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LANSDOWNE CRESCENT, LARNE
FROM £450,000

Detached house with the option of buying Two additional bungalows set within the grounds. An absolute gentlemans residence - 5 reception, 5 bedroom, 5 bathroom. Separately available bungalow annexes (one 2 bed, one 1 bed) . Minutes walk to Town Park, Coastal Promenade, Town centre and Train Station

Loved for a lifetime, the quality and attention to detail invested in this unique home is a real testament to its current owners. Full of quality and charm, this property unquestionably must be viewed to appreciate the location, standard and adaptable accommodation on offer

Detached residence
Situated in a fabulous established cul de sac minutes from Larne Town centre
Easy access to Larne Promenade, Larne Port and Transport links in all directions.
Less than 30 minutes to Belfast
Direct access into Causeway Coastal Route

Fantastic sized Lounge with windows in every aspect
Family Room
Sun Room
Dining Room
Office / Study
Open Plan kitchen / Dining with oil Aga
Ground floor Wet Room
Ground Floor WC
Feature Grand Staircase with Stained glass windows
Five very generous bedrooms on first floor (master ensuite bathroom)
Family bathroom
Separate WC

Private entrance, parking and gardens

Excellent and unique opportunity to aquire such a high end property at the gateway of the Causeway Coast

Set within the same grounds, an option to buy will be available to potential purchasers for 2 annexe bungalows

Bungalow 1: £125,000
Open plan Living/ dining Room
onto Kitchen
Two generous Bedrooms
Separate Shower room

Bungalow 2: £110,000
Open plan Kitchen/ Dining/ Living
Bedroom
Ensuite bathroom

The main residence is available on it's own but Ideally the owner would prefer to sell all three properties together.
The annexes are currently tenanted and bringing in monthly income. Due to the location they would also be ideal as family annexes or holiday accommodation - subject to necessary approvals.

Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entrance hall

Pillars and high double doors into the porch way with tiled flooring.

Fully glazed panelled door with side light panels opens into what must be the grandest hallway in the area and beyond, giving any high end hotel entrance a run for its money.
Space for seating, storage and beautiful panelling just sets the tone for the granduer and luxury finishes apparent throughout this home.
Original features and finishes that were built to last, and have stood the test of time, add character to the inviting, comforting and welcoming feel within.

Lounge

w: 7.45m x l: 4.23m (w: 24' 5" x l: 13' 11")

Very generous and bright room with windows to every aspect. Parquet flooring. Feature fireplace, Mahogany surround, brick inset with copper canopy and marble hearth.

Family

w: 3.93m x l: 3.66m (w: 12' 11" x l: 12')

Beautiful room with another feature fireplace, mahogany surround, brick inset and canopy over. Marble hearth. Parquet flooring. Double doors with glass panels leading to

Conservatory

w: 6.57m x l: 2.89m (w: 21' 7" x l: 9' 6")

Original wood flooring. Currently fitted with a bar. Lots of seating and glazed door to side patio

Dining

w: 5.08m x l: 3.02m (w: 16' 8" x l: 9' 11")
Such a grand dining space with chandiliers and ample space for entertaining. Another unique room with triple aspect windows making this a very bright and welcoming area

Study
cosy and elegant office - perfect space to work from home/ study or read.

Kitchen
Open plan L shape kitchen / Dining area with patio sliding door to the side.
2.69m x 6.77m (first length)
5.9 x 2.71 (L part across to kitchen)
Excellent range of high and low level units with plenty of pot drawers. 5 ring gas hob, eye level double oven, stainless steel extractor fan.
Tiled flooring
opens onto Dining space with plenty of room for table / additional seating
Second snug / cooking area housing a fabulous Oil Aga and further units

Shower
Modern fitted wet room. White suite with low flush WC, wall mounted sink. bidet, walk in thermostatically controlled shower. Sensor lighting. Fully tiled walls and floor

Utility
w: 3.13m x l: 1.6m (w: 10' 3" x l: 5' 3")
Lots of extra storage, space for appliances and plumbed for utilities

WC
White low flush WC and vanity sink unit

FIRST FLOOR:
magnificent feature staircase leading to Gallery landing. Triple stained glass window and beautiful original panelling.

Bedroom 1
w: 5.3m x l: 4.36m (w: 17' 5" x l: 14' 4")
excellent size room with range of built in furniture

En-suite
Burgandy Suite comprising low flush WC, vanity sink unit, sunken bath and separate shower. Tiled flooring. Tiled walls

Bedroom 2
w: 3.92m x l: 3.78m (w: 12' 10" x l: 12' 5")
Double Room with vanity sink unit

Bedroom 3
w: 3.65m x l: 2.65m (w: 12' x l: 8' 8")
Double room with vanity sink unit. Plenty of storage space,

Bedroom 4
w: 4.69m x l: 3.02m (w: 15' 5" x l: 9' 11")
Double room with vanity sink unit and built in storage

Bedroom 5
w: 4.19m x l: 3.02m (w: 13' 9" x l: 9' 11")
Double Room with vanity sink unit

Bathroom
w: 2.57m x l: 1.94m (w: 8' 5" x l: 6' 4")
white suite comprising low flush WC, vanity sink unit, shower bath with thermostatic shower attachment over. Tiled flooring. Tiled walls. Mirrored cabinet

Landing
Hotpress - lots of shelving. Access to spacious vaulted attic.

