



56 Carnew Road,
Katesbridge,
BANBRIDGE,
BT32 5PS

Offers Around
£795,000

Viewing by
appointment with
& through agent
028 9266 1700



We are delighted to present to the market this immaculate rural small holding located between Dromore and Banbridge, just minutes drive from the A1 carriageway. Set in c. 11 acres of prime grazing lands with range of modern agricultural sheds it is sure to appeal to many.

The main residence has recently been renovated and extended to a high standard throughout to present 4 generous reception areas, modern open plan kitchen diner with range of high end appliances.

4 well-proportioned bedrooms, the Principal Bedroom with fitted 'walk-in' wardrobe and shower room ensuite. Also boasting a contemporary family bathroom and large room above the integral double garage.

Rarely does a home come to the market that requires nothing, set in landscaped gardens with tarmac driveway and concrete hard standing. The lands have also benefited from recent new fencing all around. Early enquiries are recommended.

- Modern Small Farm Holding of c.12 acres with modern family home
- c. 11 acres of prime grazing ground (may be suitable for single dwelling sites subject to the necessary consents)
- Recently renovated and extended modern family home extending to c.3,250 sqft to include integral double garage
- An extremely well-presented light and bright family home where no expense has been spared in its finish
 - Impressive Entrance Hall with half height painted timber panelling
 - Two generous front reception rooms; Lounge with feature gas fireplace
 - Open Plan Kitchen Diner with both Family Room and Sunroom off
- High end contemporary Kitchen with range of Siemens appliances and Quooker boiling water tap
 - Separate Utility Room off rear hall and ground floor WC
 - Large galleried first floor landing with arched picture window to front
- Four generous double bedrooms (Principal with walk in wardrobe and ensuite shower room)
 - Modern Family Bathroom with contemporary suite
- Integral Double garage with electric roller door and stairs up to large room over garage (ideal for office/gym/games room)
 - Oil Fired Central Heating
 - uPVC double glazed windows, soffits and downpipes
- Automated Gates to private tarmac driveway leading to large concrete hard standing and gravel hardcore yard to rear
 - Large Steel Portal Frame Shed (approx 60ft. x 35ft.) with lean-to (approx 35ft. x 25ft.)
- All fields are fully fenced and bounded and may have future planning potential for farm dwelling/infill sites subject to planning
 - Early enquiries and viewings are highly recommended



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The Property Comprises:

Ground Floor

ENTRANCE PORCH: 11' 4" x 5' 6" (3.45m x 1.68m) Composite panelled front door, double glazed side panels and fan light over, ceramic tiled floor.

ENTRANCE HALL: 11' 4" x 14' 5" (3.45m x 4.40m) Continuation of ceramic tiled floor. Half height wood panelling, feature staircase with storage underneath.

LIVING ROOM: 14' 3" x 16' 9" (4.34m x 5.11m) Double doors from entrance hall. Laminate wood strip flooring. Feature painted fireplace with cast iron inset and granite hearth, gas fire. Corniced ceiling.



DINING ROOM: 13' 5" x 14' 5" (4.09m x 4.40m) Continuation of ceramic tiled floor. Half height wood panelling, cornice ceiling and ceiling rose. Door to:



KITCHEN: 25' 1" x 15' 11" (7.64m x 4.85m) Range of high and low level units, integrated full height fridge and freezer, twin electric Siemens ovens, Siemens ceramic hob in centre island. One and a half bowl Franke stainless steel sink unit with waste disposal unit, Quooker boiling water tap, waste disposal unit, Quartz worktops, window cill and upstands. LED downlighting, LED under counter lighting, LED lighting around bulk head and Siemens stainless steel extractor fan. Integrated Siemens coffee machine. Continuation of ceramic tiled floor through to:



SUN ROOM: 11' 4" x 14' 8" (3.45m x 4.48m) Full height sliding door. Full height picture window, floor mounted sockets, wall mounted radiator. Arch through to:



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FAMILY ROOM: 17' 12" x 16' 10" (5.48m x 5.13m) Continuation of ceramic tiled floor. Feature stone fireplace, granite hearth, wood burning stove, corniced ceiling, feature timber media wall.



REAR HALLWAY: 14' 5" x 4' 7" (4.39m x 1.39m) Ceramic tiled floor, double glazed composite door to rear with matching side panel.

DOWNSTAIRS W.C.: 5' 7" x 5' 4" (1.71m x 1.63m) Ceramic tiled floor, low flush wc, vanity sink unit, extractor fan.

UTILITY ROOM: 11' 0" x 5' 4" (3.36m x 1.63m) Range of high and low level handleless units, stainless steel side draining Franke sink with mixer tap. Wood look worktop with wood look upstand. Integrated dishwasher, space for washing machine and dryer. Extractor fan.

