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**Robinsview, 94A Monlough Road**

Saintfield  
BT24 7HN

**Offers In Region Of £1,250,000**

## ROBINSVIEW, 94A MONLOUGH ROAD, BT24 7HN

- Exceptional Detached Home On C. 2 Acre Site With Landscaped Gardens, Feature Pond & Water Feature Ca
- Magnificent Views From Every Room Over Rolling County Down Countryside
- Extensive Garaging With Space For 9 Cars & Potential To Convert To Additional Living Space
- 2 Spacious Reception Rooms
- 4 Bedrooms (Two With Super Dressing Room / Ensuite Facilities)
- Magnificent Contemporary Kitchen With Schiffini Units & Charcoal Grey Aga
- Built-In Sound System Throughout | Underfloor Heating Throughout (Oil Fired Zoned System)
- Electric Curtains In All Reception Rooms & Master Bedroom | Whole House Heat Recovery System
- Security Alarm System And Camera Surveillance System | Beam Control Vacuum System
- Timber Framed Double Glazed Windows With Self Cleaning Glass Throughout



Robinsview - Undoubtedly one of Northern Ireland's most magnificent contemporary residences.

Constructed in 2009 and winner of 2011 'BBC Northern Ireland House of the Year' televised house design / style competition, and winner of the 2011 'Bog Oak Trophy' for best landscaped gardens. It is evident from the approach to Robinsview that this is a house of exceptional style and quality, both inside and out.

Of contemporary design, incorporating a 'dutch barn' style roof to fit into the rural setting, considerable thought has been given to the internal layout and specification to ensure that this is a house to enjoy living in, with a practical layout and an exceptionally high specification.

Occupying a private, beautifully landscaped site of approximately circa 2 acres, the property enjoys complete privacy, and breathtaking views from every room over rolling County Down countryside extending from Scrabo Tower to the Mourne Mountains. Yet whilst the setting benefits from the peaceful attributes of rural living, Belfast is within 15-20 minutes, Forestside Shopping Centre, 10-15 minutes, and provincial towns including Comber, Saintfield and Ballynahinch all within 15-20 minutes. Belfast City Airport is within 25 minutes, and Belfast International Airport, 40 minutes.

The property offers a well planned internal layout over 3 floors, with the accommodation adaptable to differing family requirements. The main entrance is at the central level with an elevator and feature stairway servicing all floors.

On the central floor there is an impressive reception hall with feature stairway rising through the house, Cloakroom, a magnificent Drawing Room with feature wood burning stove, leading through to Dining Room and spacious contemporary Kitchen with casual dining area and Aga, and adjoining Utility Room.

On the lower ground floor, there are 3 bedrooms, (one with walk-in dressing room, and ensuite shower room), plus a main family bathroom which serves the other two bedrooms. All bedrooms on the lower ground floor have direct access to the gardens. There is also a second Utility Room / Plant Room on this floor.

On the upper floor, there is a spacious landing area with direct access to a garden terrace with pergola which leads onto the main garden area. On this level there is a small galley kitchen and cloakroom which is very convenient for outside entertaining. The master bedroom suite is also on this level with a spacious bedroom commanding magnificent views, a dressing area, walk-in dressing room, and a superbly appointed ensuite bathroom.





The property was constructed with consideration for practical living, unique architectural design concept, energy efficiency, and living in an exceptionally high quality environment. The property is of steel frame construction with solid concrete floor slabs, underfloor heating throughout, and timber framed double glazed windows.

All in all, a contemporary house of exceptional style, constructed to the highest of specifications in an idyllic yet most convenient area of County Down.

Viewing is strictly by private appointment and is highly recommended.

## PROPERTY COMPRISES

**RECEPTION HALL** Feature entrance door with glazed side panels. Magnificent feature central curved architectural staircase with stainless steel handrail and hardwood open tread. Fitted bookcases with feature lighting. Recessed lighting. Large format ceramic tiled floor. Elevator servicing all floors.

**CLOAKROOM** Contemporary white suite with feature wash hand basin and wall mounted WC. Large wall mirror. Large format ceramic tiled floor.

**DRAWING ROOM 24' 0" x 20' 7" (7.32m x 6.27m)** Concealed sliding door from Reception Hall. Large format ceramic tiled floor. Large picture windows with magnificent views over landscaped gardens to rolling County Down countryside. Scandinavian style freestanding wood burning stove. Recessed lighting. Sliding doors to extensive entertaining terrace with views overlooking County Down Countryside.

Concealed sliding door to:

**DINING ROOM 18' 0" x 15' 10" (5.49m x 4.83m)** Built-in storage cupboards. French door to terrace overlooking rolling County Down Countryside. Large format ceramic tiled floor. Recessed lighting.





