

TEMPLETON  
ROBINSON



9 Church Road,  
Inch,  
Crossgar,  
BT30 9BQ

Offers Over  
£649,950

Viewing by  
appointment with  
& through agent  
028 90 663030



Built in 2009 this most attractive detached residence offers the perfect blend of modern comfort in a peaceful rural setting.

As you step inside you will immediately notice the abundance of natural light that fills every corner of the house. The open concept design of the kitchen and dining room creates a welcoming and airy atmosphere, making this an ideal space for entertaining family and friends. There are five bedrooms, one on the ground floor, an ensuite shower

room, attached to the principal bedroom and two further bathrooms.

The gardens extended to around two acres in lawns with a variety of trees including majestic oaks and fruit trees. There are views over surrounding countryside that stretch out towards Finnebrogue.





- Contemporary Detached Residence Built in 2009 & Designed with an Abundance of Natural Light Throughout
  - Comfortable Living Room with Open Fire & Dog Grate
    - Sitting Room & Home Office or Bedroom 6
- Open Plan Kitchen, Dining Room & Garden Room with Full Height Glazed Doors to Gardens
  - 5 Bedrooms, Principal Bedroom with Ensuite Shower Room & 2 Further Bathrooms
    - Oil Fired Central Heating & Hardwood Double Glazed Window Frames
- Occupying a Site of approximately 2 Acres with Many Trees to include Oak & Apple Trees, Extensive Area in Lawns Front & Rear with South Facing Patio Sun Terrace
  - Convenient to Crossgar, Downparick & Belfast

The Property Comprises:

## Ground Floor

COVERED PORCH: Stone tiles.

Hardwood front door and glazing to . . .

RECEPTION HALL: Tiled floor, cloaks cupboard.

Double doors and glazing to . . .



RECEPTION HALL: Tiled floor, cloaks cupboard. Double doors and glazing to . . .

OPEN PLAN KITCHEN/DINING & GARDEN ROOM: 29' 3" x 20' 8" (8.92m x 6.3m) (at widest points). Range of high and low level units, marble work surfaces, sink and drainer, Miele five ring gas hob with extractor fan over, pull-down larder cupboard, integrated double ovens, warming drawers, coffee machine, pantry cupboard, American fridge freezer, integrated dishwasher, large island/breakfast bar with units and wooden work surface, mirror splash back, tiled floor, low voltage spotlights, glazed doors to patio.







Double doors to . . .

LIVING ROOM: 15' 11" x 15' 7" (4.85m x 4.75m) Hole in the wall fireplace with dog grate, slate hearth.



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INNER HALL:

BATHROOM: White suite comprising low flush wc, wash hand basin, panelled bath with shower over, part tiled walls, low voltage spotlights, Velux window, extractor fan.



BEDROOM (5): 13' 5" x 10' 4" (4.09m x 3.15m) (at widest points). Low voltage spotlights.



HOME OFFICE/BEDROOM (6): 12' 10" x 10' 3" (3.91m x 3.12m) (at widest points). Feature curved wall, low voltage spotlights.





Steps to . . .

SITTING ROOM: 16' 0" x 10' 2" (4.88m x 3.1m) (at widest points). Low voltage spotlights, Velux window, eaves storage.

UTILITY ROOM/BOOT ROOM: 12' 7" x 5' 9" (3.84m x 1.75m) (at widest points). Units, work surfaces, old Belfast style sink, plumbed for washing machine, space for tumble dryer, cloaks area, ceramic tiled floor, low voltage spotlights, door to front.



CLOAKROOM/WC: Low flush wc, wash hand basin, tiled floor, low voltage spotlights, extractor fan.

First Floor Return

LANDING:

PRINCIPAL BEDROOM: 16' 4" x 13' 9" (4.98m x 4.19m) (at widest points). Glazed door to side, low voltage spotlights.



DRESSING ROOM: Built-in wooden dressing table, low voltage spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin, wooden shelving, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, extractor fan, low voltage spotlights.



WALK-IN WARDROBE: Fully fitted with shelves and drawers, access to roofspace with Slingsby ladder to . . .

EXCELLENT STORAGE SPACE: 16' 4" x 13' 4" (4.98m x 4.06m) Velux window, overlooking garden.

First Floor

LANDING: Built-in storage, Velux window, low voltage spotlights, walk-in hotpress.





BEDROOM (2): 11' 5" x 10' 0" (3.48m x 3.05m) (at widest points). Velux window.



MODERN BATHROOM: White suite comprising low flush wc, wash hand basin, panelled bath with shower over, part tiled walls, wooden shelving, ceramic tiled floor, heated towel rail, Velux window, low voltage spotlights, extractor fan.



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BEDROOM (3): 13' 3" x 9' 3" (4.04m x 2.82m) (at widest points). Range of built-in wardrobes.

BEDROOM (4): 12' 3" x 9' 3" (3.73m x 2.82m) (at widest points). Built-in wardrobes and storage, Velux windows.



## Outside

Gardens extending to 2 acres surrounding the property. Oak trees, apple trees, various specimen trees, extensive lawns with bordered hedging and landscaped beds in bushes. Patio sun terrace to rear, kids play area to rear of garden. Front gardens and extensive parking and turning area for several cars.







Location:

From Belfast take A24 Saintfield Road, at roundabout take 2nd exit for A7 Saintfield Road, after 12 miles turn left onto Crossgar Road then bare right onto The Craig Road then right at Church Road. (If using Sat Nav make sure to input Inch - not Crossgar into directions).

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Floor 3



Floor 4



Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

### Energy Rating

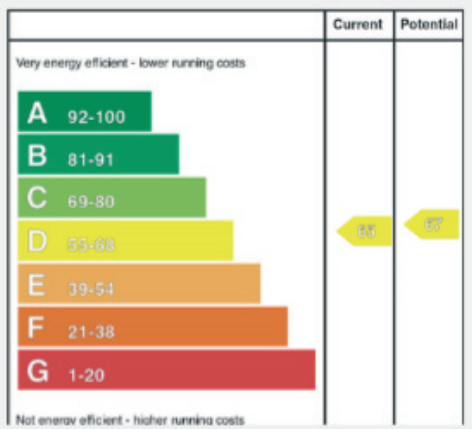
Epc Type: Domestic

Current: D65

Potential: D67

EPC Landmark Code: 0026-0218-9004-9185-5700

[Epc Certificate](#)



Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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