

'GLEN PARK', 68 GLEN ROAD,  
BALLYCLARE, BT39 9LT



TEMPLETON  
ROBINSON



PRICE: OFFERS AROUND £1,750,000

It gives us great pleasure to introduce his exquisite family residence of circa 6500 sq ft built in 2012 in a Georgian Style and has been interior designed to a high specification throughout and sits majestically in the surrounding country landscape.

Externally the property has all the intrinsic appeal of a period home, yet internally you will find a contemporary yet homely feel. There is a feeling of space throughout with ideal family accommodation and fabulous entertainment spaces.

There is an impressive electrically operated gated entrance to a stoned car parking area for several cars and featured turning circle. The surrounding gardens are mature and extend to circa 2.8 acres, beautifully landscaped with a wide variety of specimen trees interspersed by natural stone pathways and veranda. In addition there is a covered sun terrace and first floor balcony with stunning views over the private lake and lake house.

This handsome family home needs to be seen to be fully appreciated.

The location is 12.6 miles to Belfast City Centre, 12 miles to Belfast International Airport, 13.6 miles to Belfast City Airport and close to primary and grammar schools.





- Exquisite Family Residence of Circa 6500 sq ft on a Mature Site with Private Lake and accessed via Impressive Gated Entrance
- Reception Hall with Feature Gallery Staircase
- Formal Drawing Room and Separate Formal Dining Room
- Library / Home Office with Built in Shelving
- Fully Fitted Bar and Entertainment Room with Access to Rear Garden
- Stunning, Hand Painted Kitchen with Stone Work Surfaces and Integrated Appliances with Casual Dining Area
- Casual Living Room with Feature Fireplace and Patio Doors to Covered Veranda
- Utility Room and Cloakroom wc
- Master Suite with Principal Bedroom with Patio Doors to Balcony & Hot Tub. Abbey Upholstery Fully Fitted Dressing Area and Ensuite Shower Room
- Separate Fully Fitted Dressing Room with Extensive Built in Cupboards
- Five Well Proportioned Bedrooms, Four With Ensuite Shower Rooms
- Second Floor, Excellent Floorspace Ideal for Home Cinema, Gallery/Music Room, Games Room or Tailored to Individual Family Needs
- Oil Fired Central Heating / Double Glazed Windows / Surround Sound Throughout / Bison Floors Throughout
- Beautifully Presented 2 Bedroom Apartment Ideal for Teenagers or Older Family Members
- Impressive Entrance with Electric Gates to Stoned Sweeping Driveway and Feature Turning Area, Double Garage & Further Matching Building with 6 Stables
- Mature and Beautifully Landscaped Gardens of Circa 2.8 Acres Laid in Lawns with a Variety of Specimen Trees, Natural Stone Patio Areas & Pathways and Twin First Floor Balconies
- Idyllic Private Lake with Lake House Garden Room for those Sunnier Evenings
- Easy Commuting Distance to Many Local Towns and Amenities
- Bespoke Fitted Furniture by Abbey Upholsters
- Interior Designed Decoration Throughout





## THE PROPERTY COMPRISES:

### GROUND FLOOR

Double hardwood front doors with glazed side panels and fan light to . . .

RECEPTION HALL: Marble tiled floor, cornice ceiling, low voltage spotlights, understairs storage.

CLOAKROOM/WC: White suite comprising low flush wc, feature Rak ceramics wash hand basin with black tap and toiletry shelf, heated towel rail, marble tiled floor, extractor fan.

Inset sliding doors with glazing from the hall to each reception room.

DRAWING ROOM: 24' 0" x 18' 11" (7.32m x 5.77m) (at widest points). Sandstone fireplace with cast iron inset and granite hearth, cornice ceiling, low voltage spotlights, surround sound speakers, uPVC patio doors to side with country views, extensive bespoke built-in shelving and display units.

FORMAL DINING ROOM: 19' 0" x 16' 4" (5.79m x 4.98m) (at widest points). Solid wood floor, cornice ceiling, marble fireplace with cast iron inset and granite hearth, ceiling rose, surround sound speakers.

LIBRARY/HOME OFFICE: 18' 9" x 15' 3" (5.72m x 4.65m) (at widest points). Solid wood floor, cornice ceiling, ceiling rose, polished stone fireplace with cast iron inset and granite hearth, twin built-in shelving and storage units with feature lighting, surround sound speakers.