**KITCHEN 19' 9" x 18' 0" (6.02m x 5.49m)** Schiffini bespoke kitchen with Corian work surfaces. Large central island unit with stainless steel sink unit and Quooker hot water tap. Integrated Miele dishwasher in island unit. Larder unit with integrated Miele fridge and freezer, Siemens microwave, AEG wine cooler. Oil fired Aga (charcoal grey) with gas and electric compendium module. Breakfast bar off island unit. Wall hung storage cupboards. Concealed feature lighting. Recessed lighting. Large format ceramic tiled floor. Large picture windows with views over rolling County Down Countryside.

**UTILITY ROOM 14' 6" x 10' 0" (4.42m x 3.05m)** Full length storage cupboards. Franke stainless steel sink unit with mixer tap, waste disposal unit and polished granite work surfaces. Integrated fridge. Panelled rear door with glazed side panel. Large format ceramic tiled floor. Recessed lighting.

#### LOWER GROUND FLOOR

**BEDROOM 21' 4" x 12' 4" (6.5m x 3.76m)** Full length window overlooking pond and surrounding County Down countryside. Direct access to gardens. Hardwood wooden floor. Recessed lighting.

**DRESSING ROOM 11' 1" x 6' 4" (3.38m x 1.93m)** Fitted with good range of wardrobes. Automated lighting.

**ENSUITE 11' 1" x 6' 4" (3.38m x 1.93m)** Contemporary white suite with feature wash hand basin and wall hung WC. Walk-in wet room shower with rainfall showerhead and hand shower. Oval mirror and light above sink. Built in storage. Chrome feature heated towel rail. Concealed lighting recess at curtains. PIR lighting.

**BEDROOM 16' 0" x 15' 9" (4.88m x 4.8m)** Hardwood wooden floor. Full length fitted wardrobes. Large picture window with views overlooking the surrounding County Down countryside. Direct access to gardens. Recessed lighting in curtains. Recessed lighting.

**BEDROOM 18' 10" x 18' 0" (5.74m x 5.49m)** Hardwood wooden floor. Full length fitted wardrobes. Large picture window with views overlooking the surrounding County Down countryside. Direct access to gardens. Recessed lighting in curtains. Recessed lighting.





**BATHROOM 15' 6" x 9' 9" (4.72m x 2.97m)** Contemporary white suite with twin wall hung wash hand basins with oval mirrors and lights. Freestanding oval bath. Wall hung WC with storage cupboards above. Walk-in wet room shower with rainfall showerhead and hand shower. Feature chrome heated towel rail. Large format ceramic tiled floor. Recessed lighting. Automated lighting.

**UTILITY ROOM 12' 6" x 9' 0" (3.81m x 2.74m)** Built-in storage units with polished granite work surfaces. Franke stainless steel sink unit with mixer tap. Plumbed for washing machine. Recessed for dryer. Mechanical and electrical controls. Worcester boiler. Pressurised water system.

**HALLWAY** Elevator and staircase servicing all floors. Feature low level lighting. Large format ceramic tiled floor. Recessed lighting.

**STORE ROOM** Lift plant. Heat recovery system. Automated lighting.

#### UPPER LEVEL

**READING AREA 15' 0" x 13' 1" (4.57m x 3.99m)** Sliding door access to south facing terrace (full length). Large format ceramic tiled floor. Recessed lighting.

**GALLEY KITCHEN 5' 8" x 5' 5" (1.73m x 1.65m)** High and low level storage cupboards with integrated fridge. Franke stainless steel sink unit with mixer tap and hot water tap. Large format ceramic tiled floor. Leading to:











Lower Ground Floor



Robinsview - Ground Floor



Robinsview - First Floor

**ADJOINING WC** Contemporary white suite comprising wash hand basin with cupboard underneath. Wall hung WC. Mirror with lighting over sink. Large format ceramic tiled floor.

**PRINCIPAL BEDROOM 18' 4" x 15' 7" (5.59m x 4.75m)** Large picture windows with view overlooking the County Down countryside. Hardwood floor. Recessed lighting at curtains.

**DRESSING ROOM 11' 5" x 9' 3" (3.48m x 2.82m)** Fitted with a good range of storage and wardrobes. Vanity unit with mirror and lighting.

**WALK IN WARDROBE 18' 4" x 10' 1" (5.59m x 3.07m)** Fitted with a good range of wardrobes, drawers and shoe drawer. Hardwood floor.

**ENSUITE 14' 4" x 10' 6" (4.37m x 3.2m)** Contemporary white suite with wall mounted twin wash hand basins with vanity units below. Mirror with lighting. Feature oval contemporary bath. Wet room shower. Chrome heated towel rail. Tiled floor. Recessed lighting. Storage.

**OUTSIDE** Robinsview is set amidst circa 2 acres of meticulously maintained, award winning landscaped gardens. Designed by Cameron Landscapes, the gardens won the most prestigious 'Bog Oak Trophy' in 2011 for the best landscape project. Carefully planned, the gardens have been designed for ease of maintenance, with rolling lawns, a water feature running from the upper garden, leading to the feature pond to the front of the property, and a profusion of mature shrubs offering colour in all seasons. The property is approached by a sweeping driveway with visitors parking area immediately to the front of the property, a covered archway at the main entrance area, leading to an inner courtyard with generous parking.

