

9261 2121
stewartestateagents.com

stewart
estate agents



Unique Residential and Commercial Property
Agricultural lands available, if required, by separate negotiation

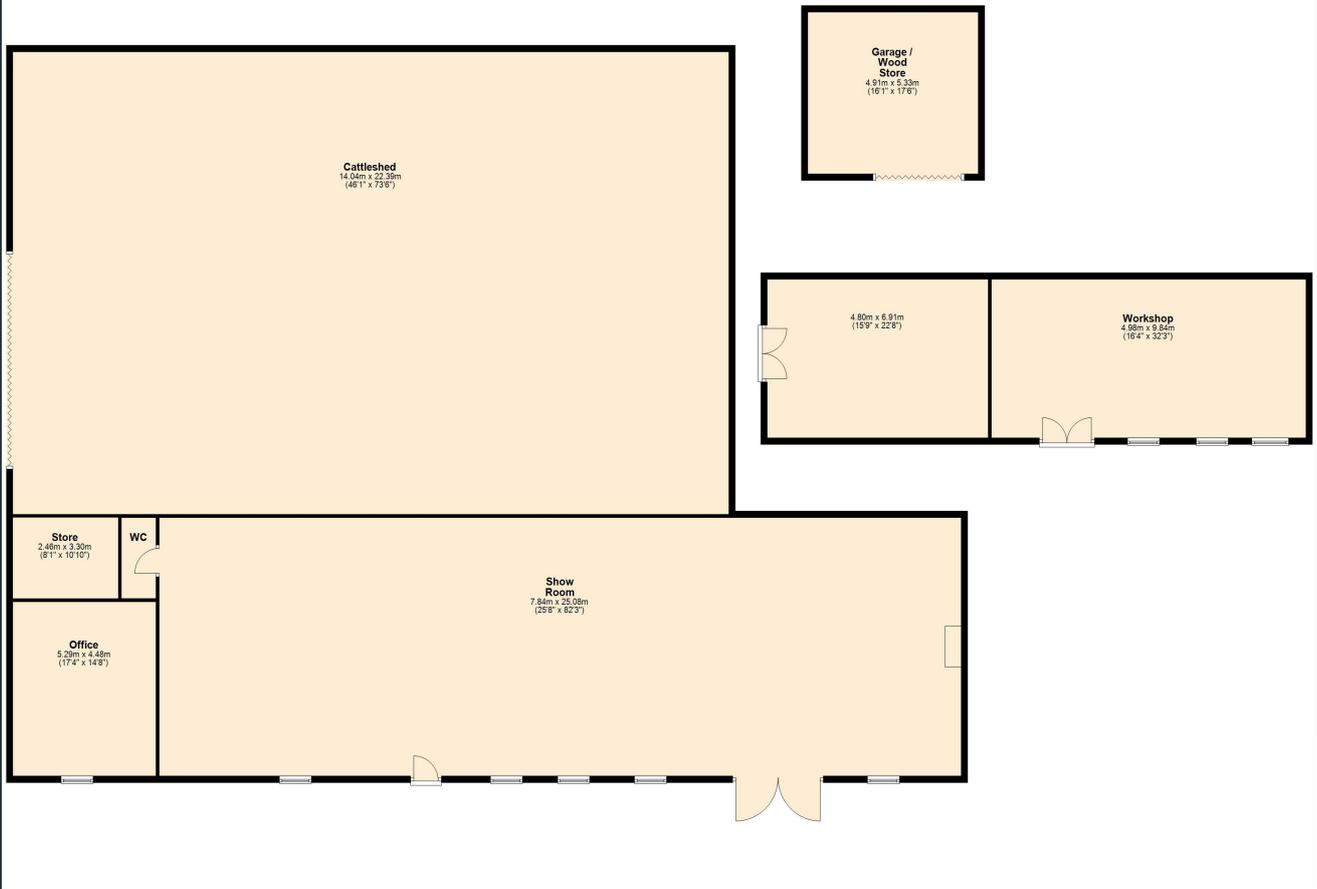
Ederowen Farm **43 LURGAN ROAD**
Crumlin BT29 4QB

