



35 Edenticullo Road

Hillsborough

BT26 6PH

Offers Over £950,000

- TRULY EXCEPTIONAL FAMILY HOME OF C.6000FT²
 - DRAWING ROOM, LIVING ROOM, FAMILY ROOM & HOME OFFICE
 - SUPERB FITTED KITCHEN WITH DINING AREA / SEPARATE UTILITY ROOM
 - 6 BEDROOMS, 2 WITH ENSUITE FACILITIES
 - FAMILY BATHROOM/GROUND FLOOR SHOWER ROOM
 - UNDERFLOOR OIL FIRED CENTRAL HEATING / DOUBLE GLAZED / VACUUM SYSTEM
 - EXCEPTIONALLY PRESENTED THROUGHOUT
 - BEAUTIFULLY LANDSCAPED FORMAL GARDENS EXTENDING TO C.1 ACRE
 - ADJOINING FIELDS OF C.2 ACRES
 - SEMI RURAL LOCATION ON THE OUTSKIRTS OF THE HISTORIC VILLAGE OF HILLSBOROUGH
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PROPERTY COMPRISES

This truly exceptional bespoke detached family home offers accommodation extending to c.6000ft² and is situated in an exclusive residential location on the outskirts of the historic and picturesque village of Royal Hillsborough.

This stunning detached family home blends beautifully with its mature surroundings and offers quite superb well proportioned accommodation finished to the highest specification throughout.

The internal accommodation comprises a generous drawing room, family room and living room along with a magnificent kitchen open plan to dining area. In addition, there a home office, shower room and utility room on the ground floor.

On the first floor there are five generous bedrooms, including the main suite with dressing room and ensuite and another with an ensuite facility along with a study and family bathroom. The bedroom layout is versatile, with one of the first floor bedrooms accessible via external stairs, allowing it to be separated from the main house to create an annex or serve a variety of other purposes.

The internal accommodation is perfectly complemented by the delightful private landscaped gardens which extend to c. 1 acre set in immaculate lawns with boundary flowerbeds and sheltered patio sitting areas and outdoor entertainment areas along with driveway parking and a double garage. There are also adjoining fields of c. 2 acres.

Rarely does this opportunity arise to purchase such an exquisite family home of this magnitude with so much to offer in the way of location, accommodation and specification, thus early attention is necessary so as to avoid disappointment or simply to appreciate it in its entirety.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
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PROPERTY DETAILS AND DIMENSIONS

ENTRANCE Hardwood front door leading to...

ENTRANCE PORCH Limestone floor, double doors to...

RECEPTION HALL 24' x 16' (7.32m x 4.88m) Feature antique marble fireplace with cast iron inset and tiled hearth, Limestone floor, cornicing, feature oak staircase to first floor.

DRAWING ROOM 19' 6" x 17' 8" (5.94m x 5.38m) Feature black marble fireplace, solid French oak flooring, corniced ceiling.

LIVING ROOM OPEN TO DINING AREA 30' x 17' 8" (9.14m x 5.38m) Sandstone fireplace with cast iron multi fuel burning stove, Limestone flooring, open plan to...

LUXURY ROBINSONS KITCHEN 23' 6" x 18' 2" (7.16m x 5.54m) Excellent range of high and low level units, black Aga Range four ring gas hob, American style fridge freezer, central island unit, inset sink, granite work tops, integrated dishwasher, wine rack, Limestone flooring, low voltage lighting, adjoining pantry with excellent range of high and low level units.

UTILITY ROOM High and low level units, single drainer sink unit, plumbed for washing machine, ceramic tiled floor.

STUDY 9' x 7' 5" (2.74m x 2.26m) Built-in units, ceramic tiled limestone flooring.

SHOWER ROOM Fully tiled shower enclosure with multi jet shower system, low flush WC, wash hand basin, built-in cupboards, Ceramic tiled floor.

STUDY 17' 8" x 10' (5.38m x 3.05m)

SPACIOUS FIRST FLOOR LANDING 40' x 16' 2" (12.19m x 4.93m) (@ widest points) Walk-in hot press.

MASTER BEDROOM Feature fireplace with oak surround and cast iron inset, door to balcony.

DRESSING ROOM 11' x 9' 2" (3.35m x 2.79m) Twin mirrored slide robes.

MASTER ENSUITE Shower enclosure with telephone hand shower, low flush WC, wash hand basin in vanity unit.

BATHROOM 18' x 16' 9" (5.49m x 5.11m) White suite comprising freestanding bath with mixer taps and telephone hand shower, low flush WC, wash hand basin, Ceramic tiled floor, low voltage lighting.

BEDROOM 18' x 12' 9" (5.49m x 3.89m) Walk-in dressing area.

BEDROOM 21' 2" x 13' 3" (6.45m x 4.04m) into bay Built-in robes incorporating wash hand basin in vanity unit.

BEDROOM 15' 6" x 11' 7" (4.72m x 3.53m)

BEDROOM / STUDY 11' 7" x 9' 10" (3.53m x 3m)

BEDROOM SUITE 31' 8" x 18' 5" (9.65m x 5.61m) (Potential separate annex) Wood strip flooring, access to balcony, separate private entrance with porch.

DRESSING ROOM

ENSUITE Shower enclosure with Mira electric shower, low flush WC, pedestal wash hand basin, extractor fan.

OUTSIDE Stone pillars, entrance over stone bridge to asphalt, electric gates, open courtyard with ample parking area, garden. Extensive mature and private site, gardens to front, side and rear, shrubs, flowerbeds and mature trees. Formal gardens extending to c. 1 acre, outside lighting. Two adjoining fields of c. 2 acres.

INTEGRAL DOUBLE GARAGE 31' x 29' (9.45m x 8.84m) Remote control up and over doors, high and low level units, single drainer stainless steel sink unit, light and power, oil fired boiler, central vac system.

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