ENTERTAINMENT ROOM/BAR: 34' 4" x 16' 2" (10.46m x 4.93m) (at widest points). Fully fitted bar with extensive shelving, drinks coolers, casual bar/sitting area with stone work surfaces, polished stone fireplace with cast iron inset and granite hearth, cornice ceiling, ceiling rose, surround sound speakers, stone tiled floor, patio doors to rear.

Double doors and glazing from reception hall to . . .

MODERN FITTED KITCHEN & CASUAL DINING AREA: 33' 1" x 20' 7" (10.08m x 6.27m) (at widest points). Hand painted range of high and low level units, stone work surfaces, three Neff integrated ovens, Neff integrated coffee machine, integrated hob, built-in pantry cupboard, large island unit with twin ceramic sinks with Quooker taps, pull-out bin cupboard, integrated AEG dishwasher, breakfast bar area for five people, integrated Liebherr fridge and freezer, cornice ceiling, low voltage spotlights, wood floor, patio doors to rear garden/patio area. Comms cupboard off kitchen.

LIVING ROOM: 23' 5" x 15' 0" (7.14m x 4.57m) (at widest points). Cornice ceiling, low voltage spotlights, patio doors to covered veranda.

UTILITY ROOM: 9' 0" x 6' 5" (2.74m x 1.96m) (at widest points). Range of high and low level units, Lamona sink and drainer, washing machine and tumble dryer, wood floor, feature tiled splash back, patio door to rear.

### FIRST FLOOR

GALLERY LANDING/CASUAL SITTING AREA: Stunning country views, cornice ceiling, ceiling rose, low voltage spotlights.

PRINCIPAL BEDROOM: 19' 7" x 16' 8" (5.97m x 5.08m) (at widest points). Cornice ceiling, low voltage spotlights, surround sound speakers, patio doors to balcony with hot tub.

DRESSING AREA: 13' 4" x 6' 11" (4.06m x 2.11m) (at widest points). Bespoke Abbey Upholsters built-in furniture, mirrored walls, automatic light, low voltage spotlights, cornice ceiling, surround sound speakers.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with twin vanity space, black matching wash hand basins, fully tiled shower cubicle with drencher shower head, cornice ceiling, low voltage spotlights, concealed lighting, tiled floor.

DRESSING ROOM: 18' 10" x 8' 11" (5.74m x 2.72m) Bespoke Abbey Upholsters range of robes with extensive rails and shelving and feature glazed doors, low voltage spotlights, cornice ceiling.

WALK-IN CLOSET: 8' 2" x 3' 5" (2.49m x 1.04m) Closet with built-in oak shelving and units and automatic lighting, low voltage spotlights.

BEDROOM (2): 18' 10" x 14' 2" (5.74m x 4.32m) (at widest points). Cornice ceiling, low voltage spotlights, country aspect.

WALK-IN ROBE: 8' 4" x 3' 5" (2.54m x 1.04m) Built-in shelving and rails, automatic low voltage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, sheeted shower cubicle with jet shower, built-in storage and shelving unit, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, cornice ceiling, surround sound speakers.

BEDROOM (3): 18' 10" x 14' 2" (5.74m x 4.32m) (at widest points). Cornice ceiling, low voltage spotlights, country views.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, jacuzzi wash hand basin, sheeted shower cubicle with Triton +80 electric shower unit, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

BEDROOM (4): 24' 3" x 12' 10" (7.39m x 3.91m) (at widest points). Cornice ceiling, low voltage spotlights.

WALK-IN ROBE: 9' 1" x 5' 6" (2.77m x 1.68m) Built-in shelving and rail, low voltage spotlights, tank cupboard.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, feature jacuzzi wash hand basin, sheated shower cubicle with jet shower, part tiled walls, ceramic tiled floor, cornice ceiling, low voltage spotlights, extractor fan, feature tiling.

GUEST/BEDROOM (5): 17' 6" x 13' 4" (5.33m x 4.06m) Cornice ceiling, low voltage spotlights, patio doors to balcony with stunning lake and country views.

FAMILY BATHROOM: White suite comprising low flush wc, fully tiled shower cubicle with black drencher and hand held shower, feature vanity unit on feet with rectangular wash hand basin and black fittings, both inset on black surround with black tap and shower head, feature mirrored tiling, marble floor tiles, heated towel rail, cornice ceiling, low voltage spotlights, extractor fan.

Rear stairs to second floor, (access from landing and kitchen).

