

RODGERS & BROWNE



'Springmount' 114 Belfast Road
Magheralin, Craigavon, BT67 0RP

offers around £675,000



The Agent's Perspective...

"Springmount is approached by a long winding, driveway bordered by mature poplar trees. A gravel turning circle with central fountain provides a sense of 'arrival' at the front door with the rear providing extensive car parking within a large paved courtyard finished in Donegal granite 'setts'. A clock tower is a lovely feature which overlooks garaging for at least four cars and a summer house, studio or home office.

The main house is traditional in style and layout with plenty of space for all the family from formal Drawing room to country kitchen and cosy Sun room.

A beautiful house and a chance to enjoy country life just 20 miles from Belfast"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall

THE FACTS YOU NEED TO KNOW...

Beautiful country house on c.3 acres and surrounded by open countryside

Five bedrooms, three reception rooms

Cloakroom, bathroom, two bedrooms with ensuite shower rooms

Approached by lovely, long winding avenue bordered by mature poplar trees

Garaging for at least four cars

'Country' kitchen and separate large utility/laundry room

Additional 'summer house' or detached home office with first floor studio or storage

Oil fired central heating

Delightful, paved courtyard in granite 'setts' with feature clock tower and floodlighting

uPVC fascia and rainwater goods

Bright well proportioned interior with high ceilings and cornices

Circular turning circle with feature water fountain

Belfast International Airport 20 miles, Belfast City Centre 21 miles, Craigavon Area Hospital 7 miles, Lisburn City Centre 14 miles



Sunroom with vaulted timber clad ceiling



Sunroom with cast iron stove



Dining room with traditional fireplace



Cast iron stove



Home office or guest bedroom (5)

The Property Comprises...

GROUND FLOOR

ENTRANCE HALL

23' 0" x 7' 7" (7.01m x 2.31m)

Hardwood front door with double glazed sidelights, solid oak flooring, original solid wood staircase to first floor, cornices, ceiling rose, under staircase storage, solid wood architrave and skirting.

CLOAKSPACE

7' 3" x 5' 7" (2.21m x 1.7m)

Tiled flooring, open archway to entrance hall.

CLOAKROOM

10' 0" x 5' 7" (3.05m x 1.7m)

Suite comprising 'Charlotte' pedestal wash hand basin with brass mixer taps, 'Charlotte' high flush wc, tiled flooring, solid wood architrave and skirting, feature picture rail.

DRAWING ROOM

17' 1" x 15' 1" (5.21m x 4.6m)

Feature fireplace with white marble hearth and surround, cast iron inner surround, gas fire inset, solid oak flooring, cornices, ceiling rose, feature picture rail, solid wood architrave and skirting.

DINING ROOM

17' 1" x 15' 5" (5.21m x 4.7m)

Feature antique fireplace with top mirror fire surround, solid wood surround, tiled hearth, metal fireguards, cornices, ceiling rose, solid oak flooring, solid wood architrave and skirting, 5amp lighting.

SUNROOM

18' 4" x 18' 4" (5.59m x 5.59m)

Vaulted pine ceiling, with exposed oak beams, pine architrave and skirting, double 'French' doors to patio area, range of built-in storage with high specification electrical sockets and telephone master socket, fireplace with gas stove.



Kitchen



Kitchen



Casual dining



Large Utility room

The Property Comprises...

GROUND FLOOR

KITCHEN

23' 7" x 13' 1" (7.19m x 3.99m)

Traditional solid oak fitted kitchen with an excellent range of high and low level units, Rangemaster cooker with gas hob, pull out extractor fan, integrated dishwasher, integrated fridge, ceramic kitchen sink with stainless steel mixer taps, part tiled walls, tiled flooring, cornices, custom feature fireplace with reclaimed brick, solid wood mantle and incorporated wine rack, solid wood 'French' doors to dining room.

LARGE UTILITY ROOM

18' 4" x 10' 10" (5.59m x 3.3m)

Range of high and low level units, one and a half bowl stainless steel sink with mixer taps and single drainer, plumbed for automatic washing machine, space for tumble dryer, space for dishwasher, space and plumbed for 'American style' fridge/freezer, four ring ceramic hob, tiled flooring, part tiled walls, low voltage recessed lighting, hardwood backdoor to courtyard, access to integral double garage, access to small roofspace, skylight maximising the amount of light entering the utility room.

HOME OFFICE (OR GUEST BEDROOM 5)

18' 4" x 9' 10" (5.59m x 3m)

Solid oak flooring, double 'French' doors to patio area, low voltage recessed lighting, cornices, access to shower room.

SHOWER ROOM ENSUITE

10' 2" x 4' 7" (3.1m x 1.4m)

White suite comprising low flush wc, wash hand basin, walk-in shower cubicle with mixer taps, extractor fan, heated towel rail, tiled flooring.

LAUNDRY ROOM

15' 5" x 5' 7" (4.7m x 1.7m)

Burglar alarm control panel, access to kitchen, access to utility room, tiled flooring, solid wood architrave and skirting.

WC

10' 0" x 5' 7" (3.05m x 1.7m)

Suite comprising 'Charlotte' pedestal wash hand basin with brass mixer taps, 'Charlotte' high flush wc, tiled flooring, solid wood architrave and skirting, feature picture rail.



Main bedroom

FIRST FLOOR

LANDING

24' 7" x 7' 7" (7.49m x 2.31m)

Access to hotpress with shelving, cornices, Victorian archway.

MAIN BEDROOM

15' 9" x 15' 5" (4.8m x 4.7m)

Built-in wardrobes with sliding doors, emperor size bed with built-in bedside cabinets and headboard, cornices, Spacia flooring.

