

**simonBRIEN**  
RESIDENTIAL

49 Ardress Road,  
Portadown, Craigavon, BT62 1SE

**Asking Price £1,250,000**

Telephone: 028 9066 8888  
Website: [www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Magnificent Detached Double Fronted Georgian Family Residence Constructed c. 2010
- Beautifully Proportioned & Exceptionally Well Presented Accommodation Extending To Approximately 4,200 Sq Ft
- Previous Winner Of Ulster Tatler's House Of The Year
- Gracious Reception Hall With Italian Marble Flooring & Feature Fireplace
- Drawing Room Open To Dining Room
- Additional Library / Study
- Family Room & Orangery
- Luxury Hand Painted Kitchen With A Range Of Appliances Including Oil Fired Aga & Central Island Unit
- Luxury Family Bathroom With Freestanding Bath
- Two Ensuites
- Downstairs Cloakroom
- Separate Utility Room
- Walk-In Larder
- Underfloor Oil Fired Central Heating
- Sliding Sash Double Glazing
- Alarm System Installed
- Heat Recovery System
- Beautiful Well-Tended Site Extending To Approximately 1 Acre
- Additional Land Available By Separate Negotiation
- Gardens With Formal Lawns & Water Feature
- Sweeping Driveway With Generous Parking Facilities
- Popular & Much Sought After County Armagh Address
- Close To A Host Of Local Amenities, Excellent Schooling & Motorway Networks Connecting Belfast Which Is Approximately 35 Minutes Away
- Viewing Strictly By Private Appointment

## SUMMARY

Simon Brien Residential is delighted to offer for sale this simply magnificent detached Georgian period family residence constructed in 2010, designed by Paul McAlister Architects, and a previous winner of the Ulster Tatler House of the Year Award.

The attention to detail throughout is exceptional, and something to be admired with many bespoke pieces having to be manufactured to fit the curved walls within the property, complimented with its curved solid oak doors, and bespoke fireplaces.

