

SKELLIG HOUSE

35B BALLYNAHINCH ROAD, DROMORE





The opportunity to purchase a prestigious Property with such superior Design, stunning placement and spectacular Countryside views is a very rare one.

That is why Independent Property Estate Agents are honoured to present 'Skellig House', 35B Ballynahinch Road, Dromore - a magnificent Family Residence situated with stunning Countryside views that roll as far as the eye can see. The attention to detail and finish throughout this home is undeniably the last word in luxury.

This Property is the epitome of exemplary design and ultimate serenity.

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Exceptional Contemporary Residence with Spectacular Panoramic Countryside Views.

Main Residence

- Designed by Des Ewing Architects
- Five / Six Double Bedrooms
- Master Bedroom Benefiting from a Walk-in Dressing Room & Ensuite Shower Room
- Three Reception Rooms
- Luxury Fitted Integrated Kitchen / Dining / Breakfast Bar
- Access via a gated private lane
- Sweeping Driveway providing substantial Parking Facilities
- Bespoke Kitchen fitted by Brookvale Kitchens, Lisburn
- Luxury Fitted Utility Room, also fitted by Brookvale Kitchens
- Ground Floor W.C.
- Italian Porcelain Tiles throughout the Home are from Shellard Tiles in Lisburn
- Bespoke Artisan Cornicing & Ceiling Rose Throughout the House
- Feature High Ceilings, Oversized Skirtings. Artisan Moldings & Deep Architraves
- Fibre Mesh WIFI System Throughout the House
- Underfloor Heating System on Ground Floor to include two Multiburning Stoves
- Oil Fired Central Heating System
- Split Level / Room Touch Pad Heat Controls
- Beam Vacuum System
- Double Glazed Windows throughout
- Entrance via Feature Stone Pillars
- 2 x anthracite Juliana Greenhouses from Denmark
- Stone fronted Double Garage with Merlia Bifold
- Insulated Electronic Doors
- Finished to an Exceptionally High Meticulous Standard
- Cast Iron Guttering
- Landscaped by PC Lawn Care and Landscaping
- Wrap around rolling Lawn Gardens with Multiple Entertainment / Relaxing Areas and a feature
- Lake with steppingstones to an island and surround Walkways / Pathways
- Mixed Woodlands with over 3,000 Trees & Plants

Separate First Floor Apartment

- Master Bedroom
- Luxury Fitted Kitchen / Living / Dining Area
- Bathroom Suite
- Access to Rear

Accommodation over Three Floors circa 4,500 sq. ft

Site of Approx. 7 Acres to Include Plot A - Paddock Wood of Approx 0.5 Acres

OFFERS OVER £995,000





This home is serenity personified



The Property also boasts an exceptionally well finished Double Car Garage which is secured with a Merlia Bifold Insulated Electric Door and a large Outside Storeroom which also houses the boiler.



Outside there is a stunning entertainment area with exterior lights and extensive wrap around Gardens with rolling Lawns, multiple Entertainment / Relaxing Areas, Feature Exposed Rock and a Private Lake with Island and Pathway ideal for Strolling the Countryside at your very own back door.

This residence also boasts a Woodland area with over 3,000 Trees and Plants.

This is the perfect place to unwind, relax and admire the breathtaking Countryside views.

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35B Ballynahinch Road is accessed through feature Pillars which yield to a sweeping private avenue driveway with a Donegal Quartz Turning Circle that provides ample secure parking at the front.

There is also a large pavior courtyard area providing access to the Double Garage and additional parking spaces at the rear. From the Turning Circle you enter the grand entrance hall, with its Italian Porcelain-tiled floors by Shellard Tiles Lisburn, which sets the tone for what is to come, as you start your journey through this luxurious home. The Carpets throughout the house are from Glasgow Carpets Lisburn, all of the Bathrooms and Ensuites are from Beggs and Partners and there are bespoke Internal Doors.

The Property also boasts an exceptionally well finished Double Car Garage which is secured with a Merlia Bifold Insulated Electric Door and a large Outside Storeroom which also houses the boiler.





Entrance Hall



Lounge



Dining Hall / Garden Room



Snug / Living Room



Kitchen / Dining Area



Utility Room



W.C.

