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34 ACRE LANE
Waringstown BT66 7SG

Offers around
£499,950







Description:

This charming detached country cottage has a truly intimate character for modern living, set within a beautiful rural setting with lawns and meadow garden blending harmoniously into the natural landscape, creating a wonderfully magnificent backdrop from which to start and end the day.

The property has been wonderfully maintained, having a more composed and refined palette of tactile finishes that is sympathetic to the original charm, yet be able to withstand the everyday rigours of any 21st century lifestyle. The very deceptive accommodation will appeal for its practicality and its flexibility for alternative layouts, with a beamed cottage kitchen right at the beating heart of the home.

A generous garden, yard, garage and outbuildings can only be expected from a country home allowing any potential purchaser the opportunity to expand their gardening skills or pursue their hobbies.

Neighbouring towns and villages including Waringstown's pretty cricketing village, Bleary, Lurgan, Gilford, Portadown and Banbridge.

All in all, a delightful rural country cottage having modern day practicality with a homely and welcoming charm. Viewing a must!

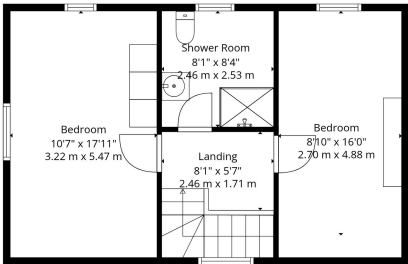
Features:

- A deceptively spacious and quaint country cottage in a stunning rural and accessible setting
- 5 generous bedrooms, master bedroom with fitted wardrobes
- Attractive entrance hallway with a beautiful herringbone wood block floor, bespoke fitted cloaks cupboard. PVC double glazed front door and side panel
- A very welcoming living room with an antique style fireplace and open fire. PVC double glazed double doors to the rear patio area
- A charming country style kitchen with an attractive beamed ceiling and brick built chimney breast and a cosy cast iron stove. A generous range of fitted high and low level shaker style cabinetry with space for a free standing range style cooker. Space for a fridge/freezer. Connecting door to the family room
- Impressive open plan family room and dining room ideal for family recreation including doors leading to the front and rear gardens. Spindled staircase to the first floor accommodation
- Beautiful traditional style bathroom with a free standing bath, WC and wash hand basin. Shower cubicle with shower fitment. Panelled walls. Period style radiator with towel rail
- First floor shower room with a modern style suite including a shower cubicle, WC and wash hand basin
- Spacious gardens laid out extensively in lawns with a beautiful wild flower meadow, patio areas and spacious gravel driveway and ample parking space. Planted floral borders
- Detached garage/barn
- Outbuildings and storage
- Oil fired central heating
- PVC double glazed windows

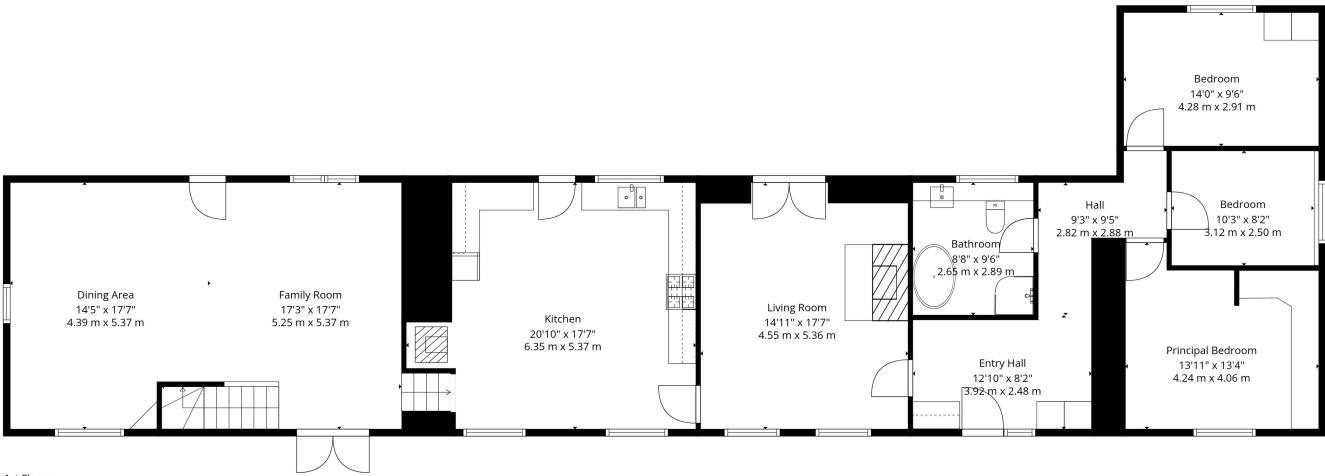
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2nd Floor



1st Floor

TOTAL: 2263 sq. ft, 210 m2
1st floor: 1827 sq. ft, 170 m2, 2nd floor: 436 sq. ft, 40 m2
EXCLUDED AREAS: LOW CEILING: 61 sq. ft, 7 m2, WALLS: 170 sq. ft, 15 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	78 C
39-54	E		
21-38	F		
1-20	G		

