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11 Aghaloughan Road, Randalstown, BT41 3LG







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Occupying a prominent position on the Aghaloughan Road within easy access of Randalstown and the M2 motorway, this exquisite four-bedroom detached chalet-style property offers a perfect blend of luxury and comfort. Spanning an impressive 2,664 square feet, this home is designed for both relaxation and entertaining, featuring two spacious reception rooms that provide ample space for family gatherings or quiet evenings while a third reception room is currently used as a home office.

The heart of the home is the open-plan kitchen, which boasts a full range of luxury solid wood units, elegantly finished in two contrasting "Farrow & Ball" and topped with luxury "Sinquastone Quartz" worksurfaces. Equipped with an integrated three-door oil-fired "Aga" stove and plumbing for an American-style fridge freezer. making it a chef's delight, Adjacent to the kitchen, the informal living and dining area creates a warm and inviting atmosphere. A well-appointed utility room offers convenient access to a ground floor W/C.

The property comprises four generously sized double bedrooms, including a principal suite with ensuite shower room and a second bedroom featuring a walk-in dressing room. The family shower room on the first floor is fitted with a stylish white suite, including a double-width shower cubicle.

Set on a spacious and well-maintained site, the gardens are beautifully landscaped with neat lawns and a granite paved patio, perfect for outdoor entertaining. The property is secured by electric gates leading to an asphalt driveway with parking for up to 12 vehicles. Additionally, a large garage, currently subdivided into three horse stables and a tack area, offers versatile usage. For those with equestrian interests, there is also an enclosed sand menage to the rear, providing an ideal space for riding.

This remarkable property combines elegance, functionality, and ample outdoor space, making it a perfect family home in a desirable location.

FEATURES

Early viewing strongly recommended.

- Spacious entrance hall with light oak wood effect fully tiled floor / Part glazed door to Inner Hall with staircase to first floor
- Lounge 16'3 x 14'10 with solid wood floor and "Inglenook" style fireplace with bespoke hand made mantle and inset "Henley" stove / Double doors to Kitchen with informal dining
- Office 17'8 x 9'2 with fitted bookcases and low voltage downlights / Family room (off kitchen) with semi-vaulted ceiling / Feature slate stone fireplace with built-in log stack area and bespoke hand-made mantle / Multi-fuel stove
- Spacious kitchen with informal living and dining area / Full range of solid wood professionally sprayed units and centre island and "Sinquastone Quartz" worksurfaces, upstands and cills / "Inglenook" style recess with three door oil-fired "Aga"
- Large utility room with range of high and low level units / Granite work surfaces / Space for additional cooker access to ground floor W/C
- Generous landing with additional storage cupboard / Hotpress with pressurised water tank / Access to large fully floored and carpeted loft with roof lights and separate luggage store
- Four double bedrooms / Principal with ensuite shower room / Bedroom two with large dressing room
- Family shower room with modern "Burlington Grey" vanity unit / Double width shower cubicle with heavy glass doors
- Hardwood double glazed windows / Oil-fired central heating / PVC fascia and soffits
- Generous site with well maintained gardens and patio areas / Detached Garage 35' x 23' subdivided into stables and tack area / Staircase to first floor storage currently used as a gym / Floodlit sand menage to rear

ACCOMMODATION

Hard wood entrance door to:

SPACIOUS ENTRANCE HALL

Light oak wood effect fully tiled floor laid in "Herringbone" style. Low voltage downlights. Double radiator.

LOUNGE 16'3 x 14'10 (4.95m x 4.52m)

Inglenook style recess built with sand stone blocks with matching hearth and inset cream enamelled "Henley" glass fronted multi solid fuel stove. Low voltage downlights. Solid wood floor. Double doors through to kitchen / dining. Double radiator.









KITCHEN WITH INFORMAL LIVING AND DINING 30'4 x 17'6 (9.25m x 5.33m)

(max) Full range of solid wood professionally sprayed mostly low level units in two contrasting Farrow & Ball namely "Slipper Satin" on lower level drawer and cupboards together with polished chrome handles. The large centre island is finished in contrasting Farrow & Ball "Hardwick White"as are the tall wardrobe style larder units. The stunning work surfaces with matching upstands and cills are finished in "Sinquastone Quartz" from Lamonts. Inlaid one and a quarter bowl stainless steel sink unit with mixer taps and separate "Quooker" tap feature in the centre island. Two seater breakfast bar to one side of the island. In-situ dining table finished in oak butcher block style. The larder units with open shelving and pull out drawers. Glazed tops to larder doors. Former pantry currently used for a cloak room. Plumbed for American style fridge freezer. Fully tiled floor. Inglenook style recess with oil fired three door "Aga" stove with two hot plates. Low voltage downlights. Two designer polished chrome radiators. Bi-folding doors to granite paved patio area. Double doors through to Family Room. Hard wood part double glazed door to rear.