ATTACHED DOUBLE GARAGE: 15' 5" x 19' 0" (4.69m x 5.80m) Up and over electric roller shutter door, power and light. Oil boiler with pressurised water system. uPVC half glazed door out to side. Stairs leading up to:

First Floor

RECREATION ROOM: 15' 4" x 15' 6" (4.68m x 4.72m) Power, light and radiators.

GALLERY LANDING: 14' 10" x 14' 7" (4.51m x 4.44 m)

Half height wood panelling, cornice ceiling, ceiling rose.

Space for study area to front. Hotpress off.



PRINCIPAL BEDROOM SUITE: 18' 2" x 15' 3" (5.53m x 4.64m) Spot lighting, cornice ceiling, feature bay window. Open to:

WALK IN WARDROBE: 6' 10" x 9' 4" (2.07 m x 2.85m) Hanging space, shelving, lighting, Slingsby ladder access to roofspace.

ENSUITE BATHROOM: 10' 12" x 5' 9" (3.35m x 1.76m) Ceramic tiled floor, floor to ceiling tiling, enclosed wc, vanity wash hand basin, heated towel rail, wet room style shower with rain head shower over and hand held attachment, extractor fan.



BEDROOM (2): 14' 5" x 10' 6" (4.39m x 3.19m) Cornice ceiling, walk-in wardrobe with shelving and hanging space.



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BEDROOM (3): 10' 8" x 11' 6" (3.24m x 3.51m) Built-in robes with mirror fronted sliding doors.



BEDROOM (4): 13' 9" x 10' 8" (4.18m x 3.24m) Built-in wardrobe with shelving and hanging space.



BATHROOM: 13' 5" x 7' 10" (4.08m x 2.40m) Ceramic tiled floor, floor to ceiling tiling, low flush wc, vanity sink unit, heated towel rail, fully tiled shower cubicle with power shower. Free standing bath with floor mounted taps and telephone shower attachment. Heated towel rail, extractor.



Outside

AGRICULTURAL SHED Main Agricultural barn of 33' 10" x 30' 7" (10.33m x 9.33m), secondary 'Lean-to' with slatted floor and tank of 30' 5" x 16' 6" (9.26m x 5.04m). Generator Room with roller shutter door. Internal 'Garage' to main shed of 16' 9" x 16' 7" (5.11m x 5.06m) with roller shutter door and part insulated walls. Internal stud work Gym Room with power and light of 16' 4" x 13' 1" (5.0m x 4.0m).



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Sizes And Dimensions Are Approximate. Actual May Vary.

TENURE:

We have been advised the tenure for this property is Freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £2,561.49

Location:

When leaving Dromore along the Diamond Road, continue out and just before reaching Waringsford take right onto Garvaghy Church Road (which then becomes Camrew Road), no.56 is located on the right hand side.



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Energy Rating

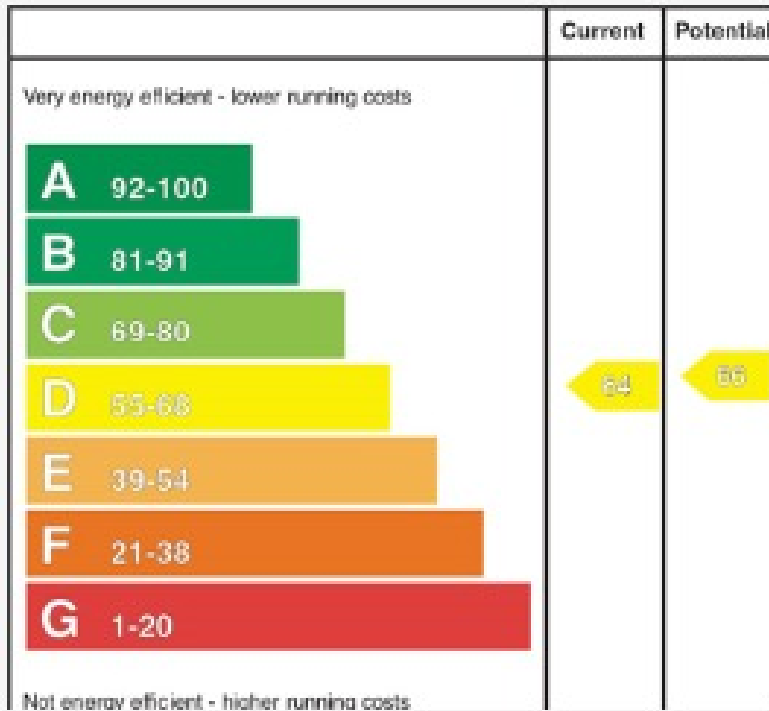
Epc Type: Domestic

Current: D64

Potential: D66

EPC Landmark Code: 7820-2712-0692-0105-0743

[Epc Certificate](#)



Lisburn - 028 92 66 1700

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

North Down - 028 90 42 4747

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