

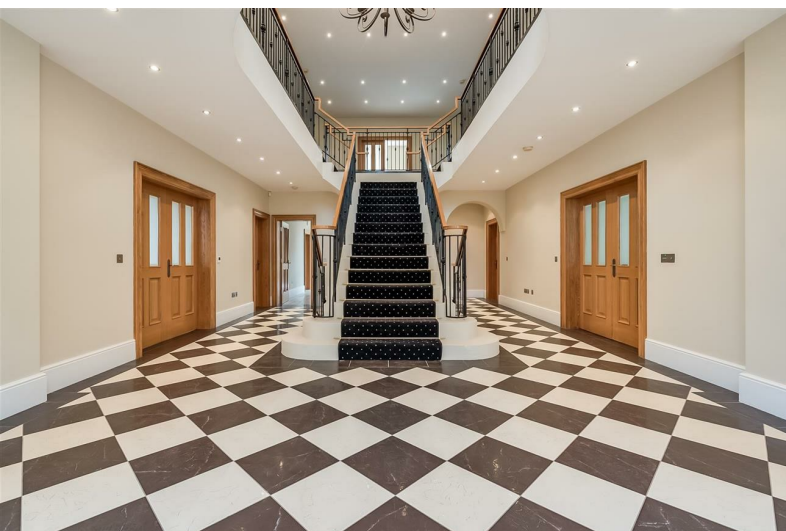


'Beech Tree Manor', 95 Crankill Road, Ballymena, BT43 5NW

- Impressive Detached Family Home (c.6,000 Sq Ft)
- Four En Suite Shower Rooms
- Utility Room; Furnished Cloakroom
- Generous Parking Facilities
- Entertaining Room With Bar, Dance Floor Area and Snooker Area (c.1,500 Sq Ft)
- Five Bedroom; Five+ Reception Rooms
- Luxury Fitted Kitchen With Informal Living / Dining Area
- Deluxe Family Bathroom
- Five Car Garage; Separate, Timber Four Car Garage
- Oil Heating; PVC Triple Glazing

Offers Over £750,000

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

RECEPTION HALL

Hardwood double doors. Tiled floor. Central mounted stairwell leading to gallery landing. Vaulted ceiling, with feature height ceilings elsewhere. Glass panelled double doors to lounge and drawing room.

LOUNGE 20'6" x 17'9" (wps)

Dual aspect windows. Bay window to front elevation. Gas fire in brick fireplace, with oak mantle and slate hearth. Timber flooring.

DRAWING ROOM 23'2" x 17'9" (wps)

Dual aspect windows. Bay window to front elevation. Gas fire with sandstone surround and matching hearth. Glass panelled double doors leading to:

SUN LOUNGE 14'4" x 12'11"

Vaulted ceiling. Cast iron stove on sandstone hearth. Timber panelling to walls. Glass panelled door leading to kitchen.

DINING ROOM 17'8" x 11'5"

Dual aspect windows.



KITCHEN WITH INFORMAL LIVING / DINING AREA 28'11" x 24'5" (wps)

Luxury fitted in-frame kitchen, with comprehensive range of high and low level storage units and contrasting solid granite work surface. Matching island unit, with solid wood block top. Ceramic sink. Secondary, stainless steel, sink to island unit. Tiled inglenook recess with range style oven. Extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Dresser style, glass fronted display cabinets. Solid granite upstands to walls. Tiled floor. Dual aspect windows, with box bay window to side elevation. Double doors to walk-in larder, with fitted shelving and tiled floor.

UTILITY ROOM 12'9" x 11'10"

Range of fitted high and low level storage units, with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob, with extractor hood over. Integrated oven and microwave oven. Plumbed for automatic washing machine. Space for tumble dryer. Dual aspect windows. Splash back tiling to walls. Tiled floor.

REAR HALL

Tiled floor. Curved, hardwood door to courtyard. Access to comms room.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and high flush WC. Splash back tiling to sink. Timber panelling to walls. Tiled floor.

GUEST BEDROOM 17'10" x 15'3" (wps)

Double doors to built in wardrobe.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite, comprising fully tiled, oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Chrome towel radiator.

FIRST FLOOR

GALLERY LANDING

Triple aspect windows and informal sitting/study area to front elevation. Access to hot press.

PRINCIPAL BEDROOM 20'6" x 17'8" (wps)

Dual aspect windows. Comprehensive range of fitted wardrobes and storage units.