FAMILY ROOM 15'5 x 11'9 (4.70m x 3.58m)

Semi-vaulted ceiling. Feature Inglenook fireplace built with slate stone and slate hearth with bespoke handmade mantle, TV unit, shelving area and built-in log stack area. Inset multi fuel stove. Light oak wood effect fully tiled floor laid in "Herringbone" style. Hardwood stable style door to rear yard area.





UTILITY ROOM 9'9 x 9'1 (2.97m x 2.77m)

Full range of high and low level units in "Farrow & Ball Duck Green" colour with wooden button handles and polished granite work surfaces. Inset "Belfast" sink with mixer taps. Space for gas fired cooker. Plumbed for washing machine and space for dryer. Part wood pannelled walls painted in "Farrow & Ball Card Room Green" with matching storage cupboard. Fully tiled floor. Access to:

GROUND FLOOR W/C 6'10 x 4' (2.08m x 1.22m)

White suite comprising low flush W/C with polished chrome pipework, pedestal wash hand basin with feature mixer taps and splash back. Extractor fan. Fully tiled floor. Single radiator.





OFFICE 17'8 x 9'2 (5.38m x 2.79m)

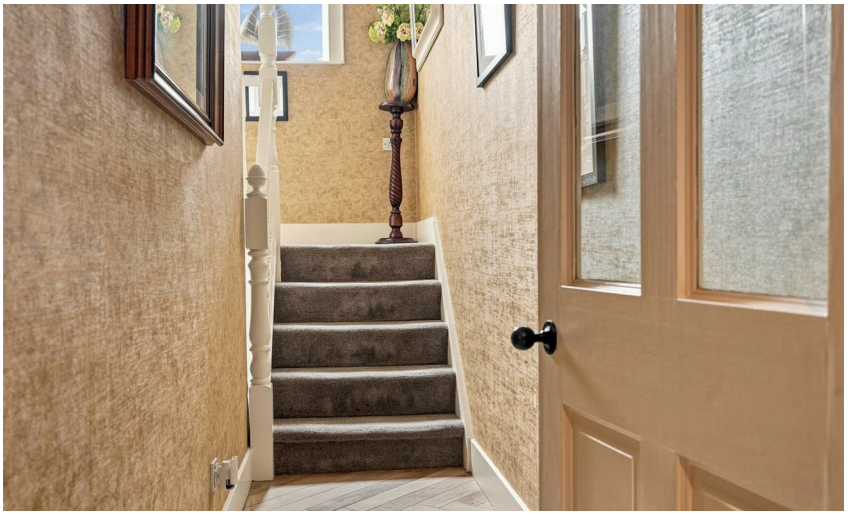
Fitted bookcases. Low voltage downlights. Double radiator.





STAIR HALLWAY
Part glazed door to entrance hall. Stair case to first floor with painted moulded handrail and turned balustrade.

FIRST FLOOR LANDING
Single radiator. Hot press with pressurized water tank and shelving. Low voltage downlights. Additional storage cupboard with shelving. Access to fully floored and carpeted loft via fold out wooden ladder. Double glazed rooflights. Additional luggage store room to one end.



BEDROOM 1 14'1 x 12'0 (4.29m x 3.66m)
Gable end window. Double radiator. Access to walk in wardrobe. Door to;

ENSUITE 10'10 x 3'0 (3.30m x 0.91m)
Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity unit with "monobloc" mixer taps and drawers below. PVC panelled shower cubicle with thermostatic shower unit and pivot and slide door. Fully tiled floor. Low voltage downlights. Extractor fan. Polished chrome heated towel radiator.





BEDROOM 2 14'10 x 12'8 (4.52m x 3.86m)
Gable end window. Double radiator. Door to;

DRESSING ROOM 9'2 x 9'6 (2.79m x 2.90m)
Front window over porch. Single radiator.





