

'The Brae'

12 Glenhead Road, Ballymena, BT42 4RE



PRICE Offers Over £695,000

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Glengormley
BT36 5EU
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12 Glenhead Road is a magnificent double fronted Gentlemans styled residence. Beautifully situated in the heart of the countryside occupying a superb elevated mature site of landscaped gardens and adjoining fields extending to circa 3.2 acres. Enjoying a high degree of seclusion and privacy with far reaching views over the surrounding countryside and beyond, yet perfectly positioned only 20 minutes from the International Airport and Belfast city centre is within a 30 minute commute.

Built to an exacting standard in 2001 by the present vendors. This impressive landmark building enjoys a spacious well planned living layout to suit differing family needs. Incorporating 5/ 6 bedrooms, 4 receptions, luxury recently installed Johanna Montgomery styled bespoke shaker kitchen with centre island and a host of integrated appliances, luxury 4 piece family bathroom with Jacuzzi spa bath, superb first floor games room (bedroom 6 if required) and a principal bedroom with ensuite and walk in dressing area. The property further benefits from a huge entertaining room (39'6"x 29'3") plus Conservatory and for those purchasers with equestrian interests there is a menage with adjacent 4 bay stable block and tack room. The mature landscaped gardens boast a variety of established trees and the property is accessed via a private sweeping driveway leading to extensive parking forecourt and detached double garage. An early viewing is advised.

- **Impressive Double Fronted Gentlemans Style Residence**
 - **5/ 6 Bedrooms/ 4 Receptions**
- **Extensive Mature Site & Lands Extending to Circa 3.2 Acres**
- **Equestrian Arena With Stable Block And Tack Room/ Detached Double Garage**
- **Luxury Johanna Montgomery Bespoke Fitted Kitchen With Centre Island**
 - **Principal Bedroom With En Suite And Dressing Area**
 - **Luxury Family Bathroom With Jacuzzi Spa Bath**
- **Far Reaching Views Over Idyllic Surrounding Countryside/ Excellent Broadband**
- **Furnished Cloakroom/ Basement Wine Cellar**
- **Hardwood Double Glazed Windows/ Oil Fired Central Heating**

ACCOMMODATION

GROUND FLOOR

Mahogany hardwood front door with full height double glazed side screens into:-

SPACIOUS RECEPTION STYLE HALL 22'7" x 12'9"

Approximately. Corniced ceiling. Feature centred oak staircase to First floor gallery style landing. Quality marble tiled floor extending into dining room.

Twin oak French doors to:-



LOUNGE 25'6" x 15'6"

Attractive Gothic style 'Muchelney Minsterstone' open fireplace with matching hearth. Dual window aspect. Dual wall light facility. Feature glass block curved wall.

DINING ROOM 16'4" x 10'8"

Modern wall mounted gas fire. Dual window aspect. Open doorway into:-



LUXURY BESPOKE FITTED SHAKER KITCHEN 15'0" x 13'9"

Recently installed and designed by Johanna Montgomery this luxury kitchen is equipped with a comprehensive range of high and low level shaker style fitted units in contrasting colours with quality co-ordinating marble work surfaces, upstands and splashback. Inlaid composite sink unit with swan neck Ouooker mixer tap. A host of integrated appliances including twin Smeg under ovens, ceramic hob, warming drawer, Twin tub dishwashers, Full height fridge and full height freezer. Fixed Centre island in contrasting colour with breakfast bar style return with feature under counter cupboards. Full height larder style cupboard. Feature marble accent wall with modern recessed electric fire and media wall recess for TV. Mood lighting with four individual settings. Open plan through to:-

SUN LOUNGE EXTENSION / BOOT ROOM 8'8" x 7'6"

With fixed bespoke fitted bench seating. Views over courtyard and gardens.



SNUG 9'4" x 8'1"

Feature exposed stone accent wall. Laminate flooring.

INNER HALLWAY

Marble floor throughout.

FURNISHED CLOAKROOM

Comprising low flush w.c and glass bowl sink with monobloc tap and splashback. Tiled floor with decorative border trims. Trap door to basement wine cellar accessed via step ladder.

STUDY/ HOME OFFICE 13'3" x 13'9"

Exposed wooden flooring. Dual window aspect. Feature imitation fireplace with wooden surround.

Twin French doors to:-



SPACIOUS FAMILY ROOM/ LIVING ROOM 39'6" x 21'3"

At max. Timber clad ceiling. Exposed semi solid wooden flooring. Four sets of hardwood double glazed French doors to Courtyard and gardens. Modern wall mounted recessed gas fire. Feature raised platform with balustrading perfect for family parties. Open plan to PVC double glazed conservatory. Separate circuit under floor heating system in this area. Service door to Boiler house / laundry room 9'7" x 8'10" with beam vacuum central unit.



CONSERVATORY 17'3" x 16'4"

Twin PVC double glazed French doors in golden oak effect frames to courtyard and gardens.

FIRST FLOOR

Access to roof space. Extensive existing floored attic storage.

U SHAPED GALLERY LANDING 21'6" x 14'6"

Approximately. Semi solid exposed flooring.