## SECOND FLOOR

Large open plan attic rooms with various areas, (option for family needs):

GAMES ROOM: 32' 2" x 10' 2" (9.8m x 3.1m) Low voltage spotlights, storage into eaves.

HOME CINEMA: 31' 2" x 17' 5" (9.5m x 5.31m) Low voltage spotlights, storage into eaves.

GALLERY/MUSIC ROOM: 31' 2" x 9' 3" (9.5m x 2.82m) Low voltage spotlights, storage into eaves.













## OUTSIDE

MATCHING STABLE BLOCK WITH 6 STABLES CURRENTLY STORE ROOMS:

STABLE 1 & 2 CURRENTLY USED AS HOME GYM: 31' 6" x 15' 0" (9.6m x 4.57m) Low voltage spotlights, tiled floor.

STABLE 3/STORE ROOM: 19' 11" x 15' 11" (6.07m x 4.85m) (at widest points).

STABLE 4/STORE ROOM: 16' 0" x 12' 7" (4.88m x 3.84m) (at widest points).

STABLE 5/STORE ROOM: 15' 8" x 15' 1" (4.78m x 4.6m) (at widest points).

STABLE 6/GARDEN STORE: 15' 9" x 15' 10" (4.8m x 4.83m)

Impressive approach with pillars and walled entrance to electric gates and sweeping stone parking and turning area with street light type lighting. Stunning, mature gardens of circa 2.8 acres surrounding the property in extensive lawns, landscaped beds in specimen trees, beds with shrubs and bushes, stone paved sitting areas, covered stone paved veranda. All complimented by the stunning views and external lighting and car charging point to the rear. Stunning lake complex to the rear with stone rockery, well stocked beds in shrubs, trees, bushes, street lighting and composite decking for those sunnier evenings allowing access to the duck house in the centre of the lake. There is a delightful stone path around the lake with seating to enjoy the tranquility of the gentle water sounds.

'LAKE HOUSE': 18' 6" x 11' 9" (5.64m x 3.58m) (at widest points). Tiled floor, bespoke antique type built-in shelving and cupboards, low voltage spotlights.

Further extensive lawn areas to the side and rear of the lake house with country aspect.

## LOCATION:

Heading north from Belfast on the M2 come off at Junction 4 at the Sandyknowles Roundabout. Follow signposts for Larne onto the A8 and continue straight through 3 roundabouts. The Glen Road is first on the left hand side after the third roundabout and the house is on the left hand side, accessed via electric gates.



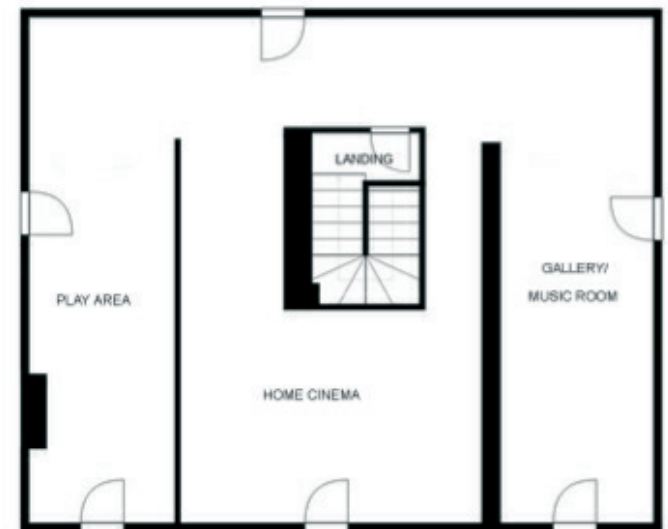




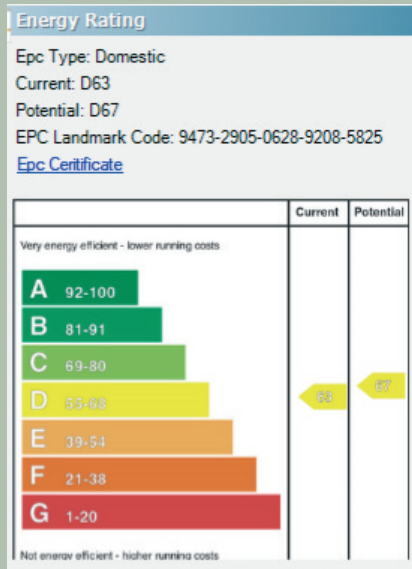




FLOOR 2



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.