BEDROOM 3 17'8 x 12'10 (5.38m x 3.91m)
(max) Gable end window. Wood laminate floor. Double radiator.

BEDROOM 4 14'3 x 12'10 (4.34m x 3.91m)
Dual aspect windows. Double radiator.





FAMILY SHOWER ROOM 10'5 x 10'5 (3.18m x 3.18m)
Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity unit with antique style polished chrome mixer taps and storage below. Wired for wall light. Double width PVC clad shower cubicle with thermostatic shower unit comprising fixed drench head and separate flexible hose. Sliding glass door. Polished marble effect fully tiled floor and part tiled walls. Recessed storage cupboard with towel nooks. Designer upright radiator. Low voltage downlights. Extractor fan. Window to rear.





OUTSIDE
Twin entrance pillars and decorative electric gates to:
Asphalt drive with granite kerbed edging and turning circle with feature tree. Garden to front and side in neat lawn, boundary hedging and well stocked borders. Granite paving and cobble edged areas to the front and side of the house leading to the patio area. Access to:

DETACHED DOUBLE GARAGE 35'0 x 23'0 (10.67m x 7.01m)
Twin electric roller shutter doors. Currently subdivided into three stables. Open to tack area and staircase to first floor. Each stable with water. Power and light. Tall pedestrian width roller shutter door to rear sand menage. PVC double glazed door to rear yard. Open tread fixed staircase to:
Floored attic 35'2 x 11'3 Currently used as a gym. Windows to front and rear of this area.

FRONT OF HOUSE LEADING TO PATIO AREA
Granite flagged and cobbled edging leading to patio area with low box hedging which follows the granite pathway. Granite coping to wall surrounding the patio for additional seating. Inset wall lighting. Feature timber bridge over potential pond. Timber pedestrian gate to rear with concrete path and raised display borders edged in railway sleepers. Open to:
Extensive concrete rear yard. Feature door canopy to door at kitchen. "Bullnose" granite steps to all entrance points. Outside lighting and tap. Prefabricated oil fired boiler. New "Tricel Vitae" waste water treatment plant installed in 2025.

SAND MENAGE
with lighting. PVC double skinned oil tank. Access point for septic tank. Concrete hard standing.

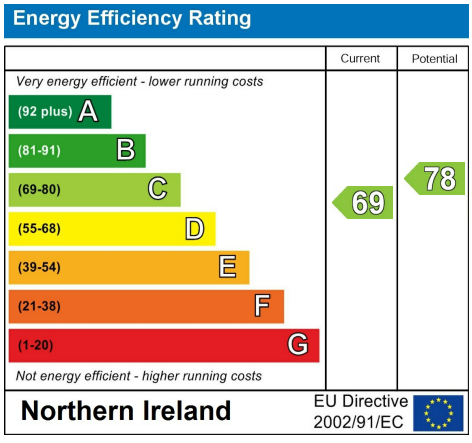
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note, none of the services or appliances have been tested at this property.

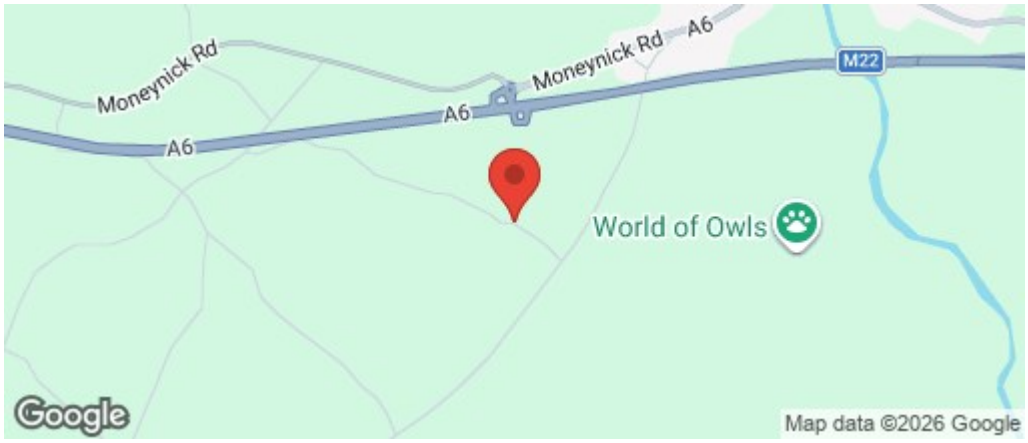












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