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**11a OLD CHURCH LANE**

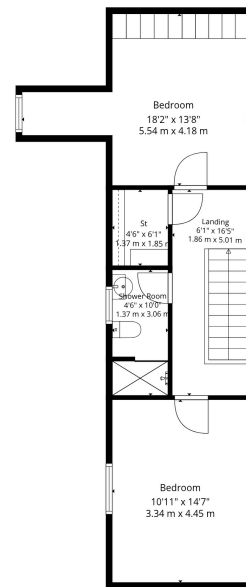
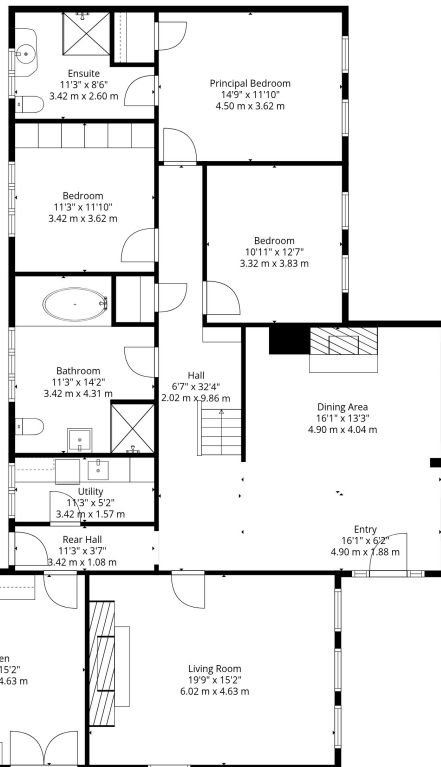
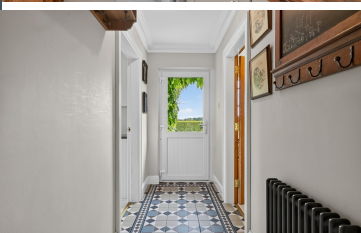
Aghalee BT67 0EY



Offers around  
**£479,950**







**TOTAL: 2324 sq. ft, 216 m<sup>2</sup>**  
 1st floor: 1802 sq. ft, 167 m<sup>2</sup>, 2nd floor: 522 sq. ft, 49 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 58 sq. ft, 5 m<sup>2</sup>, WALLS: 169 sq. ft, 17 m<sup>2</sup>

Sizes And Dimensions Are Approximate. Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	73 C
39-54	E		
21-38	F		
1-20	G		

## Description

This absolutely stunning country home enjoys a truly delightful and magnificently idyllic setting on the beautiful Old Church Lane, having a mature and private landscaped garden with a gated tarmac driveway leading to a detached double garage. The property has been meticulously maintained and presented to an exceptional standard of specification, which will immediately appeal to those seeking an exclusive home with little to do but simply move in.

Old Church Lane has become a much admired and a highly respected area for quality homes due to its rural setting and its convenience by car to the A26 for Antrim, Belfast International Airport and indeed the North, as well as to Moira Train Station and Moira Village with its M1 interchange and to Aghalee Village with its local amenities including the Canal Tow Path and The Broadwater.

Every now and again a little gem will appear on the open market and we feel this is a little gem not to be missed!

- Beautiful detached chalet bungalow with an elegant architectural style
- Matching detached double garage block
- 5 spacious bedrooms, master bedroom with a spacious and bespoke ensuite shower room including a vanity wash hand basin, glazed shower and WC
- Open plan entrance hallway and dining room with a striking antique style fireplace with inset and hearth. Reclaimed wooden floor and a feature staircase
- Living room with an impressive period style marble fireplace with cast iron inset. Reclaimed wooden floor
- Rear Hallway with Victorian style tiled floor leading to the kitchen and separate utility room. Door to the rear gardens
- Stunning country style bespoke fitted kitchen cabinetry finished in a traditional shaker style and including granite work surfaces, attractive cooking area with space for a free standing range style cooker, extractor fan above, space for a dish washer. Housing for a free standing double fridge/freezer
- Separate utility room with cabinetry. Space for a washing machine
- Stunning bathroom with beautifully designed wainscoting and a truly bespoke suite including a raised bath area with a slipper bath, shower cubicle as well as a traditional style WC and wash hand basin. Tiled floor
- First floor shower room with a shower, WC and wash hand basin
- Oak interior doors
- PVC double glazed windows
- Oil fired central heating
- Stunning landscaped gardens with an array of trees and shrubs, patio areas, tarmac driveway and parking areas
- Laneway leads to The Broadwater and Tow Path



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.