WC
Separate WC

Access
BUNGALOW 1
Entrance hall with laminate wood flooring

Lounge/diner
w: 4.09m x l: 3.49m (w: 13' 5" x l: 11' 5")
Open plan living / dining with laminate wood flooring

Kitchen
w: 2.2m x l: 2.05m (w: 7' 3" x l: 6' 9")
Kitchen has excellent range of high and low level units, built in oven, hob and extractor over. Space for appliances.

Bedroom 1

w: 3.32m x l: 3.3m (w: 10' 11" x l: 10' 10")

Bedroom 2
w: 2.96m x l: 2.42m (w: 9' 9" x l: 7' 11")

Bathroom
White suite comprising low flush WC, pedestal wash hand basin. Corner bath with chrome thermostatic shower over and curved glass screen

Access
BUNGALOW 2

Kitchen/lounge
w: 5.7m x l: 2.73m (w: 18' 8" x l: 8' 11")
L shape open plan living / dining part measures 5.70 x 2.73
lots of windows. Wood strip flooring
Good range of kitchen units with space for appliances and built in extractor fan
4.20x 4.71 is kitchen / dining space

Bedroom 1
w: 5.54m x l: 2.83m (w: 18' 2" x l: 9' 3")
great big double room with built in storage

En-suite
comprising low flush Wc, pedestal wash hand basin, panelled bath. Separate corner shower cubicle with thermostatically controlled shower. Tiled floor and part tiled walls

Outside
Great private and established plot.
All three properties are accessed from double gates onto a shared tarmac driveway which sweeps round to the back providing ample rear parking, turning, storage etc.

Side and rear patios opening on from the Kitchen and Sun Room provide peaceful outdoor space to relax and entertain.

There is a beautiful well maintained lawn to the front with plants and shrubs leading, under an arch, to the side patio.

The site benefits from lots of private nooks / storage/ shed/ outside taps and all you would expect from such an established property. It is bordered by mature trees and planting, immediately setting the standards for the privacy and attention to detail within.

This truly is a unique property that can only be appreciated fully upon inspection.

All enquiries are strictly through agent

PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.