Ground Floor

Entrance Hall (15' 05" x 13' 09")

Access via a Wooden Door. Feature Panelled walls and Staircase to First Floor. Bright and Spacious with access to under stair storage.

Lounge (25' 04" x 14' 05")

Dual aspect with Dark Oak Wooden Floor and double Doors providing access to the rear. Complete with feature Artisan Cornicing and Ceiling Rose, a Woodburning Stove with a feature Marble Mantle and a Slate Hearth.

Dining Hall / Garden Room (21' 06" x 13' 09")

Bright and Spacious triple aspect room, complete with Tiled Flooring and double Doors providing access to the rear. South-Facing.

Snug / Living Room (16' 08" x 16' 07")

Rear aspect reception room with Dark Oak Wooden Flooring, feature Artisan Cornicing and Ceiling Rose. A feature Woodburning Stove with a Slate Hearth and a Wooden Sleeper Style Mantle.

Kitchen / Dining Area (27' 00" x 16' 10")

This is undoubtedly the Heart of this Stunning Home. This Dual aspect Kitchen is supplied and fitted by Brookvale Kitchens - Comprising a range of High and Low Level Bespoke Fitted Units in a mixture of American Walnut and Manor House Grey by Farrow and Ball. Complimentary Corian Worktops and Upstands, an Island for Casual Dining / Breakfast Bar, an integrated Dishwasher, a Stainless-Steel Sink Unit and space for an American

Fridge Freezer. Complete with Tiled Flooring, part Tiled Walls, Recessed Spotlights and feature Cornicing.

Utility Room (13' 03" x 10' 02")

Tiled Flooring and access to the rear via a Composite and Glazed Door. Comprising a range of High- and Low-Level Units supplied and fitted by Brookvale Kitchens with complimentary Roller Edge Worktops, a Stainless-Steel Sink and Drainer Unit and plumbed for a Washing Machine and Tumble-dryer. Complete with a large built-in Storage Unit / Cloakroom.

W.C. (10' 03" x 3' 10")

Two-piece Villeroy & Boch Suite comprising a Low Flush W.C. and a Wash Hand Basin with a feature Tiled Splash back. Complete with Tiled Flooring and an Extractor Fan.

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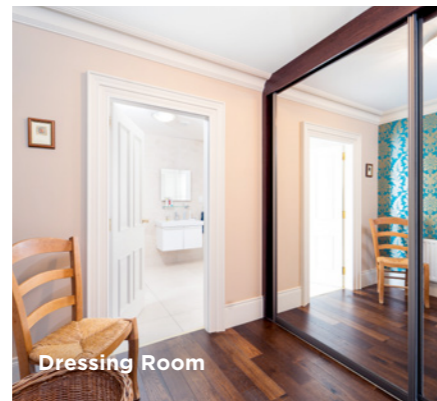
35B BALLYNAHINCH ROAD, DROMORE



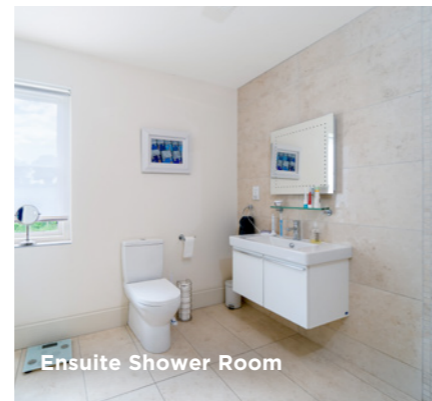
Gallery Landing



Bedroom Three



Dressing Room



Ensuite Shower Room



Master Bedroom Suite



Main Bathroom Suite



Bedroom Two



Games Room / Entertainment Room / Optional Bedroom Five

First Floor

Gallery Landing (31' 11" x 15' 10")

Undoubtedly a stunning feature of this Home. This bright and spacious Gallery Landing is complete with Dark Oak Wooden Flooring, Part Paneled Walls, feature Artisan Cornicing and Ceiling Rose, Dark Oak Handrails complimented by Wooden Spindles. Complete with access to a large Plant Room / Store.

Master Bedroom Suite (16' 11" x 16' 02")

Front aspect Double Bedroom with Dark Oak Wooden Flooring and feature Artisan Cornicing and Ceiling Rose. Stunning Countryside Views. Access to:

Dressing Room (9' 05" x 8' 02")

Complete with Dark Oak Wooden Flooring, feature Cornicing and a built-in Mirrored Slide robe.