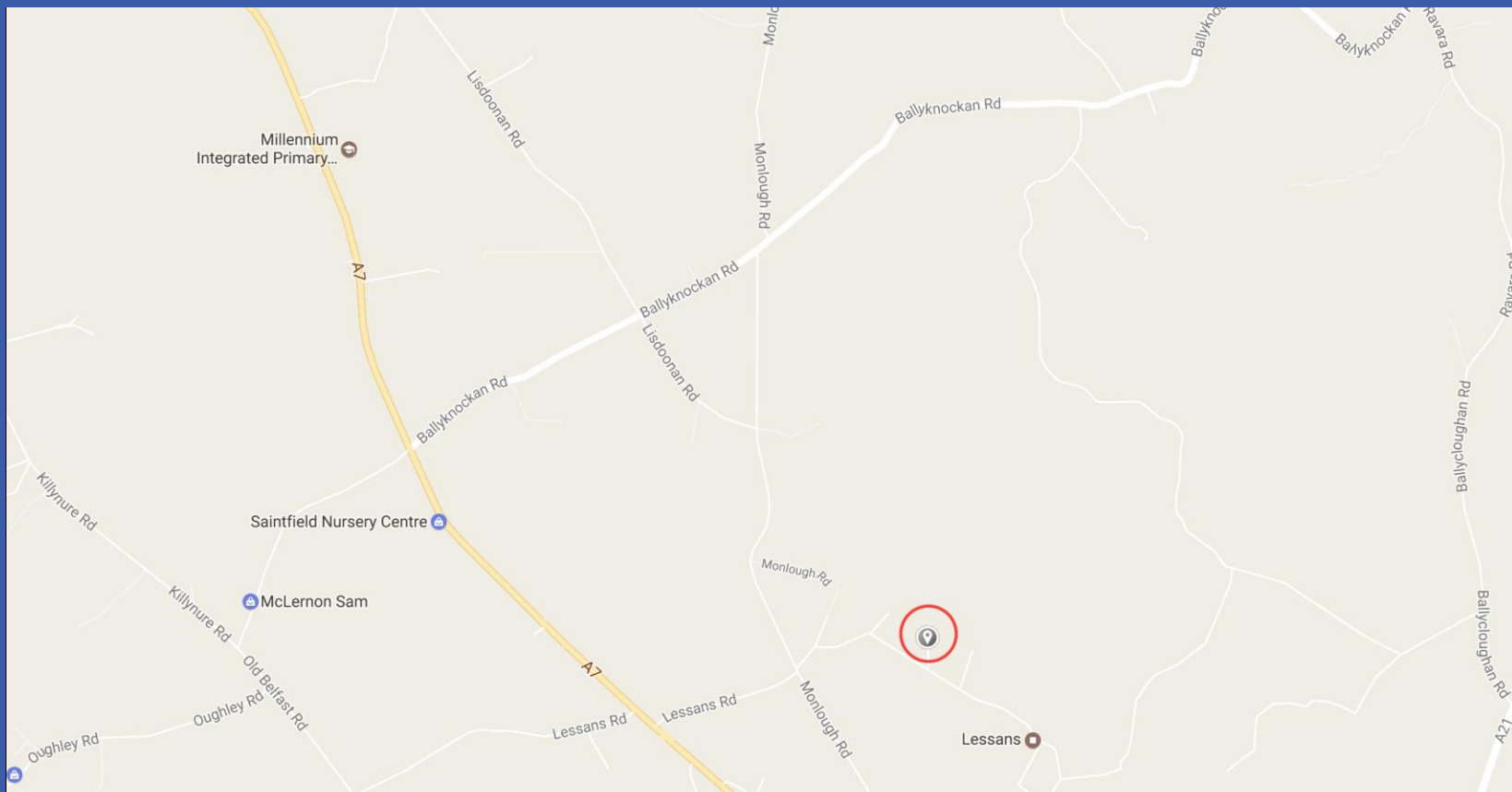
**CHILDRENS PLAY AREA** Well designed children's play area with Jungle Gym, climbing frame, swings, slide, soft floor and putting green.

**L-SHAPED GARAGE WING 22' 3" x 20' 0" (6.78m x 6.1m)** Potential to adapt to additional living accommodation or self-contained annex if required. Automated insulated sectional doors. Light and power.

**GARAGE 39' 4" x 20' 2" (11.99m x 6.15m)** Built-in storage cupboards. Automated insulated sectional doors. Light and power.

**GARAGE 2 20' 3" x 17' 5" (6.17m x 5.31m)** Automated insulated sectional doors. Built-in storage with stainless steel sink unit and mixer tap. Low flush WC. Pedestal wash hand basin. Store Room - power and light.

**GARDEN ROOM / FUEL STORE 20' 4" x 8' 1" (6.2m x 2.46m)** PVC oil tank.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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