WALK IN WARDROBE / DRESSING ROOM 8'0" x 6'11"

Fitted shelving units. Timber panelling to walls.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite, comprising shower enclosure, wash hand basin and WC. Thermostat controlled mains shower unit, with body jets and drench shower head. Chrome towel radiator.

BEDROOM 3 18'2" x 17'7" (wps)

Dual aspect windows enjoying elevated, rural views. Fitted wardrobes and range of storage units.

WALK IN WARDROBE / DRESSING ROOM 9'9" x 8'0"

Fitted shelving units. Access to roof space.

DELUXE EN SUITE BATHROOM

Contemporary, white, three piece suite, comprising freestanding bath, floating vanity unit and WC. Chrome towel radiator. Tiled feature wall. Tiled floor.

BEDROOM 4 17'6" x 16'10" (wps)

Dual aspect windows enjoying elevated rural views.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite, comprising tiled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 5 19'0" x 14'11" (wps)

Box bay window to rear elevation. Glass panelled double doors to gallery landing.

DELUXE FULLY TILED BATHROOM

Contemporary, white, four piece suite, comprising Jacuzzi bath, separate shower pod (with thermostat controlled mains shower unit, drench shower head, body jets and steam function), floating vanity unit and WC. Chrome towel radiator. Access to shelved hot press. Dual aspect windows.



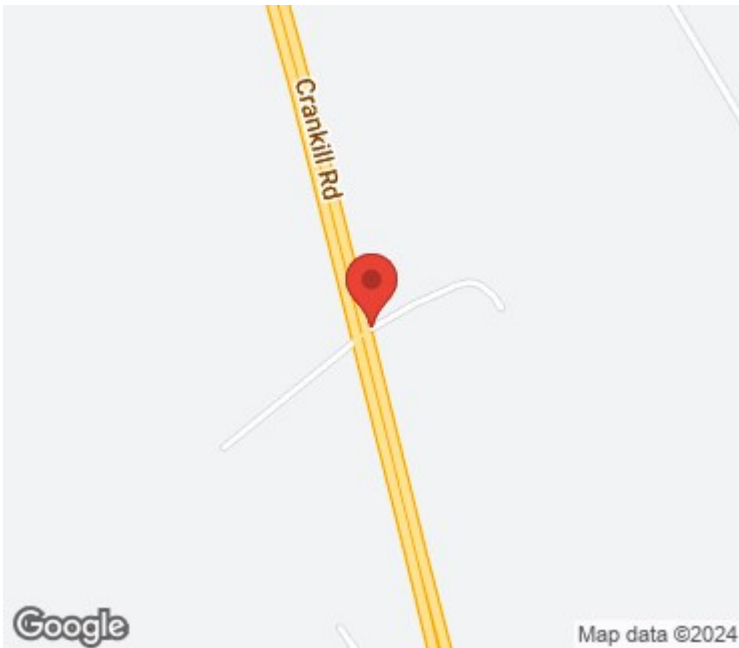


EXTERNAL

- Electric operated gates and tree-lined driveway, leading to a generous sized parking area, finished in tarmac.
- Central water feature with fountain.
- Extensive range of external lighting.
- Tiled entrance porch area.
- Garden finished in lawn, and range of mature trees and shrubs.
- Double gates leading to enclosed courtyard area, garaging and entertainment room.
- Timber four-car garage and additional parking area to rear.
- Enclosed service area with PVC oil storage tanks.
- Boiler house with oil fired central heating boiler and access to roof space area.



Impressive, detached family home, extending to c.6,000 sq ft, with a further c.3,000 sq ft of garaging and first floor entertaining area, occupying an elevated site, enjoying rural views, located off the Crankill Road, Ballymena. The property comprises reception hall with central mounted stairwell, and gallery landing above, bay fronted lounge with gas fire, drawing room with bay window and gas fire, sun lounge, dining room, kitchen with informal living / dining area, utility room, rear hall, furnished cloakroom, and guest en suite bedroom to ground floor level, with a further four well proportioned bedrooms, three of which are en suite, and family bathroom found on first floor level. Externally, the property enjoys electric operated gates and a tree-lined driveway leading to a generous sized parking area finished in tarmac, with double gates accessing an enclosed courtyard area and five-car garage with large, first floor entertaining area (c.1,500 sq ft), to include a fitted, fully functioning bar, dance floor area and snooker area. There is a separate timber, four-car garage with further parking to rear, and gardens finished in lawn, mature trees and shrubs. Other attributes include PVC triple glazing, oil fired central heating and convenient location. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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 and 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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