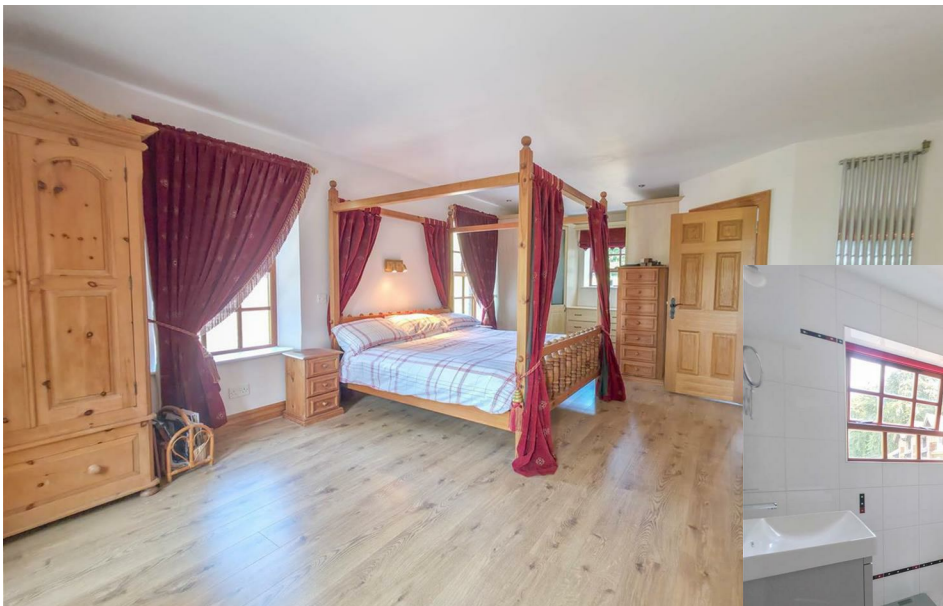


BEDROOM 1 25'6" x 15'8"

Dual window aspect. Oak effect laminate flooring. Walk through His & Hers Dressing area fitted with matching wardrobes and fixed drawers.

MODERN EN SUITE

Comprising button flush w.c, modern vanity unit with monobloc tap and quarter rounded shower enclosure. Tiled floor and fully tiled walls.



BEDROOM 2 13'1" x 13'0"

Dual window aspect. Quality laminate flooring. Fitted modern wall to wall sliderobes.

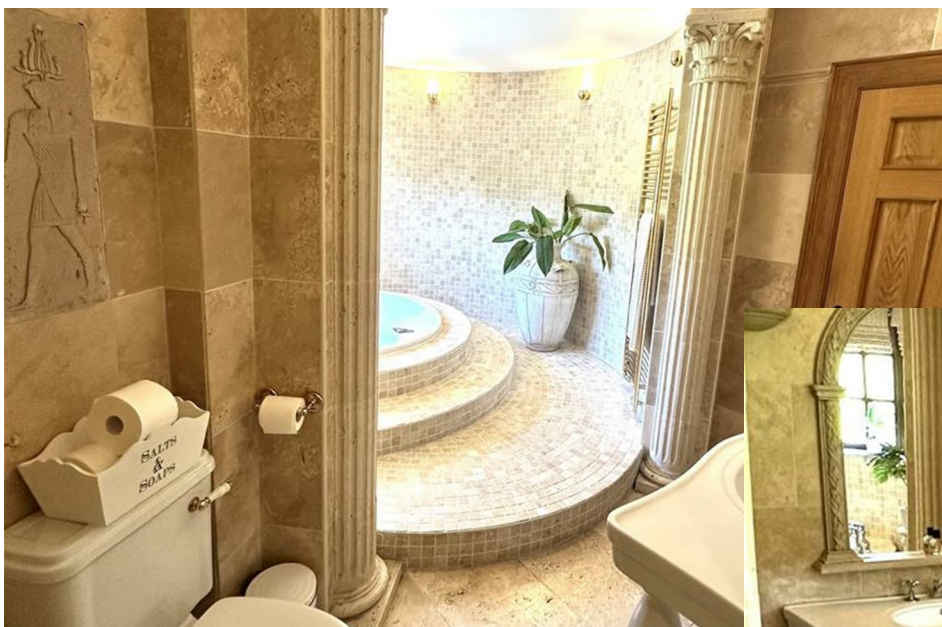
BEDROOM 3 14'3" x 12'3"

Fitted wardrobe. Quality laminate flooring.



LUXURY FOUR PIECE FAMILY BATHROOM

With circular Jacuzzi spa bath, low flush w.c and Victorian style white marble basin console. Fully tiled Travertine floor and wall tiles. Separate fully tiled shower enclosure with thermostatically controlled shower.



BEDROOM 4 12'9" x 10'6"

Fitted wardrobe. Laminate flooring.

MODERN EN SUITE

Comprising panelled bath, low flush w.c and modern vanity unit. Fully tiled walls. Tiled floor. Velux window.



BEDROOM 5 10'1" x 8'7"

Bespoke fitted modern three bay sliderobe plus double robe. Laminate flooring.

GAMES ROOM/ BEDROOM 6 34'6" x 20'1"

If required. Bespoke fitted wall to wall modern sliderobe. Laminate flooring. Presently used as games room and Gym area.



OUTSIDE

Accessed via sweeping private driveway to extensive parking forecourt suitable for a number of vehicles.

Established professionally landscaped mature gardens and lands extending to circa 3.2 acres stocked with a variety of trees and shrubs.

Equestrian arena / Menage with bespoke shelter and plumbed water. Adjoining stable block & tack room (for up to 4 horses), inner walled courtyard.



STABLE BLOCK 16'9" x 10'3"

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LARGE ADJOINING STABLE 15'6" x 15'6"

TACK ROOM/ STABLE 16'9" x 9'8"

Middle garden area with fixed barbeque area.
Farm side to stable block.



DETACHED DOUBLE GARAGE 34'8" x 22'3"

With twin electric doors. Generator installation. Utility Area fitted with a range of high and low level units. Single drainer sink unit. Plumbed for washing machine.

Large enclosed courtyard area to rear in pea gravel screened by ranch style fence, gardens in lawn and adjacent field to rear.

Electronically controlled security gates (Recently upgraded). Full CCTV coverage. External lighting.

New waste treatment plant June 2025. Newly installed high capacity oil tank.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

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