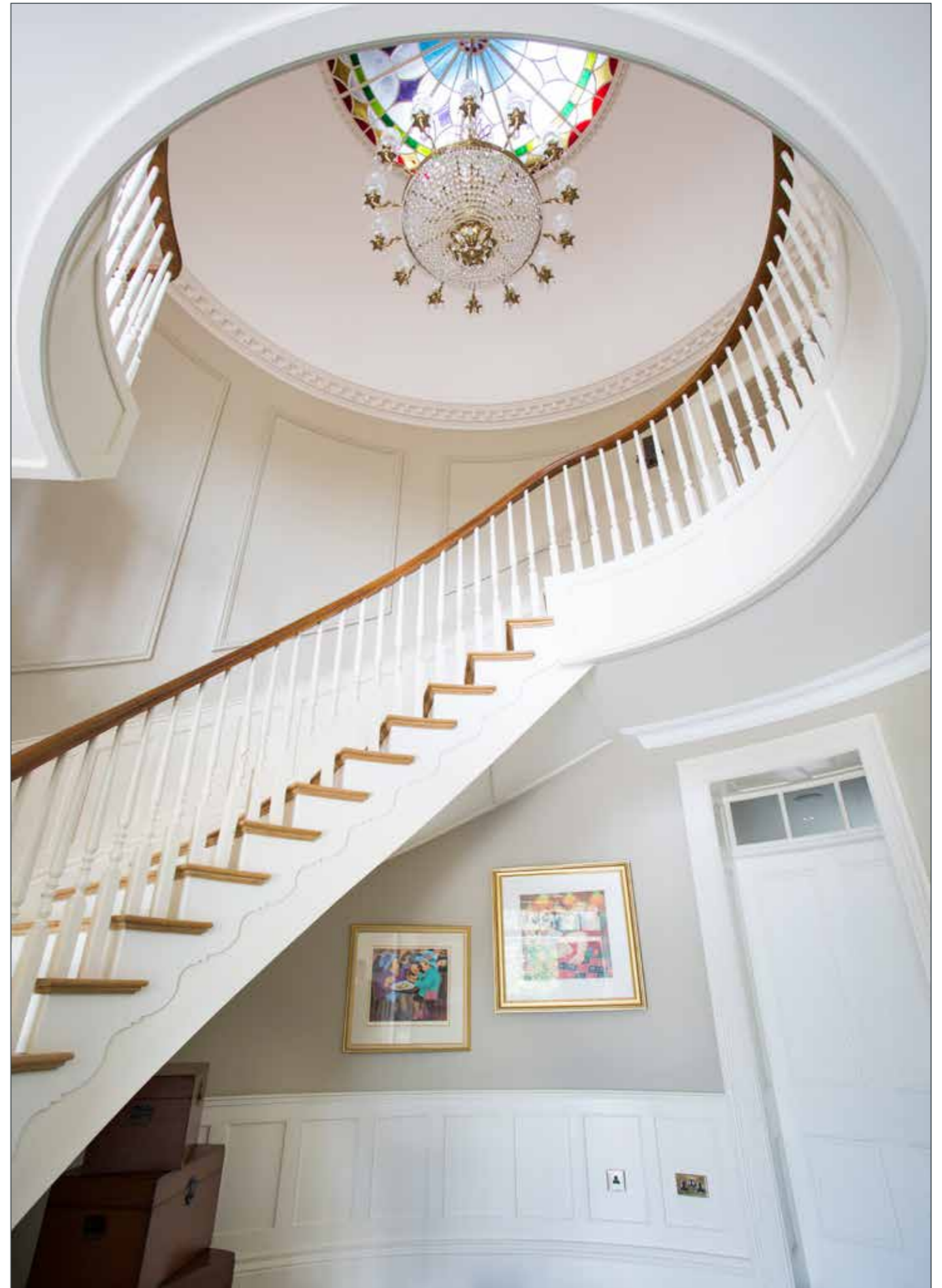
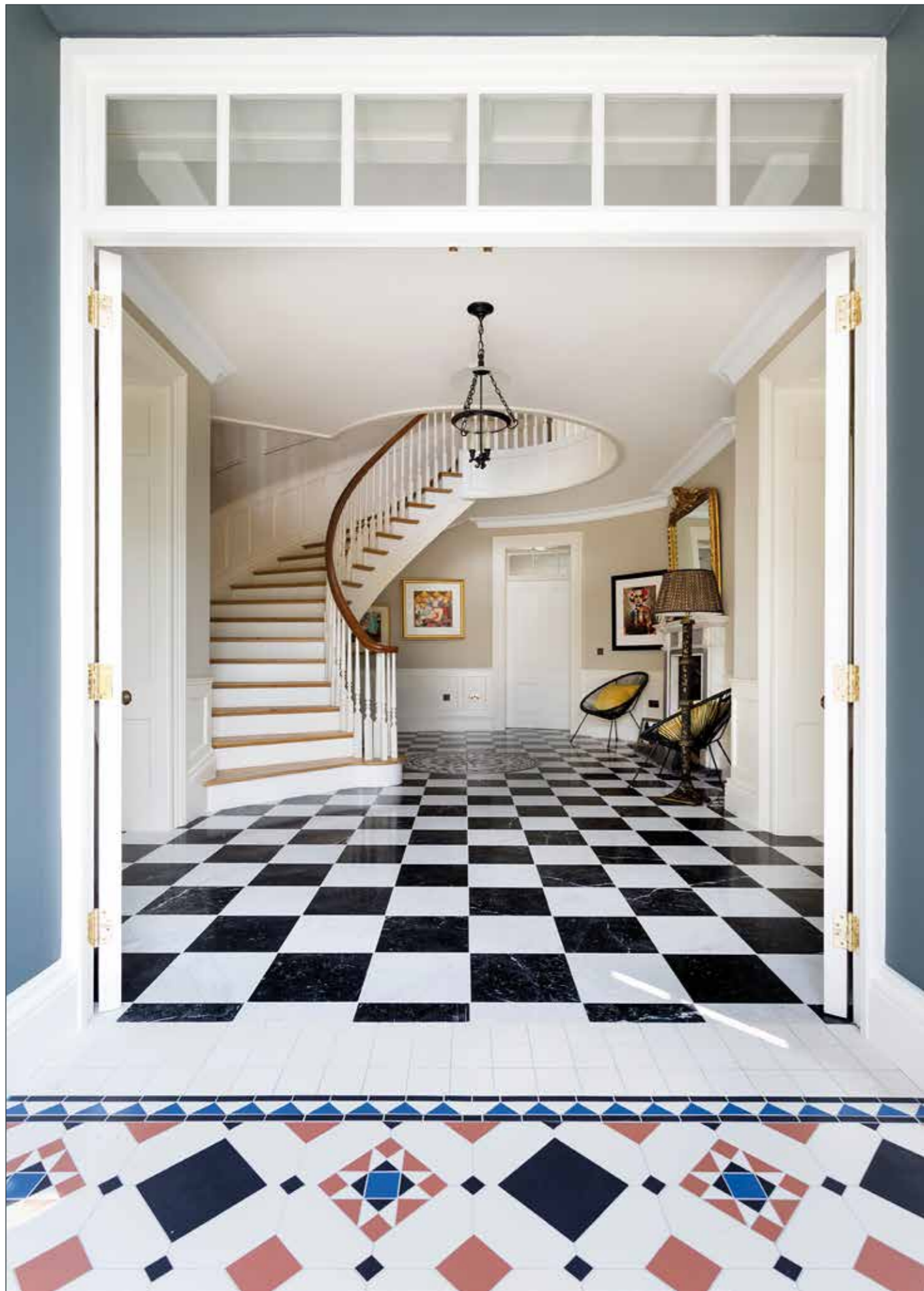
The property has been carefully thought out in every aspect with large windows, the bright and airy accommodation provides, five generous bedrooms, together with a magnificent family bathroom, and two luxury ensuites, together with a plethora of reception accommodation, and a magnificent traditional hand painted kitchen with island and Aga, which is undoubtedly the hub of this fabulous home. Externally, the property is approached via a sweeping driveway with magnificent, well tended gardens in formal lawns, and water feature.