Offers over
£750,000

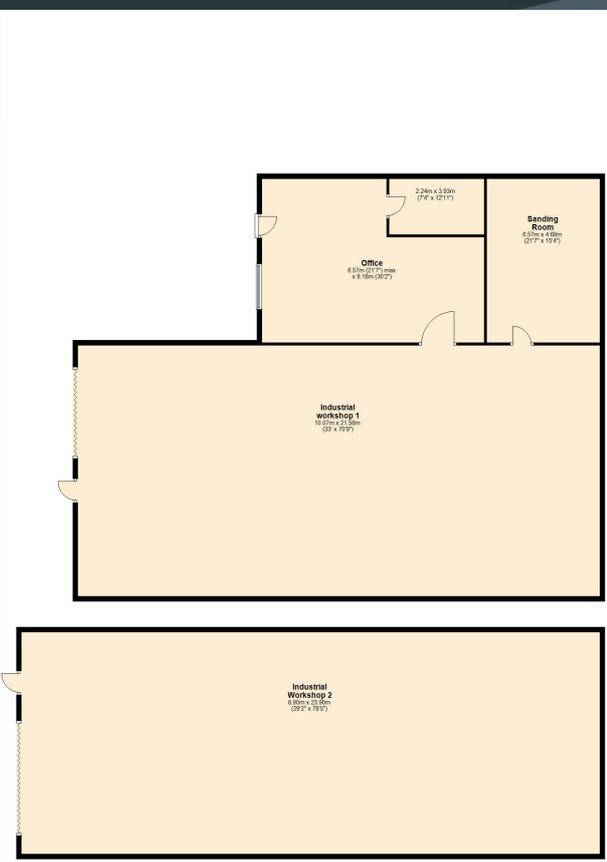




Ground Floor



Measurement Area
2.0 Acres



Description:

This truly magnificent detached double fronted country residence has been exquisitely and lovingly renovated from the original 1900's character, forming part of a small holding with extensive business premises, that will appeal to those seeking that rare opportunity to live as well as fulfil a profession in their own mature and secluded exclusive environment.

The overall standard and quality of finishes throughout the dwelling and even the yard and outbuildings, simply reflect the meticulous eye of the present owner who has carefully restored the property and extended a potential to create a luxury home for modern living.

This delightful setting is convenient to Crumlin with its array of amenities and facilities as well as access to major road networks for other towns and cities including Antrim and the North, Belfast International Airport, Belfast, Moira and its M1 interchange. Viewing a must!

- A truly exceptional detached period house dating back to the 1900's which has retained many original features.
- Forming part of a unique holding with industrial and retail business premises, which would suit a wide variety of opportunities
- Lovingly renovated and extended to align with modern 21st century living
- A large stone built showroom that could be used for a wide variety of businesses.
- Extensive industrial buildings that could be used for manufacturing or warehousing along with offices and storerooms
- Garden room off the patio, that could be used as a home office or teenage den.
- Agricultural land available by separate negotiation, if required
- Attractive front door and matching side lights with stained glass and leading windows
- Stunning hallway with feature newel posts
- An elegant living room with bay window and a period style fireplace
- Separate dining room with a matching bay window and a period style fireplace and over mantle
- Separate family room having a cosy atmosphere with dual linked cast iron stove
- A stunning country style kitchen, individually designed with a range of bespoke cabinetry and quartz stone work surfaces
- Beautiful oil fired AGA. Separate induction hob and electric Bosch oven. Franke boiling tap
- Separate cloak room with a traditional style WC and wash hand basin
- Separate utility room with bespoke fitted high and low level cabinetry and an inset Belfast sink unit
- Four double bedrooms, master bedroom with ensuite bathroom including a bath WC and wash hand basin. Bedroom two with an ensuite shower room with shower cubicle, WC and wash hand basin
- Stunning modern style bathroom with a free standing bath WC and cabinetry style vanity wash hand basin. Walk in shower area with shower fitment. Feature tiled walls and tiled floor
- Study with fitted shelving
- Sliding sash windows including a variety of original single glazed windows and some PVC double and triple glazed windows
- Stunning gardens with a babbling brook and stone feature, an array of mature evergreen and deciduous trees as well as fruit trees, buxus hedging, floral borders and coach lights

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.