Ensuite Shower Room (9' 06" x 8' 03")

Deluxe Wet room with Tiled Flooring and part Tiled Walls. Comprising a large Walk-in Shower, a Low Flush W.C., a Sink with a Vanity Unit under with an Electric Mirror above. All Chinaware by Villeroy & Boch. Complete with a large Chrome Heated Towel Rail and an Extractor Fan.

Bedroom Two (17' 05" x 14' 03")

Rear aspect double Bedroom complete with Dark Oak Wooden Flooring.

Bedroom Three (14' 10" x 14')

Rear aspect double Bedroom complete with Dark Oak Wooden Flooring.

Bedroom Four (14' 10" x 11' 08")

Front dual aspect double Bedroom complete with Dark Oak Wooden Flooring and stunning Countryside and Garden Views.

Main Bathroom Suite (17' 04" x 14' 01")

Deluxe Wet room Suite comprising a large Walk-in Shower, a free-Standing Bathtub, a Low flush W.C. and a Sink with a Vanity Unit under and an Electric Mirror over. Complete with Tiled Flooring, part Tiled Walls, a Chrome Heated Towel Rail, an Extractor Fan and recessed Spotlights. All Chinaware by Villeroy & Boch.

Second Floor

Games Room / Entertainment Room / Optional Bedroom Five (30' 02" x 12')

Dual aspect, complete with Light Oak Wooden Flooring and Velux Windows providing ample Natural Light and stunning Countryside Views.

Optional Bedroom Six (16' 10" x 12')

Dual aspect, complete with Light Oak Wooden Flooring and Velux Windows providing ample Natural Light and stunning Countryside Views.

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Kitchen / Living / Dining Area



Master Bedroom



Bedroom Two

First Floor Apartment

Kitchen / Living / Dining Area (25' 01" x 13' 05")

Access via a Wooden and Glazed Door. The Kitchen has a range of High- and Low-Level Units, feature Upstands and Complimentary Worktops, supplied and fitted by Brookvale Kitchens. Light Oak Wooden Flooring, a Stainless-Steel Sink and Drainer Unit, an integrated Four Ring Ceramic Hob with Under Oven and Extractor Hood Over, an Eye Level Oven and Microwave and integrated Dishwasher. Open to Living Area. Velux windows.

Master Bedroom (13' 06" x 11' 02")

Dual aspect double Bedroom with Light Oak Wooden flooring and access to:

Bathroom Suite (9' 10" x 5' 06")

Three-piece suite comprising a walk-in double Shower with a Mira Sport Electric Shower over, a Low Flush W.C. and a Pedestal Wash Hand Basin. Complete with Tiled Flooring, Tiled Walls and an Extractor Fan.

Laundry Area to Rear (8' 10" x 2' 10")

Complete with Light, Power and Plumbed for Washing Machine.



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Outside

The Property also boasts an exceptionally well finished Double Car Garage which is secured with a Merlia Bifold Insulated Electric Door and a large Outside Storeroom which also houses the boiler.

Outside there is a stunning entertainment area with exterior lights and extensive wrap around Gardens with rolling Lawns, multiple Entertainment / Relaxing Areas, Feature Exposed Rock and a Private Lake with Island and Pathway ideal for Strolling the Countryside at your very own back door.

This residence also boasts a Woodland area with over 3,000 Trees and Plants.

This is the perfect place to unwind, relax and admire the breathtaking Countryside views.

35B Ballynahinch Road is a short distance to Dromore Town Centre and close to Dromore Primary School, Dromore High School, Bus and Arterial Routes, to Belfast, Dublin and beyond.

Only on viewing this spectacular contemporary residence and taking in the magnificent Countryside views which are splendidly laid out in front of you, can this Home be truly appreciated.

Outside there are truly stunning wrap-around Gardens with rolling Lawns, a Private Lake with Island, Feature Exposed Rock - the Skellig (after which the House is named), Woodland areas, Shrubbery, Japanese Garden, Cherry Tree Avenue. The Garden is home to over 3,000 Plants and Trees that have been tastefully positioned to get the most from this beautiful site which was landscaped by PC Lawn Care and Landscaping.

