



203 Ballynakilly Road

Coalisland, BT71 6HJ

Offers Over
£499,950

- 6.5-acre Private Estate
- Luxury Main Residence with Exceptional Standard of Finish
- Self-Contained Two Bedroom Two Bathroom Annex
- Private Lake, Woodland and Field
- Fishing Lodge, Walking Trail and

Set on an exceptional 6.5-acre private estate, this impressive residence, built in 2006, offers luxury living with outstanding lifestyle features. The main dwelling boasts elegant proportions, high standard of finish and attractive features throughout. Highlights include a grand living room, a stunning open-plan kitchen, living and dining space with oak units, granite worktops and exposed beams, and a superb master suite complete with dressing room, en suite, jacuzzi bath and private sauna. Two further bedrooms and a beautifully appointed family bathroom complete the home.

A fully self-contained two bedroom, two bathroom annex provides excellent accommodation for guests or extended family, while additional amenities include a garage, external utility and WC, and a charming fishing lodge overlooking the private lake.



Description

Dwelling House

Entrance Porch: 2.13m x 1.64m

Dual-aspect windows, sliding patio door, PVC ceiling lighting.

Hall: 4.03m x 5.51m + 1.22m x 6.61m

PVC front door with side glazing, recessed spot lighting, wooden flooring, stained-glass light well, decorative cornicing, hot press and two storage cupboards.

Living Room: 5.35m x 5.18m

Granite fireplace and hearth with gas fire, bay window, cornicing, French doors and carpet flooring, creating an elegant reception space.

Open Plan Kitchen / Living / Dining: 3.70m x 4.22m + 8.37m x 4.37m

Bespoke solid oak kitchen with granite worktops, extensive high and low-level units, glazed display cabinets, 1.5 bowl stainless steel sink, pelmet and under-counter lighting, ceiling spotlights and exposed wooden ceiling beams. Integrated fridge/freezer, under-counter fridge, space for cooker and a solid wooden island. Dining area with space for a large dining table and built-in display and storage unit. Living area with feature open gas fire with wooden mantle and granite hearth, built-in storage units and tiled flooring. Rear porch with tri-aspect windows and French doors.

Utility Room: 2.36m x 2.73m

Solid oak high and low-level units, granite worktops, built-in deep fat fryer and dishwasher, wooden wall panelling and tiled flooring.

WC: 2.41m x 1.24m

Close-coupled WC, pedestal wash hand basin, wooden wall panelling and tiled flooring.

Rear Hall: 1.58m x 3.33m

Glazed PVC door, tiled flooring, wooden wall panelling and recessed spot lighting.

Master Bedroom: 5.36m x 4.64m

Spacious principal bedroom with built-in units, open fireplace with gas fire, carpet flooring, cornicing, dressing room and en suite.

Dressing Room: 4.52m x 3.28m

Extensive built-in wardrobes, dressing table, storage units and recessed spot lighting.

En Suite: 3.98m x 5.04m

Luxury en suite featuring jacuzzi bath, close-coupled WC, vanity wash hand basin, bidet, corner shower, heated towel rail, tiled flooring, recessed spot lighting and a private sauna with wooden panelling, bench seating and electric heater.

Bedroom 2: 4.00m x 3.87m

Wooden flooring.

Bedroom 3: 3.95m x 4.35m

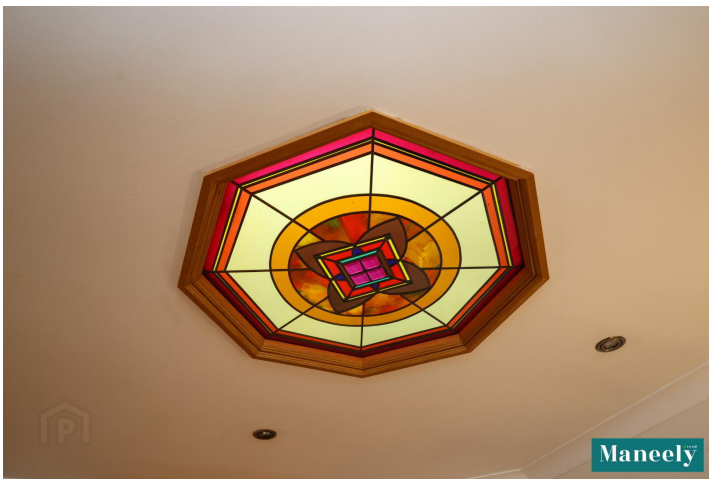
Wooden flooring and decorative cornicing.