Set in the heart of the idyllic County Armagh countryside, the property enjoys all the attributes of rural living, and yet is within close proximity to a number of exceptional schools within the area, local amenities, and motorway networks connecting Belfast and other surrounding towns.

This is an excellent opportunity to acquire a substantial detached family home set on equally magnificent site with high standard of accommodation and presentation internally.

Viewing is strictly by private appointment through our South Belfast office on 028 9066 8888.







## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE:

Hardwood door with glazed side panels and fanlight to:

#### ENTRANCE PORCH:

Inner door to:

#### ENTRANCE HALL:

**20' 2" x 15' 2" (6.15m x 4.62m)**

Attractive feature marble fireplace with open fire. Italian marble flooring. Corniced ceiling.

#### DRAWING ROOM / DINING ROOM:

**26' 6" x 19' 2" (8.08m x 5.84m)**

Attractive feature fireplace with open fire. Solid oak flooring.







**KITCHEN:**

**28' 9" x 16' 9" (8.76m x 5.11m)**

Excellent range of high and low level handcrafted units with central island unit. Solid oak work tops. Breakfast bar area. Aga range. Fridge/freezer and dishwasher. Inset sink. Emperor marble work tops. Walk-in pantry. Corniced ceiling. Recessed lighting. Solid oak flooring. Double doors to:

**ORANGERY:**

**16' 7" x 12' 6" (5.05m x 3.81m)**

Italian marble tiled floor. Double doors to patio. Recess lighting.

**FAMILY ROOM:**

**17' 8" x 14' 4" (5.38m x 4.37m)**

Attractive feature sandstone fireplace with multi-fuel burning stove. Tiled hearth. Solid oak flooring. Corniced ceiling. Double doors to:



**LIBRARY / STUDY:**

**16' 0" x 13' 0" (4.88m x 3.96m)**

Attractive feature fireplace with multi-fuel burning stove. Solid oak flooring. Corniced ceiling.

**REAR HALLWAY:**

With cloakroom comprising low flush WC. Pedestal wash hand basin. Tiled floor.

**UTILITY ROOM:**

**12' 0" x 9' 0" (3.66m x 2.74m)**

Low level units. Inset sink. Plumbed for washing machine. Emperor marble work tops.

**FIRST FLOOR**

**BEDROOM (1):**

**17' 9" x 14' 4" (5.41m x 4.37m)**

Solid oak flooring.

**ENSUITE SHOWER ROOM:**

Walk-in shower enclosure with overhead shower and additional telephone hand shower. Low flush WC. Wash hand basin in vanity unit.

**DRESSING ROOM:**

Solid oak flooring.







**BEDROOM (2):**

18' 2" x 10' 9" (5.54m x 3.28m)

**JACK & JILL ENSUITE:**

Walk-in shower enclosure with overhead shower and additional telephone hand shower. Low flush WC. Wash hand basin in vanity unit.

**BEDROOM (3):**

14' 9" x 11' 3" (4.5m x 3.43m)

**BEDROOM (4):**

12' 3" x 11' 4" (3.73m x 3.45m)

**BEDROOM (5):**

18' 9" x 14' 5" (5.72m x 4.39m)

**BATHROOM:**

11' 7" x 10' 5" (3.53m x 3.18m)

Freestanding bath with mixer taps and telephone hand shower. Walk-in shower enclosure. Low flush WC. Wash hand basin.