There are multiple Entertainment / Relaxing Areas with outside lighting. The whole garden is accessible via extensive meandering Pathways ideal for Strolling the Countryside at your very own back door and without the need to ever leave your own Country Estate!

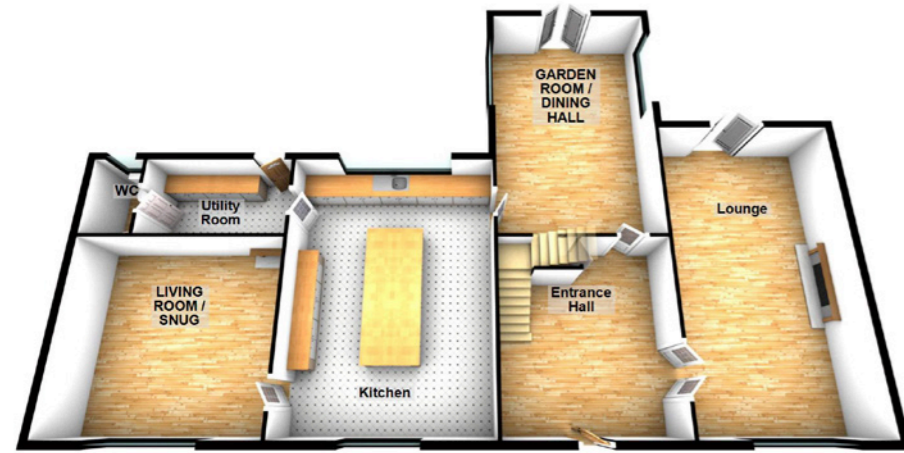
Double Garage (27' 11" x 20' 00")

Access via a Merlia Electric Insulated Bifold Door. Equipped with Light and Power.

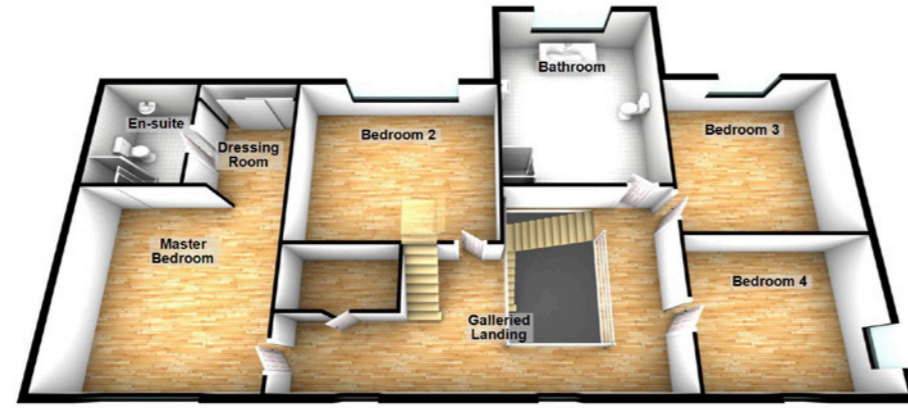
Garden Store (20' 00" x 14' 4")

Access from Courtyard. Ample storage space. Housing for boiler.

