shelving and a window to the garden.

Utility/Boot Room - Has double glazed windows to the side aspect and part glazed door to the front aspect. It has a radiator and coat hooks and includes a freestanding unit with solid worktop and inset Belfast sink with cupboards beneath. A walk-in airing cupboard with Sheila Maid houses the modern hot water tank and the gas fired central heating boiler in addition to space and plumbing for a washing machine.

Games Room/Family Room 5.58 m x 7.57 m (18'3 x 24'10) - Has been converted into a fantastic space for entertaining friends and relaxing. With windows to the front, side and rear aspect and French doors leading out onto the patio and garden. The Games Room has a range of light fittings, exposed wooden flooring, built in seating and a purpose built bar with shelves and space for a drinks fridge. There are brackets for a wall mounted flat screen TV which along with the pool table is open to separate negotiation.

The spacious split level first floor landing area provides a generous study space and has a sash window to the front aspect.

Bedroom One 4.48 m x 4.07 m (14'8 x 13'4) - Has windows to the front and side aspect with fitted blinds, a radiator and built-in wardrobe with cupboard units over.

Bedroom Two 4.07 m x 3.70 m (13'4 x 12'1) - Has a window to the front aspect, radiator and built-in wardrobes.

Bedroom Three 4.19 m x 3.19 m (13'8 x 10'5) - Has windows to the side and rear aspect and built-in wardrobes.

Bedroom Four 4.78 m x 3.82 m (15'8 x 12'6) - Has window to the side aspect, hatch to the laundry chute, radiator, built-in wardrobes which have hanging rails and also open to reveal a study area with fitted desk and light.

Bedroom Five 4.09 m x 2.57 m (13'5 x 8'5) - Has window to the side aspect, fitted wardrobe, shelving and a radiator.









Family Bathroom 5.10 m x 2.10 m (16'8 x 6'10) – Has two windows to the side aspect, radiator and towel rail. The **Bathroom** comprises a modern four piece white bathroom suite to include a double ended panel bath with Victorian style mixer tap over, close coupled WVC and modern wash basin with cupboards beneath. A double walk-in shower unit has a handheld mixer hose in addition to a rain shower fitting.

Outside – Hallweir is situated in a most attractive semi-rural village position along a country lane. An extensive driveway to both the front and side of the property provides ample off-road car parking and hardstanding for many vehicles including turning space. Situated upon mature and secluded grounds extending to approximately an acre, there are areas of formal garden in addition to a generous established area which includes several beautiful mature trees such as holly, pine, yew, birch and laurel in addition to a beautiful tulip tree, many of which are protected by a TPO. A kitchen garden area has a raised bed and also grows several soft fruits to include gooseberry, red, currant, greengage and black currant. Some superb fruit trees grow damsons, victoria plums, eating and cooking apples in addition to the quince and espalier pear trees. To the rear of the property is a paved patio with a lawned garden surrounded by mature and well-maintained hedging on the boundary and boarders planted with rosemary, oregano, thyme, sage, chive and mint.

Outbuildings include a beautiful old **lean-to Orangery 7.67 m x 3.58 m (25'5 x 11'8)** - With a brick base and quarry tiled floor that includes a rain water chamber and lever to open the skylight vents. **Detached Double Garage 7.34 m x 5.54 m (24'0 x 18'2)** – Has double wooden folding doors to the front aspect, lights and power point. The old Forge is used as a **garden store** and measures **4.35 m x 4.35 m (14'3 x 14'3)** with a door and window to the rear aspect. An EV charger point at the property can remain if required by the buyer.