**OUTSIDE**

Sweeping driveway to generous parking facilities. Magnificent gardens with water feature, lawns, mature trees, extending in total to 1 acre.

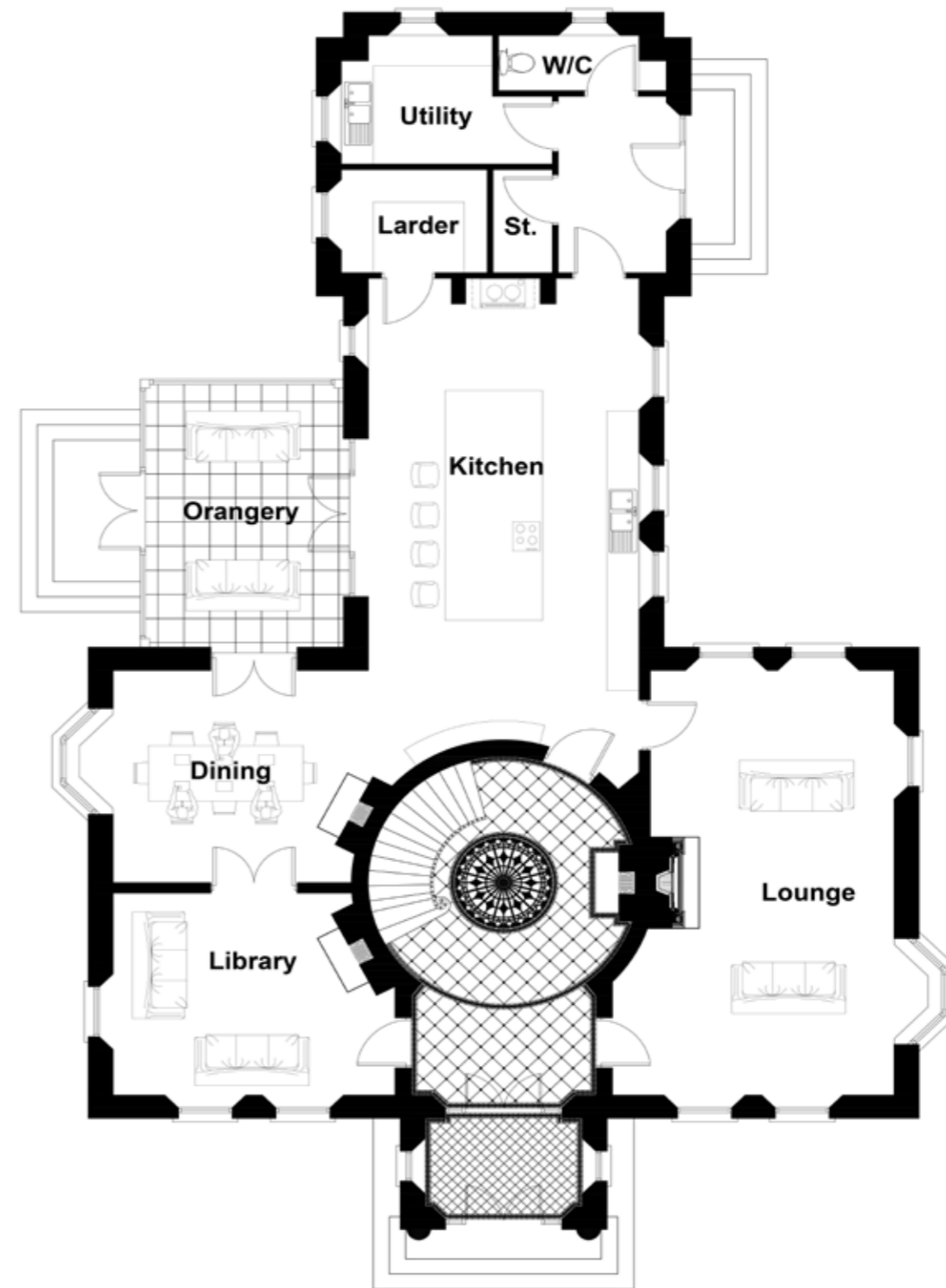
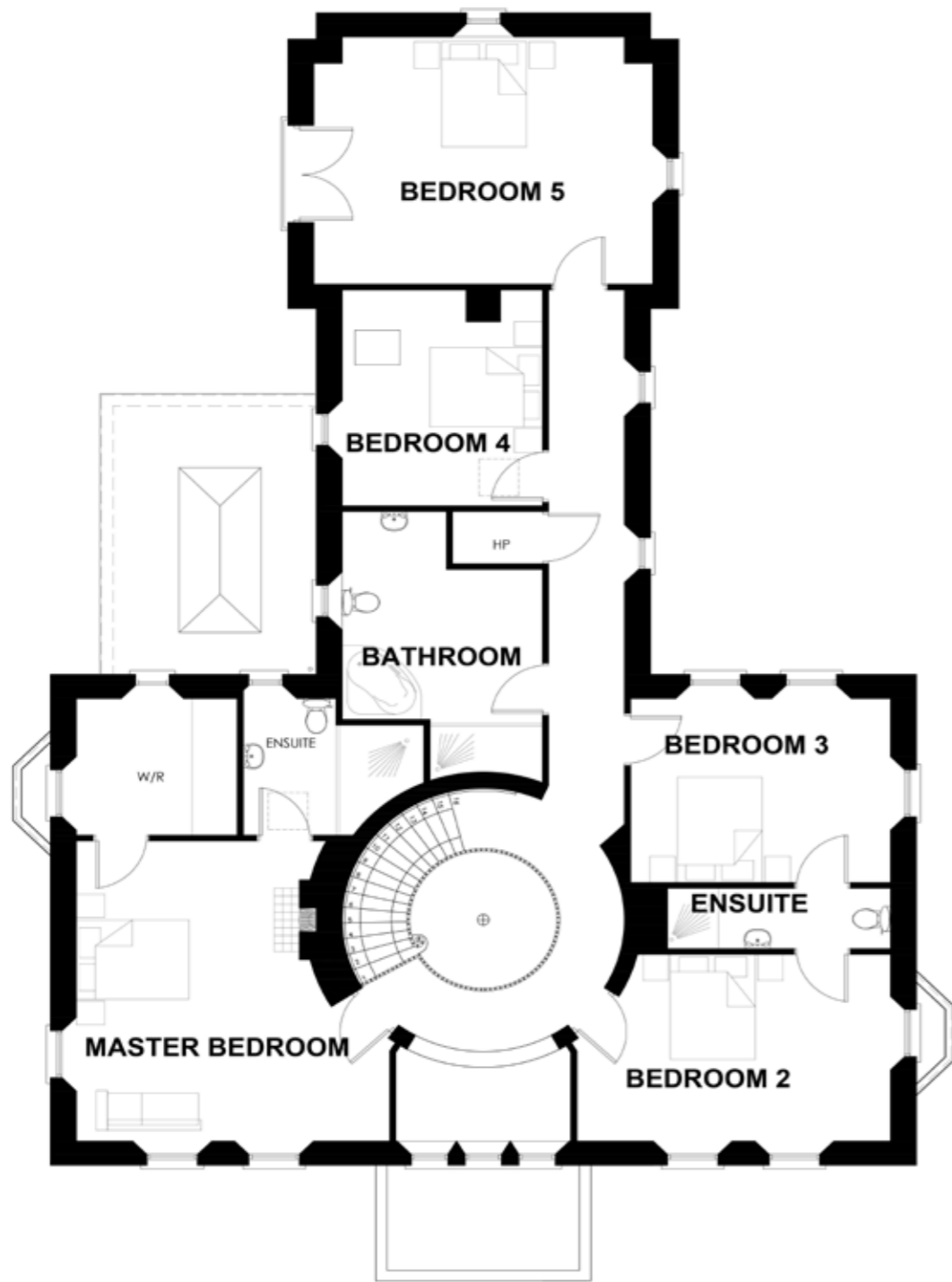