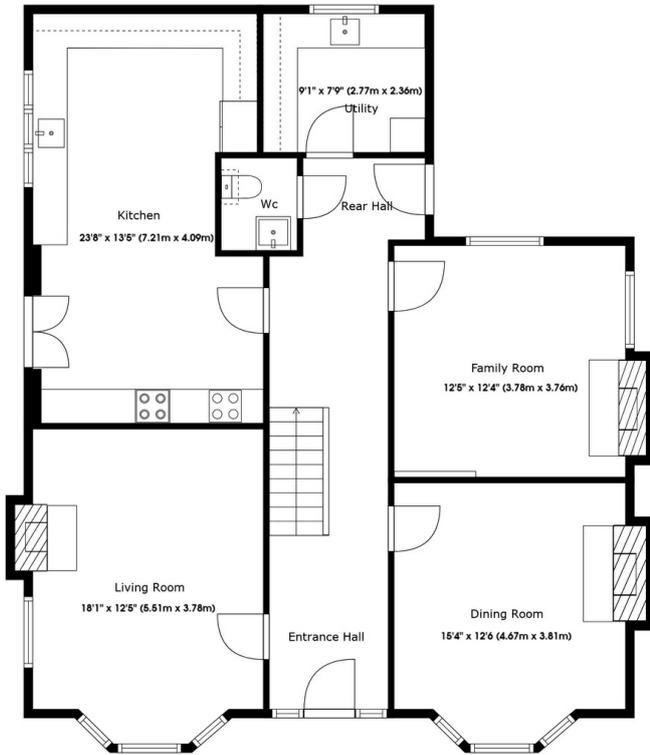




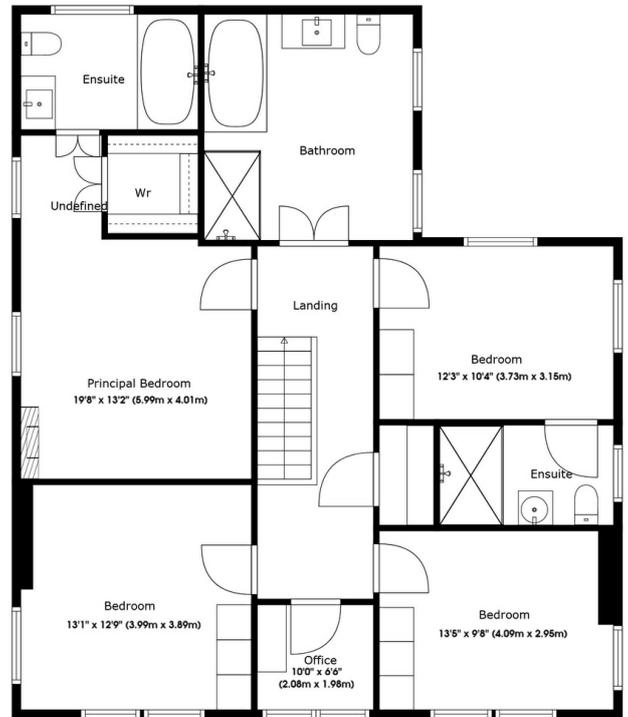
FORMER RETAIL FURNITURE SHOW ROOM:
Retail planning permission for this exceptional show room

Ederowen Farm, 43 Lurgan Road, Crumlin





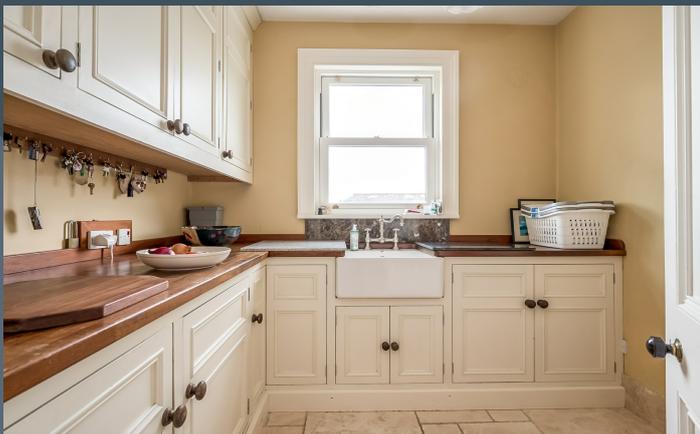
Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	54 E
21-38	F		
1-20	G		

Sizes And Dimensions Are Approximate. Actual May Vary.





Stunning mature landscaped gardens providing maturity and adornment throughout the year



