

22 Rickamore Brae, Templepatrick, BT39 0JG



PRICE Offers Over £675,000

Positioned on a prime extensive elevated site extending to circa 2 acres. Situated on the corner of Rickamore Brae and the Kilmakee road in Templepatrick Village. This property enjoys the perfect balance of country living yet Templepatrick Primary School is under a 2 mile commute, the International Airport is within 5 miles and Belfast City Centre is a 15 minute drive away. This landmark style building with it's Rosemary tiled roof and striking eye lid windows boasts a spacious well planned spacious living layout extending to circa 4500 sq ft including garage. The accommodation briefly comprises 4 bedrooms, 3+ receptions, 3 bathrooms and an open plan kitchen with casual dining aspect. The property further benefits from an attached link with an integral 3 car garage with adjoining store and a first floor garage conversion that will lend itself to a variety of uses such as further accommodation if required (subject to building control approval). Externally the property enjoys large mature gardens, private patio/terrace and far reaching panoramic views over the surrounding unspoilt countryside. This home will be the perfect purchase for those families searching for their forever Home an early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Magnificent Detached Family Home**
 - **4 Bedrooms/ 3+ Reception Rooms**
- **Extensive Mature Elevated Site Extending To Circa 2 Acres**
 - **Highly Regarded Breathtaking Rural Location**
 - **Panoramic Views Over Surrounding Countryside**
 - **Attached Integral 3 Car Garage With Adjoining Store**
- **First Floor Annex Over Garage With Full Bathroom (Suitable for Den / Granny Flat)**
- **Open Plan Kitchen With Casual Dining Aspect / Impressive Reception Style Entrance Hall**
- **Principal Bedroom With Full Bathroom Ensuite/ Five Piece Family Bathroom**
- **Hardwood Double Glazed Windows/ Oil Fired Central Heating**



ACCOMMODATION

GROUND FLOOR

OPEN COVERED ENTRANCE PORCH

With quarry tiles. Feature mahogany front door with matching side screens into:-

SPACIOUS RECEPTION STYLE HALL 16'2" x 12'8"

Feature Full height vaulted ceiling. Attractive mahogany curved staircase. Quality hardwood flooring. Mahogany French doors into lounge.



FURNISHED CLOAKROOM

Comprising low flush w.c and vanity unit. Fully tiled walls.

LOUNGE 35'0" x 14'6"

Into bay window. Far reaching views over surrounding countryside and gardens. Attractive horseshoe style cast iron fireplace with Italian marble surround and matching hearth. Twin PVC double glazed French doors with matching full height side screens into courtyard and gardens. Open arch into:-



DINING ROOM 16'9" x 12'7"



OPEN PLAN KITCHEN WITH CASUAL DINING ASPECT 17'8" x 13'2"

Equipped with a comprehensive range of high and low level mahogany fitted units with tiled worksurfaces and splashback. Twin glass display cabinet. A host of integrated appliances including integrated oven with 4 ring hob and deep fat fryer, stainless steel splashback, extractor fan housed in stainless steel canopy, dishwasher, microwave and under counter fridge. Double glazed sliding patio doors to courtyard and gardens. Bulls eye recessed spotlights. Tiled floor.



FAMILY ROOM 19'6" x 12'8"

Enjoying views over gardens and surrounding open countryside. Period style fireplace with ornate tiled inset and mahogany surround on polished granite hearth.



REAR HALL 14'7" x 5'5"

With hardwood stable type door. Tiled floor. Open arch leading to:-

UTILITY ROOM 22'3" x 6'7"

Equipped with a comprehensive range of modern high and low level fitted units with open ended corner displays. Wood effect worksurfaces. Inlaid stainless steel sink unit. Plumbed for washing machine. Space for tumble dryer. Service door leading to:-



REAR PORCH 8'6" x 7'3"

External stable type door. Oil fired boiler. Staircase to:-

FIRST FLOOR OVER GARAGE 34'3" x 17'6"

An ideal space for further accommodation if required such as guest room, granny flat etc. Far reaching views over surrounding gardens and countryside. Quality semi solid flooring. Ensuite Bathroom-

BATHROOM

Comprising pedestal wash hand basin with monobloc tap, button flush w.c and corner bath with shower attachment. Keylite window.