Bathroom: 3.12m x 2.73m

Panelled bath, corner shower, close-coupled WC, pedestal wash hand basin, bidet, heated towel rail, tiled flooring, wall tiling and recessed spot lighting.



Annex



Hall: 1.36m x 3.34m + 0.87m x 5.46m
 Entrance porch, storage cupboard, laminate flooring and recessed spot lighting.

Kitchen: 2.95m x 4.15m
 Solid oak fitted kitchen with high and low-level units, integrated fridge/freezer, space for cooker, 1.5 bowl stainless steel sink, glazed display units, splashback tiling, pelmet lighting, coving, tiled flooring and recessed spot lighting.

Living Room: 3.90m x 4.50m
 Open gas fire with wooden mantle and granite hearth, cornicing and laminate flooring.

Bathroom: 3.33m x 3.13m
 Panelled bath, corner shower, close-coupled WC, pedestal wash hand basin, bidet, wall tiling, tiled flooring and recessed spot lighting.

Bedroom 1: 3.14m x 3.19m
 Carpet flooring with en suite off.

En Suite: 2.02m x 2.06m
 Panelled bath, close-coupled WC, vanity wash hand basin, wall tiling and tiled flooring.

Bedroom 2: 3.90m x 4.39m
 Built-in storage units and carpet flooring.

Additional House & Annex Features

- Solid oak doors and woodwork throughout
- Impressive 9ft ceilings
- Underfloor heating throughout the main



dwelling

- Full hot and cold air conditioning system throughout the main dwelling
 - Beam vacuum system in the main dwelling
 - Gas heating supplied via bulk storage tank
 - Backup generator in the event of power failure
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Outside

Covered car port leading to external utility, store & WC

External Utility: 2.47m x 3.38m

Solid oak high and low-level units, space for washing machine and tumble dryer, dual-aspect windows.

Store: 1.76m x 3.34m + 1.20m x 2.21m

Tiled flooring with WC off.



WC: 1.49m x 3.35m

Close-coupled WC, pedestal wash hand basin, tiled flooring and half-tiled walls.

Fishing Lodge

Fitted kitchen units with integrated fridge/freezer, gas hob, eye-level ovens, electric heating, tri-aspect windows with panoramic lake views, seating area, wooden wall panelling, glazed PVC front door, decking surrounding