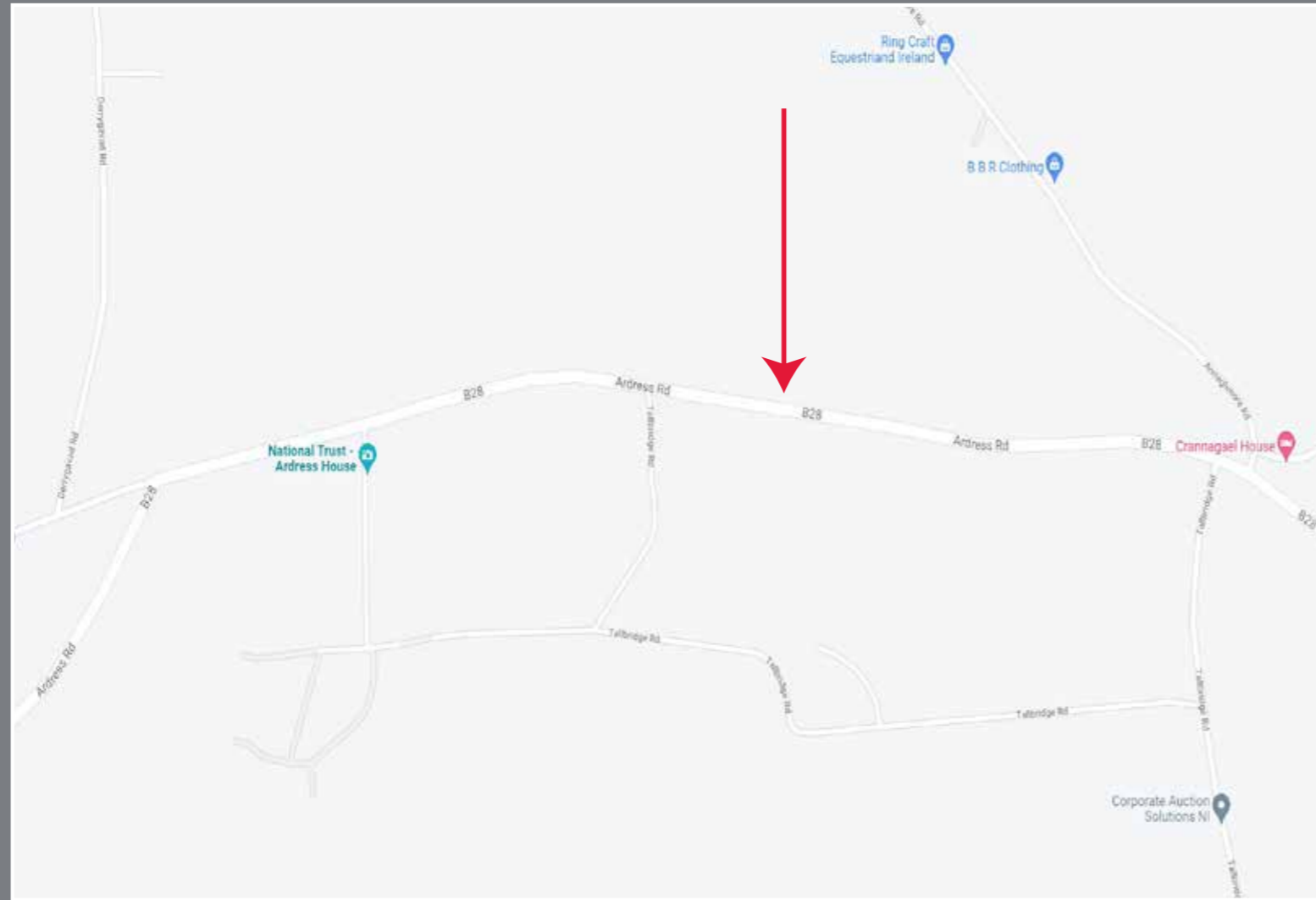




FLOOR PLANS



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



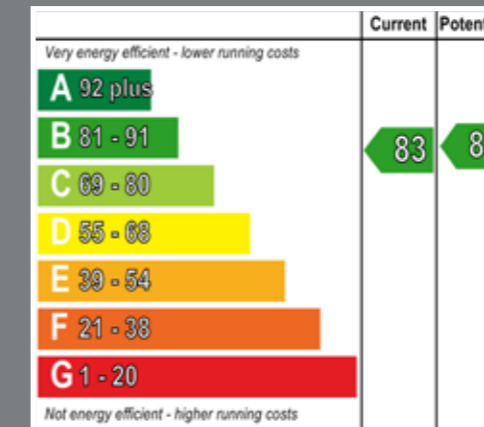
## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



EPC REF: 0868-3976-0276-9292-7485



REF: ML/L/21/SO



### South Belfast

525 Lisburn Road  
Belfast BT9 7GQ  
T 028 9066 8888  
E southbelfast@simonbrien.com

### North Down

48 High Street  
Holywood BT18 9AE  
T 028 9042 8989  
E holywood@simonbrien.com

### East Belfast

237 Upper Newtownards Road  
Belfast BT4 3JF  
T 028 9059 5555  
E eastbelfast@simonbrien.com

### Newtownards

17 High Street  
Newtownards BT23 4XS  
T 028 9180 0700  
E newtownards@simonbrien.com