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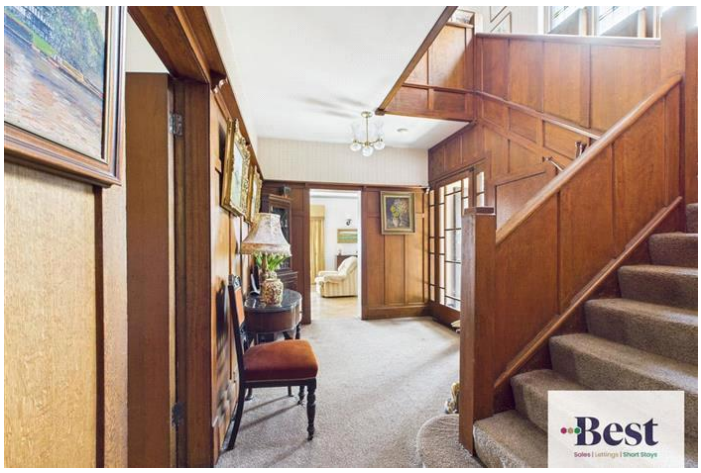
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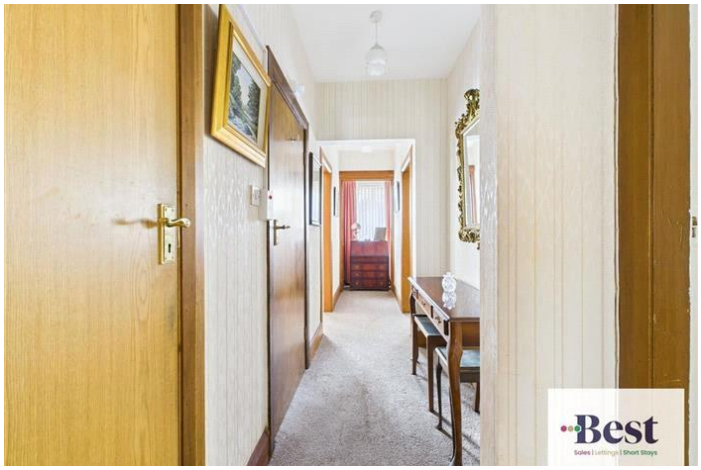
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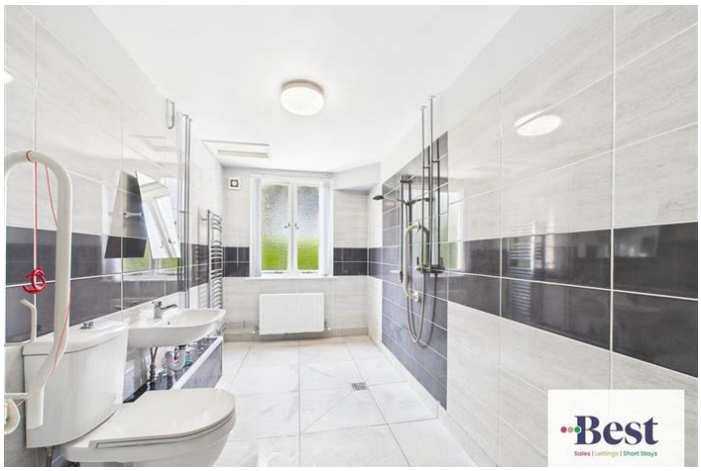
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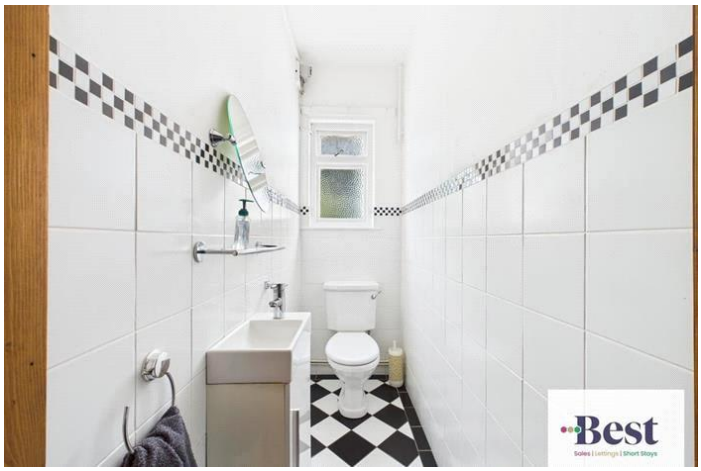
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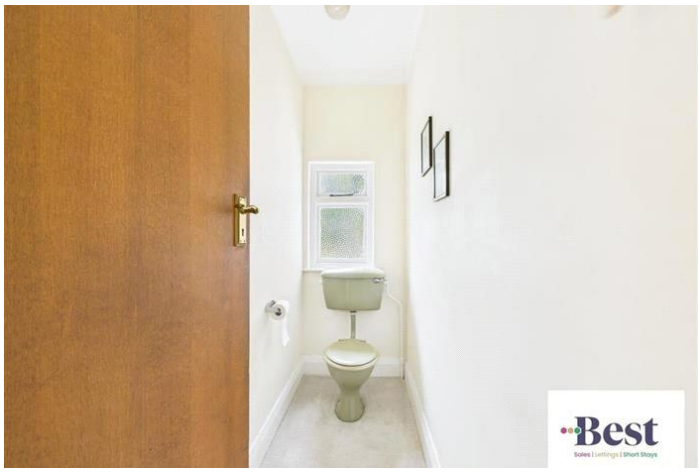
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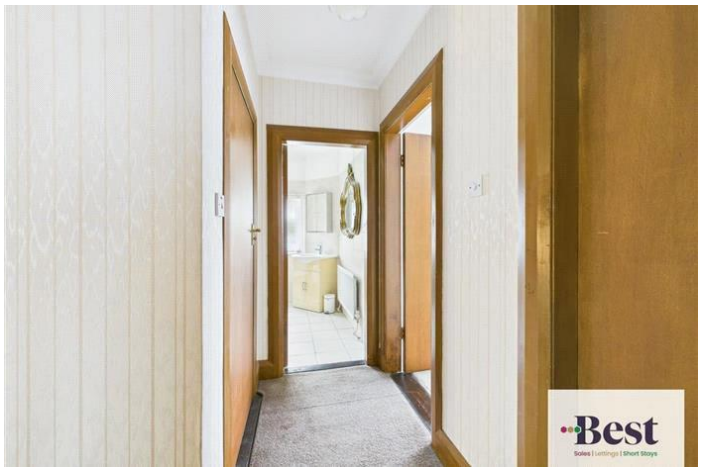
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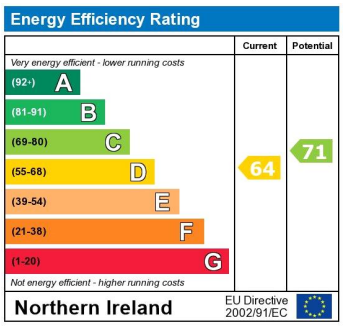

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.