Grounds

- Approx. 6.5 acres in total
 - 2.8 acres of mature landscaped gardens incorporating a private lake
 - Lake with fishing piers, aerators island and breeding ducks
 - Underground sump to feed lake during dry spells
 - 1.5-acre private woodland with established walking trail
 - 1.9-acre field to the rear
 - Tree-lined sweeping driveway with Victorian-style lampposts
 - Automatic electric entrance gates
 - Polytunnel and vegetable garden
 - Raised wooden decking area with outdoor seating
 - Potting shed
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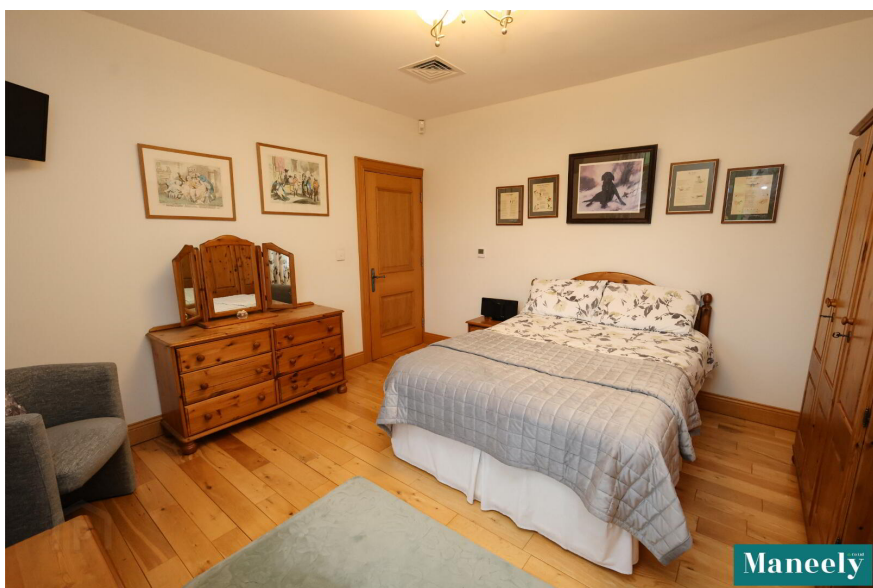
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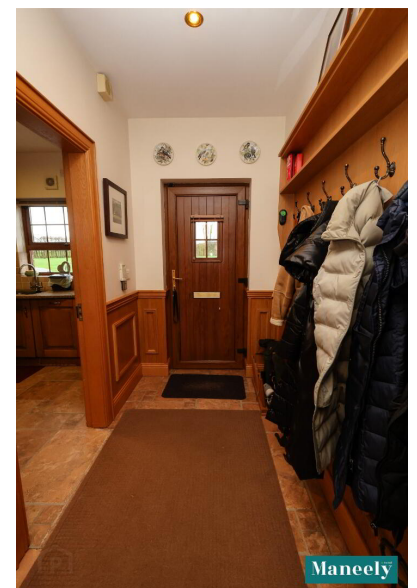