ENSUITE SHOWER ROOM

8' 10" x 8' 6" (2.69m x 2.59m)

Suite comprising 'Charlotte' pedestal hand basin, low flush wc, walk-in shower cubicle with 'Mira' power shower, electrical shaver point, pine painted panelled walls.

WALK-IN DRESSING ROOM

8' 6" x 5' 11" (2.59m x 1.8m)

Range of built-in shelving and railing, light and power supplied.

BEDROOM (2)

14' 5" x 10' 2" (4.39m x 3.1m)

Laminate wooden flooring, range of built-in furniture and sliderobes, cornices, solid wood architrave and skirting.

BEDROOM (3)

13' 1" x 11' 10" (3.99m x 3.61m)

Solid wood architrave and skirting, new carpet.

BEDROOM (4)

13' 5" x 9' 10" (4.09m x 3m)

Laminate wooden flooring, range of built-in furniture and sliderobes, cornices, solid wood architrave and skirting, chrome electrical sockets.

BATHROOM

11' 2" x 9' 10" (3.4m x 3m)

Superb four piece suite comprising, low flush wc, 'Charlotte' pedestal wash hand basin with brass mixer taps, walk-in shower cubicle with overhead 'Mira' power shower, hand painted wood panelled bathtub with brass mixer taps and telephone style handheld shower filter, Spacia flooring, wood panelled walls, extractor fan.

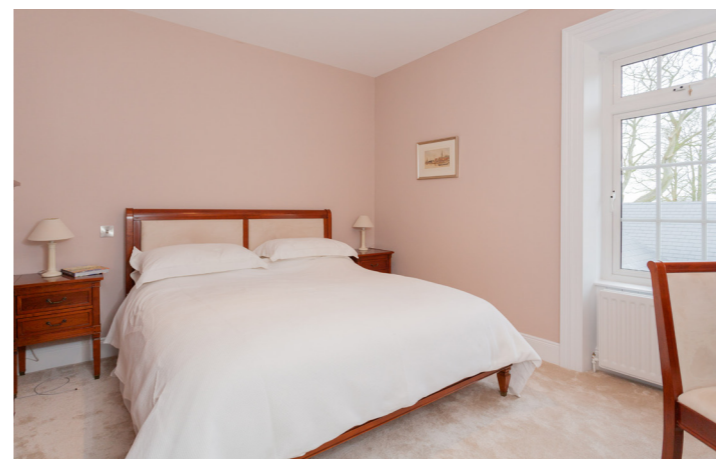
INTEGRAL DOUBLE GARAGE

29' 6" x 19' 8" (8.99m x 5.99m)

Range of high and low level units, built-in workbench and units, light and power supplied, electrical 'Therma' roller garage doors, access to small roof space.



Ensuite shower room



The Property Comprises...

Outside

Beautiful, paved courtyard in granite 'setts' with feature clock tower. Flood lighting.

DETACHED DOUBLE GARAGE

27' 7" x 19' 8" (8.41m x 5.99m)

Newly built with insulation in the flooring, roof and walls, double glazed windows and doors to the courtyard, electrical 'Therma' roller garage door, light and power supplied.

SUMMER HOUSE/HOME OFFICE/WORKSHOP/STUDIO

23' 11" x 18' 1" (7.29m x 5.51m)

Metal staircase to first floor, hardwood front door, double glazed windows, solid wood flooring.

Extensive car parking within large courtyard finished in Donegal granite 'setts'. Floodlighting.

Turning circle with feature water fountain boasting stunning countryside views to the Mourne Mountains.

Extensive gardens to side and rear in lawns and a variety of plants, trees and shrubs, paved patio area overlooking the courtyard and manicured gardens, perfect for outdoor furniture.





Turning circle at front



Mature side garden



Summerhouse



View into courtyard



Front facade in style of traditional country house

Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 42 E | 50 E |
| 21-38 | F | | |
| 1-20 | G | | |

STAMP DUTY



From 1st October 2021 property purchased up to £125,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £125,000 will pay SDLT on a sliding scale. Please contact your own legal / financial adviser with any queries.

TENURE

TBC.

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023 /2024 is c.£1933.20

VIEWING

By appointment with **RODGERS & BROWNE**.

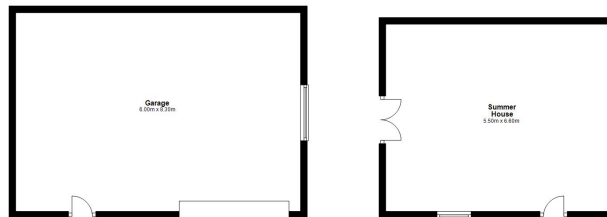
Location: Leave M1 at junction 9 and head towards Magheralin for 3.4 miles. Springmount is then on right hand side.

Floor plan

Ground Floor

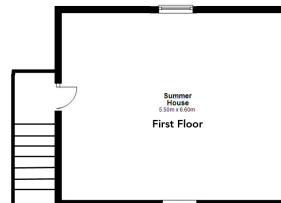


Outbuildings

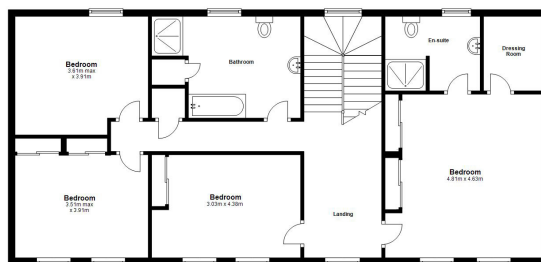


Photography and floor plans by houseplan.co.uk with thevalpropertymarketing
Plan produced using PlanUp

114 Belfast Road, Magheralin



First Floor



**RODGERS
&
BROWNE**

RODGERSANDBROWNE.CO.UK

Sold
028 9042 1414

Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.