

## 25 Ballybentragh Road, Dunadry, BT39 0DE



**PRICE Offers Over  
£274,950**

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*This is an incredibly rare opportunity to purchase one of the most iconic properties in the local Dunadry area comprising a beautifully renovated and substantially extended stone cottage located on a quiet country road between the hamlets of Dunadry and Parkgate. Originally built in 1757, the humble cottage at "Nilteen Bawn" led a very ordinary life until it was lovingly renovated and sympathetically extended in the early 2,000's into what is now a deceptively spacious three bedroom home with spacious lounge and open plan kitchen, living and informal dining area. With modern upgrades complimented by more traditional "Shaker" style kitchen units with polished granite worktops and centre island together with "Inglenook" style recesses for the range cooker in the kitchen area and the cast iron stove to the informal living and dining area ensuring a cosy feel within the thick stone walls and original vaulted ceiling this property has retained all the charm of a traditional Irish cottage with the benefits of modern living. For additional living accommodation the well proportioned lounge is accessed via a "secret" door and provides a generous yet cosy space boasting an traditional "Inglenook" style fireplace with inset cast iron stove and French doors opening onto the spacious tegula brick patio area linking onto the kitchen with informal living and dining room making this the ideal property for those who like to entertain in the summer months. The bespoke bathroom suite comprises a free-standing bath with complimentary large format shower cubicle complete with drench head shower and feature oval shaped sink unit in "Wenga" wood stand. With three double bedrooms to include a full wall of built-in pine wardrobes to the principle room and a generous utility room this property offers generous living space throughout with the additional benefit of a electric gates to a four car enclosed tegula brick courtyard and access to block built storage, tool store and garden room.*

## FEATURES

- Open plan kitchen with informal living / dining area to original cottage / Quarry tiled floor / PVC double glazed French doors to rear tegula brick patio
- Full range of cream coloured "Shaker" style low level units and centre island with polished granite work surfaces
- "Inglenook" style recess with inset range style cooker / Plumbed for dishwasher and space for fridge freezer
- Bathroom 10'2 x 9'11 with modern white suite to include free-standing bath and large format shower cubicle with fully tiled walls / Feature oval shaped sink on "Wenga" wood stand
- Utility room with full range of mid oak effect "Shaker" style high and low level units / Plumbed for washing machine and space for dryer / Service door to side
- Lounge 15'4 x 15'0 with "Inglenook" style fireplace, pitch pine mantle, quarry tiled hearth and inset cast iron multi-solid fuel stove / PVC double glazed French doors to rear
- Three well proportioned double bedrooms / Full wall of pine built-in wardrobes to principle bedroom
- Detached block built store with access to inner store and attached "Garden Room" with timber sarked vaulted ceiling and French doors to rear
- Timber electric vehicular gates to tegula brick parking for four plus cars / Private gardens to rear with superb views over open countryside / Large tegula brick patio area and raised timber barked garden
- Open aspect to front and rear with superb views over open countryside / Mix of PVC double glazed and sliding sash double glazed windows / Oil-fired central heating



## ACCOMMODATION

Hard wood entrance door with leaded and stained glass port light to:

### OPEN PLAN KITCHEN / LIVING / DINING 21'1 x 14'4 (6.43m x 4.37m)

Full range of cream coloured wood grain effect "Shaker" style low level units with feature handles and contrasting polished granite work surfaces. Center island with low level storage and pull-out wicker baskets. Feature inset stainless steel sink unit with mixer taps and double polished granite drainers. Oak shelving. Inglenook style recess with inset range style cooker. Over head extractor. Plumbed for dish washer and space for fridge freezer. Wood strip ceiling with stainless steel low voltage down lights. Quarry tiled floor and part woodstrip walls. Inglenook style recess to living area with inset multi solid fuel stove. Pitch pine beam mantle. Feature Chinese slate wall. Dual aspect windows. Two old school style radiators. PVC double glazed French doors to rear patio. Glazed door to:



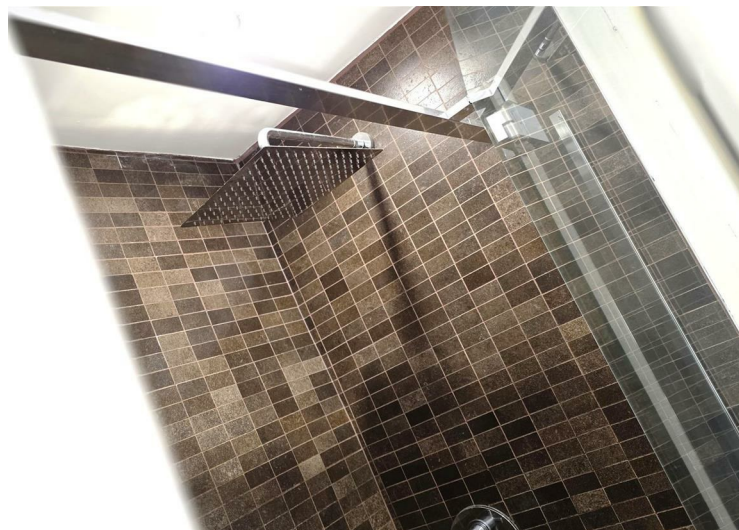


## L SHAPED INNER HALL

Enclosed meter cupboard. Wood shelving. Part Quarry tiled floor. Single radiator. Walk-in hot press with copper cylinder. Shelving and hanging space.

## BATHROOM 10'2 x 9'11 (3.10m x 3.02m)

Modern white suite comprising free standing bath with off set mixer taps. Push button low flush W/C and moulded oval shaped wash hand basin on "Wenga" wood plinth with drawer below, tiled splash back and in-wall feature mixer taps. Large format fully tiled shower cubicle with thermostatic shower unit, large drench head and glazed door and screen. Feature part tiled wall. Half wood strip walls. Fully tiled floor. Low voltage down lights. Extractor fan. Double radiator.



## INNER HALL TO REAR

Secret door / book shelf providing access to:



## **LOUNGE 15'4 x 15'0 (4.67m x 4.57m)**

(into sun annex) Feature Inglenook style fire place with inset pitch pine mantle, quarry tiled hearth and cast iron stove. Wood strip ceiling. Low voltage down lights. Two double radiators. PVC double glazed French doors to rear patio.



## **UTILITY 11'1 x 5'4 (3.38m x 1.63m)**

Mid oak effect "Shaker" style high and low level units with short chrome handles. Wood effect work surfaces. Double drainer stainless steel sink unit and mixer taps. Part tiled walls to work surfaces. Plumbed for washing machine and space for dryer. Single radiator. Service door to side.

## **BEDROOM HALL**

Single radiator. Wood strip ceiling. Low voltage down lights. Light shute with Velux" double glazed roof light. Access to loft.





### **BEDROOM 1 13'9 x 12'7 (4.19m x 3.84m)**

plus full wall of pine built-in wardrobes and low level drawers. PVC double glazed window to rear with superb views over open country side. Dual aspect windows. Wood strip ceiling. Double radiator.



### **BEDROOM 2 13'x 11' (3.96mx 3.35m)**

Wood strip floor. PVC double glazed window to side over looking fields. Wood strip ceiling. Double radiator.



### **BEDROOM 3 12'7 x 11'1 (3.84m x 3.38m)**

Wood strip floor and ceiling. PVC double glazed window with views over open country side to rear. Double radiator.

### **OUTSIDE**

Remote controlled electric double timber vehicular gates to large tegula brick parking for 4 plus cars. Timber pedestrian gate to front. Small timber shed.

### **DETACHED BLOCK BUILT STORE 11'0 x 5'0 (3.35m x 1.52m)**

Sliding sash window to rear. Open square arch to:





## **INNER STORE 10'11 x 5'0 (3.33m x 1.52m)**

with bench and shelving. Door to:

## **GARDEN ROOM 9'5 x 8'1 (2.87m x 2.46m)**

Free-standing cast iron wood burning stove. Large format slate tiled floor. Pitched ceiling with exposed beams and timber sarking. Three wall light points. Sliding sash window to front. Hardwood double glazed French doors to rear.



## **OUTSIDE**

Outside lights. Paved patio with low level walling and 4Ft. timber fencing. Views over open countryside. Raised pebbled display area / pathway with adjoining garden in bark and specimen trees. Tegula brick pathway to large patio area to rear of kitchen. Feature semi circular steps and low level walling. Timber pergola. Attached brick built oil fired boiler house. PVC oil tank. Small tegula brick enclosed area with 6Ft. timber fencing and pedestrian gate to front.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



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