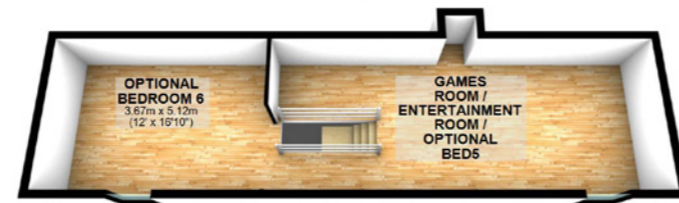
Floor Plans



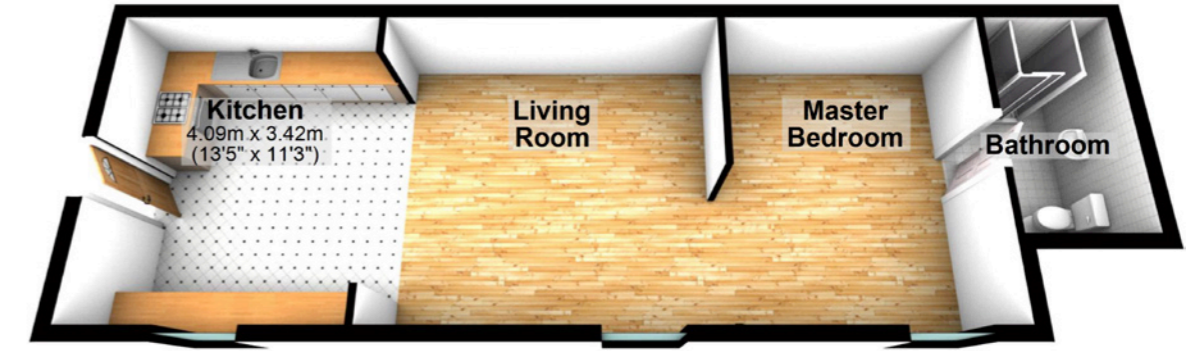
Ground Floor



First Floor



Second Floor

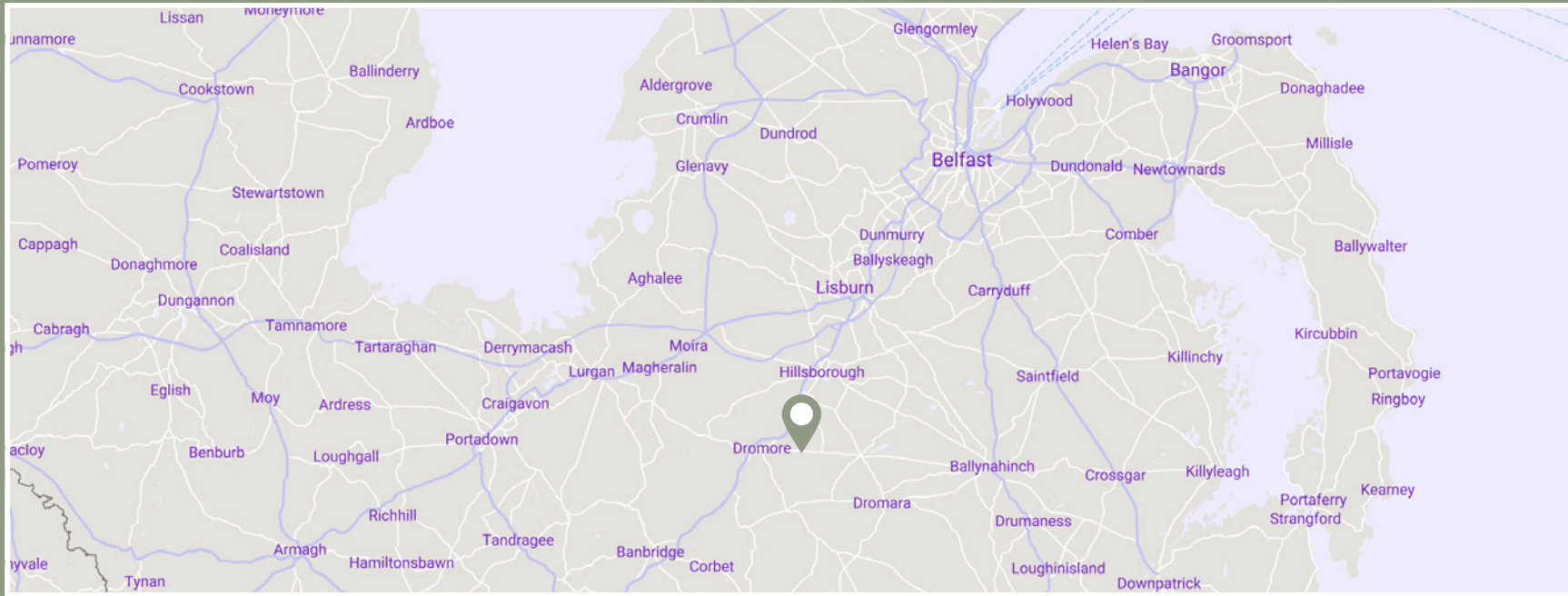


First Floor Apartment



*There is an option to purchase 'Paddock Wood' which measures approx. 0.5 Acres. Paddock Wood could potentially be granted approval to build a detached dwelling or self-catering tourist accommodation as an "Infill Development" on the plot of land at Skellig House. *

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21-38	F		
1-20	G		

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