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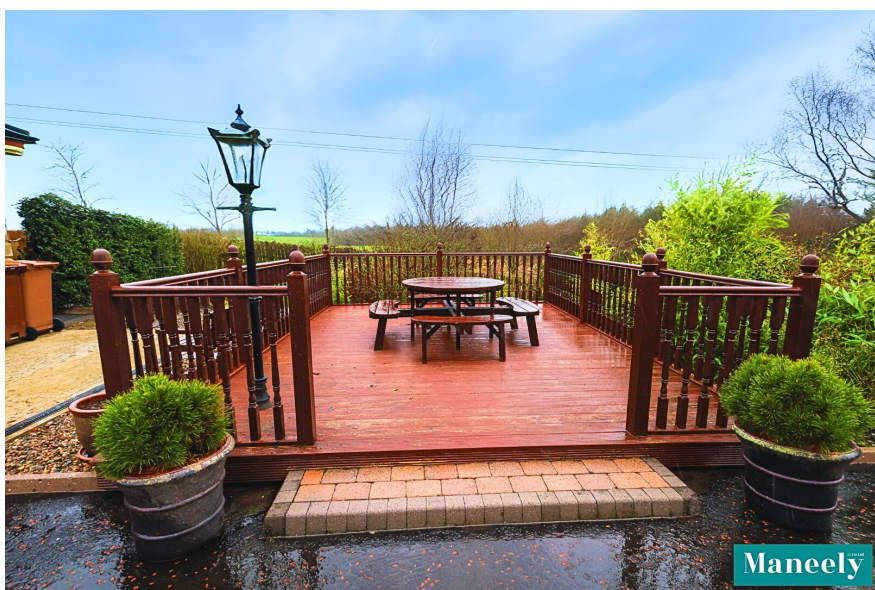
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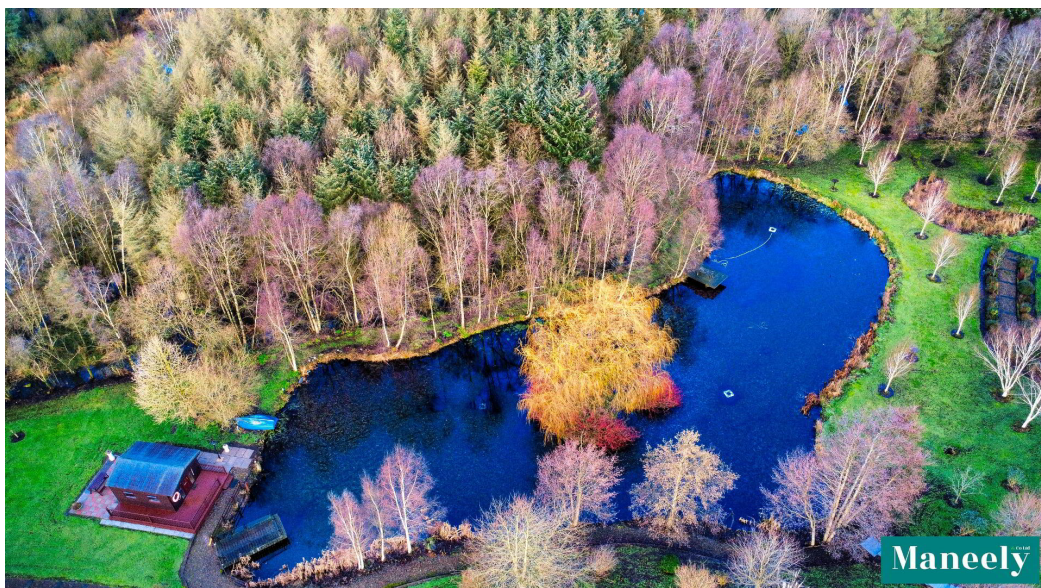
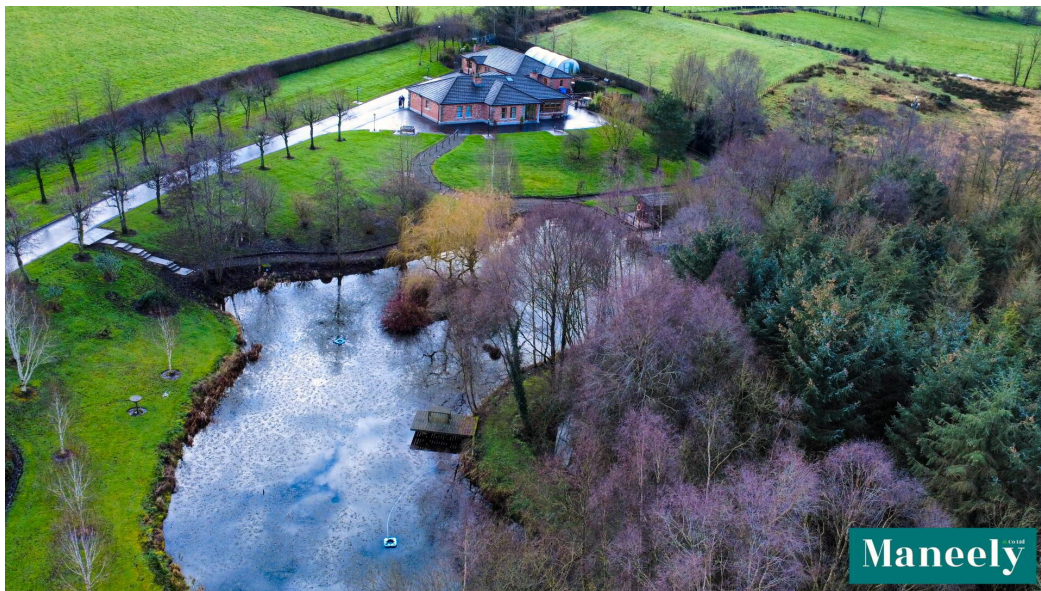
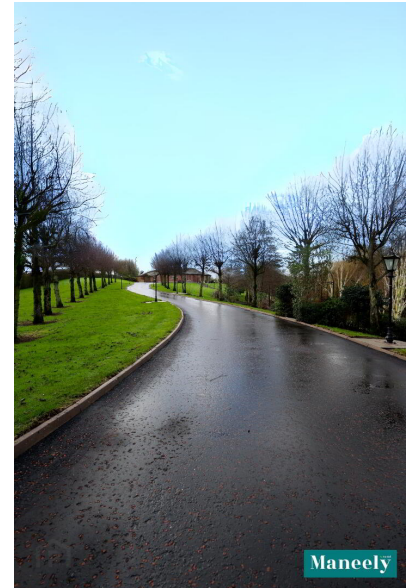
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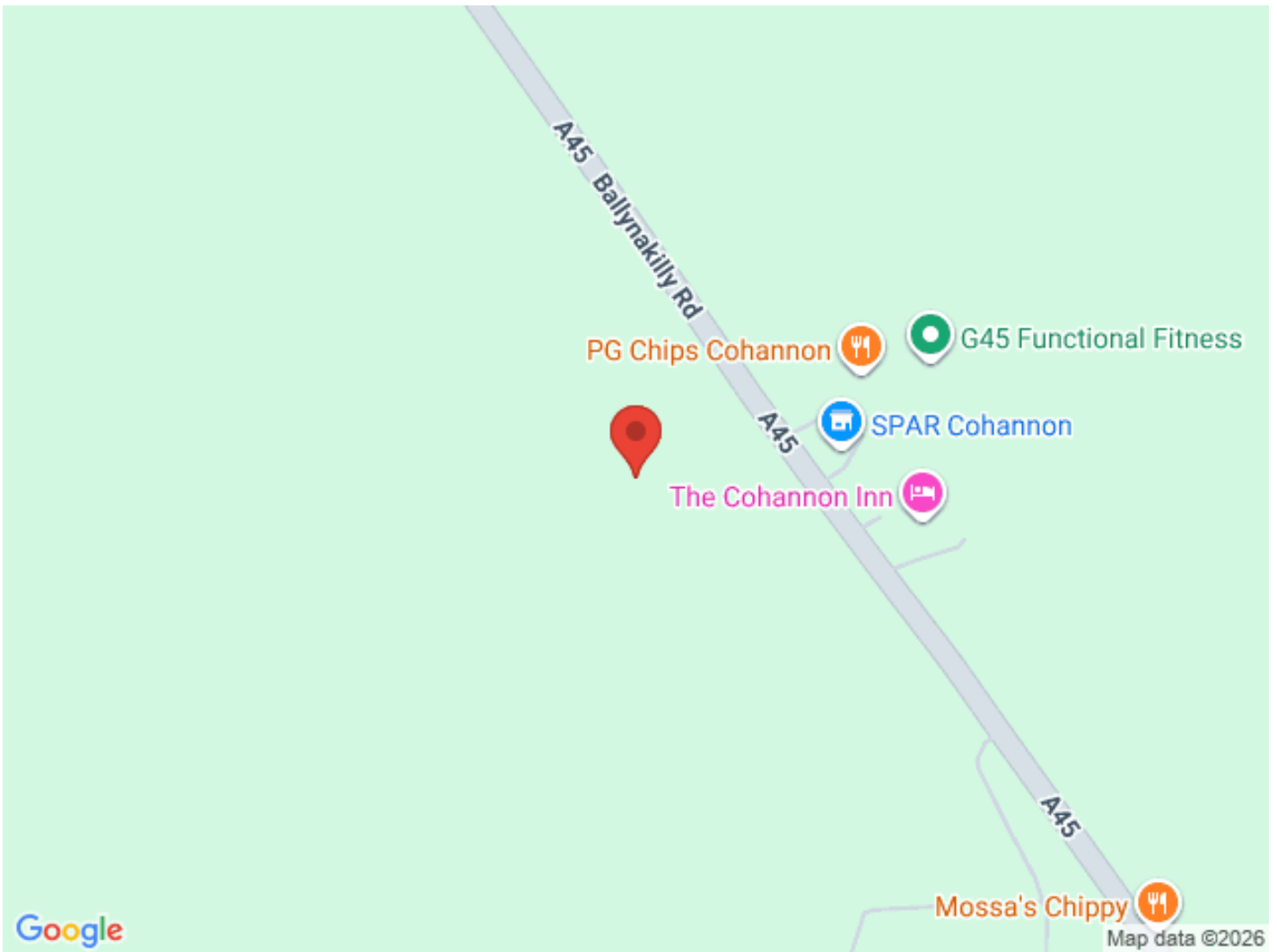


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