



## 77 Moira Road, Nutts Corner, BT29 4JL

- Detached Farmhouse
- 4 Bed; 2 Rec / 3 Bed; 3 Rec
- Deluxe Bathroom With Three Piece Suite
- Utility Room; Furnished Cloakroom
- Range Of Outbuildings; Two Bay Stable Block
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Oil Heating; Part Sash / Part Triple Glazed Windows
- Private Driveway, Yard & Rear Garden
- Adjoining Land Split Into Three Separate Fields

Offers Over £319,950

EPC Rating E





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite double glazed front door. Tiled floor. Part panelled, part exposed brick and stonework to walls. Glass panelled doors to reception rooms. Stairwell to first floor.

#### LOUNGE 16'9" x 11'2"

Exposed stone fireplace with slate hearth and timber mantle. Ready for installation of stove. Solid timber flooring. PVC double glazed French doors to rear garden.

#### MUSIC ROOM / BEDROOM 4 17'0" x 10'11"

Exposed brick fireplace with timber surround and slate hearth. Ready for installation of stove. Solid timber flooring. Timber panelled ceiling.

#### FAMILY ROOM recess

Inglennook recess with timber mantle and large cast iron multi fuel burning stove (back boiler link up system for water and heating) set on quarry tile hearth. Tiled floor. Access to under stairs store. PVC double glazed French doors to rear garden.



### **KITCHEN WITH INFORMAL DINING AREA 13'10" x 11'9"**

Modern fitted kitchen with range of high and low level storage units with contrasting wood block and granite work surface. Inlaid 1.5 bowl stainless steel sink unit. Space for range style oven with splash back and extractor hood over. Splash back tiling to walls. Tiled floor. PVC double glazed French doors to rear garden.

### **UTILITY ROOM 10'10" x 9'9"**

Fitted high and low level storage units, contrasting work surface, stainless steel sink unit, cooker point and plumbed for automatic washing machine. Access to rear hall/store. PVC double glazed door to rear garden.

### **REAR HALL / STORE 15'5" x 7'1"**

Composite double glazed door to driveway.

## **FIRST FLOOR**

### **LANDING**

Reclaimed timber flooring. Feature stained glass window. Access to roof space and hot press.

### **BEDROOM 1 17'4" x 10'4"**

Vaulted timber panelled ceiling. Reclaimed timber flooring.

### **BEDROOM 2 17'1" x 11'5"**

Vaulted timber panelled ceiling. Reclaimed timber flooring.

### **BEDROOM 3 widest points**

Vaulted timber panelled ceiling. Reclaimed timber flooring.

### **DELUXE BATHROOM**

Contemporary three piece suite comprising freestanding bath, separate oversized fully tiled shower enclosure and vanity unit. Thermostat controlled mains shower with drench shower head. Splash back tiling to sink. Chrome towel radiator. Solid timber flooring.

### **FURNISHED CLOAKROOM**

Contemporary two piece suite comprising vanity unit and concealed cistern WC. Splash back tiling to sink. Timber panelled walls. Chrome towel radiator. Reclaimed timber flooring.

### **EXTERNAL**

Sliding gate leading to concrete driveway and yard area finished in stone and concrete.

External lighting.

Rear garden finished in lawn, stone and timber decking.

Adjoining agricultural land split into three separate fields/paddocks.

Total site, including adjoining land, extending to c.5.50 acres.

### **ATTACHED STORE 1 25'4" x 15'8"**

### **ATTACHED STORE 2 15'6" x 10'1"**

### **OUTBUILDING 1 74'5" x 45'2"**

### **OUTBUILDING 2 widest points**

### **OUTBUILDING 3 42'8" x 18'10"**

### **OUTBUILDING 4 (WITH STABLES) 41'8" x 17'5"**

### **TACK ROOM 13'6" x 12'8"**

### **TWO BAY STABLE BLOCK**

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Well presented, four bedroom / two reception, detached farmhouse with range of outbuildings, two bay stable block and adjoining agricultural land, occupying a generous sized site extending to c.5.50 acres, conveniently located off the Moira Road, Nutts Corner. Offering adaptable accommodation, the property comprises entrance hall, lounge with exposed stone fireplace, music room/bedroom four, family room with multi fuel burning stove (back boiler link up system), modern fitted kitchen with informal dining area, utility room, rear hall/store, three well proportioned first floor bedrooms, deluxe bathroom with contemporary three piece suite, and separate furnished cloakroom. Externally the property enjoys sliding gate leading to concrete driveway and yard area finished in stone and concrete, range of outbuildings and stores, two bay stable block, rear garden finished in lawn, stone and timber decking, and adjoining land split into three separate fields/paddocks. Early viewing recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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