INTEGRAL THREE CAR GARAGE 25'6" x 25'3"

Approximately. Twin roller shutter insulated doors. Power and light. (Cavity wall built and insulated suitable for conversion if required subject to building control approval)



INNER STORE 18'6" x 8'4"

Perfect for a variety of uses such as Home office etc. Under stair storage cupboard. External hardwood front door. PVC double glazed window to gable.

FIRST FLOOR MAIN HOUSE

SUPERB GALLERY LANDING

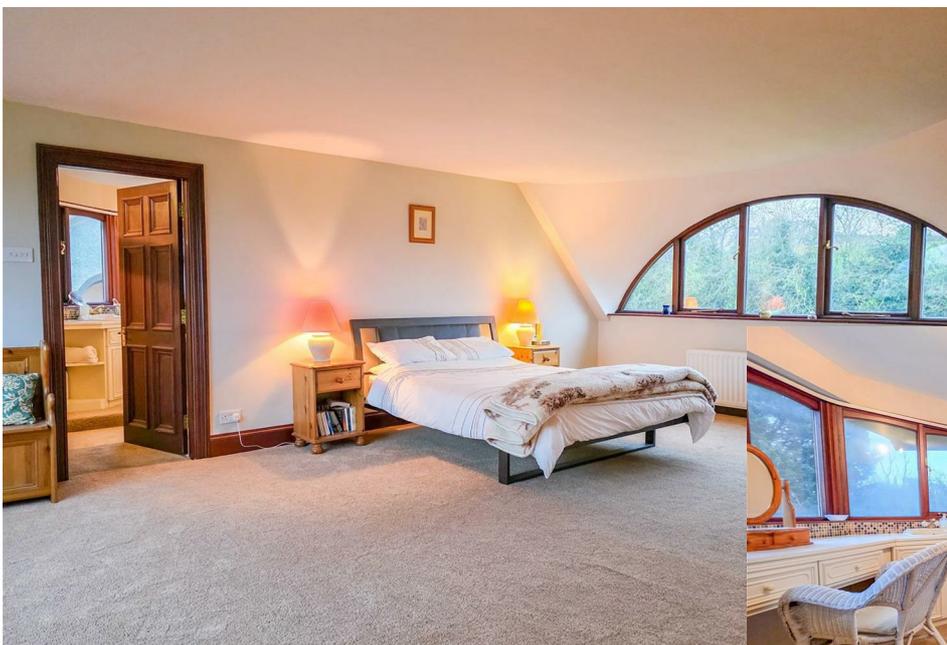
Large walk in shelved hot press.

BEDROOM 1 17'6" x 22'9"

Approximately. Feature striking dual 'eye lid style' windows boasting far reaching rural views.

ENSUITE

Comprising corner bath, twin 'his and hers' sinks in bespoke fitted vanity units with matching drawers and fully tiled shower enclosure. Feature bay window.



BEDROOM 2 14'6" x 13'4"

Into feature bay window. Enjoying far reaching views over gardens and surrounding countryside. Adjacent 'Jack and Jill' style ensuite bathroom.

FAMILY BATHROOM

Comprising panelled bath, twin 'his and hers' sinks with monobloc taps, bidet, low flush WC and fully tiled shower enclosure. Quality Semi solid strip flooring.



BEDROOM 3 14'6" x 9'3"

BEDROOM 4 12'3" x 7'6"



OUTSIDE

Positioned on an extensive mature site extending to circa 2 acres laid mainly in lawn screened by a variety of mature trees and hedgerow.

Accessed via a private sweeping driveway to a large parking forecourt suitable for a variety of vehicles with large 3 car Integral garage.

Private garden to rear with paved patio/ terrace area perfect for family barbecues and evening entertaining.



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

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

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