

12 Shaneoguestown Road, Dunadry, BT41 4QL



**PRICE Offers Over
£450,000**

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This is an exceptionally rare opportunity to purchase what is undoubtedly one of the best barn conversions in Co. Antrim accessed via a shared tree lined tarmac avenue to a large site in a beautiful rural and mature setting close to the village of Dunadry and within easy access of Belfast International Airport and Antrim Area Hospital.

Painstakingly converted by the existing owners, their attention to detail is second to none with a lot of emphasis on retaining the integrity of the original stonework and original brick archways while creating a functional and light filled home with double height glazed paneling to the entrance hall and gable end overlooking a stunning wooded area.

Surrounded by a host of leisure facilities to include The Dunadry Hotel & Country Club, Kingfisher Country Estate comprising hotel, 18 hole golf course, swimming pool and gym and The Rabbit Hotel & Spa. In addition the property boasts a tennis court and stabling for at least three horses with associated tack room and feed stores.

Located just 16 miles from Belfast City Centre this property offers those who want the convenience of living and relaxing in a sought after rural area with all the benefits of an easy commute to the city.

Only on full internal inspection can one begin to appreciate the quality of this stunning home.

Early viewing strongly recommended.

FEATURES

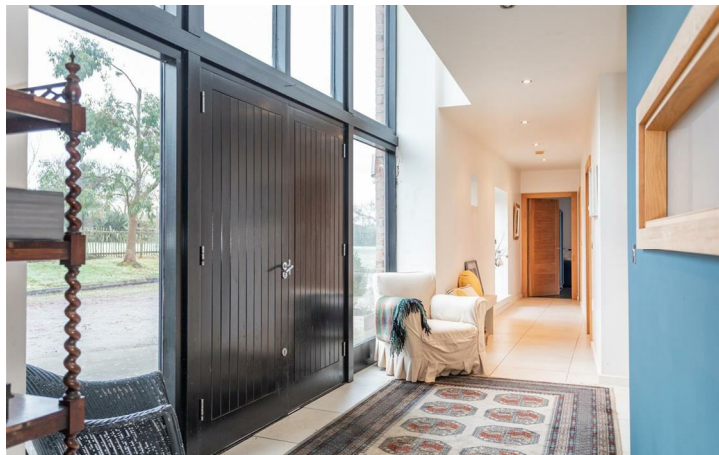
- Entrance hall with double height ceilings and windows to gallery landing above
- Lounge with double sided stove open to Living room with partial double height ceiling and most glazed gable end
- Dining area off the Lounge with vaulted ceiling / Access to;
- Spacious kitchen with vaulted ceiling and full range of dual coloured high and low level units / Large centre island with "butcher's block" work surface and four seat breakfast bar / Space for range style cooker (plumbed for gas) / Integrated dishwasher
- Spacious rear hall and access to Utility room with full range of low level units
- Two ground floor bedrooms / One with feature archway and French doors / Ground floor Family Bathroom with luxury white suite to include feature double ended bath and separate shower cubicle
- First floor gallery landing with access to Three well proportioned bedrooms / Master with ensuite shower room and dressing area
- Family Shower room with modern white suite with large format shower cubicle
- Double glazed windows / Oil-fired central heating / Underfloor heating to ground floor / "Beam" central vacuum system
- Shared tree lined avenue to large site with extensive gardens, stoned parking, detached garage, stabling and tennis court

ACCOMMODATION

Double doors and full height double glazed side lights and glazed panels over to:

ENTRANCE HALL

Feature partial double height ceiling with low voltage down lights to lower level ceiling. Access to under stair storage. Fully tiled floor. Large window area with spacious display cills and feature portlights. Fully tiled floor. Stair case to first floor with oak treads, runners and string. Brushed chrome hand rail. Oak door and glazed side panels to:



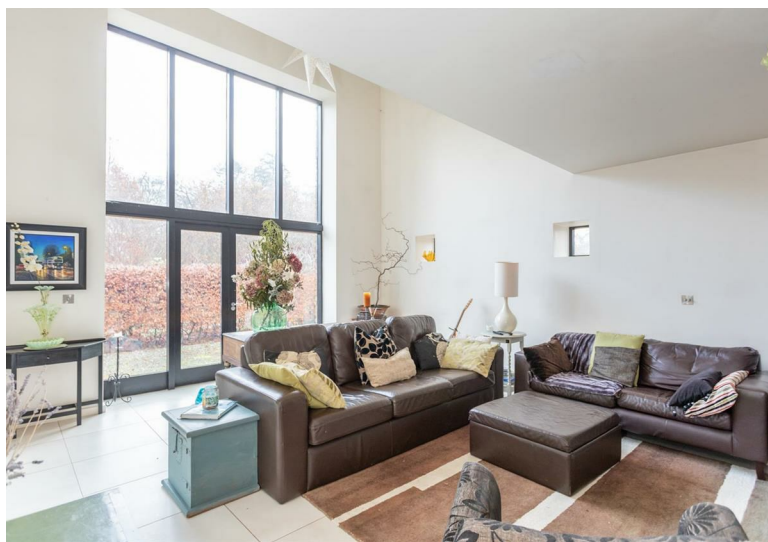
LOUNGE 15'8 x 13'5 (4.78m x 4.09m)

Fully tiled floor. Deep windows with display cill. Feature port light window. Fully tiled floor. Double side opening edged in reclaimed brick with inset double sided cast iron multi solid fuel stove to Living room. Slate hearth. Open to:



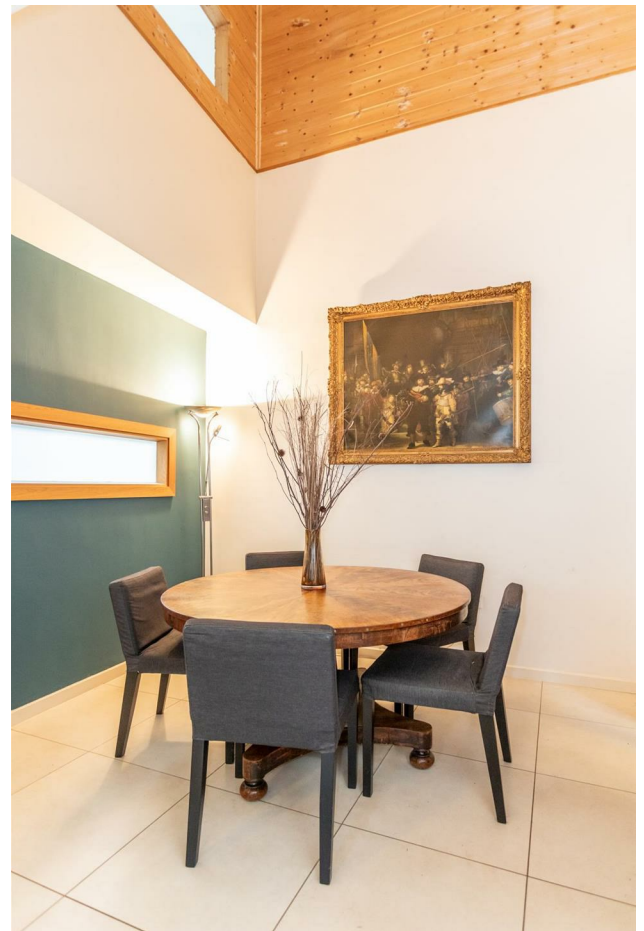
LIVING ROOM 17'3 x 15'8 (5.26m x 4.78m)

Part double height ceiling with double height glazing and complimentary double glazed French doors, side lights and over lights. Fully tiled floor. Port light style windows to one side with deep windows and cills. Reverse side of fireplace with matching reclaimed Belfast brick and edging, slate hearth and pitch pine mantle. Double sided cast iron multi-solid fuel stove to Lounge.



DINING ROOM 9'5 x 8' (2.87m x 2.44m)

(from Lounge) with double height ceiling. Fully tiled floor. Oak doors and glazed side panels to:



KITCHEN INTO INFORMAL DINING 16'4 x 14'3 (4.98m x 4.34m)

Full range of dual coloured low level units in cream coloured high gloss and dark walnut. Long chrome handles and contrasting quartz work surfaces. Inlaid single drainer stainless steel sink unit with mixer taps and fluted drainer. Matching quartz up stands and splash back to range style cooker (plumbed for gas) with stainless steel over head extractor. Integrated dish washer. Large "butcher block" centre island with cream coloured high gloss low level units and long chrome handles. Breakfast bar style seating for up to 4 people. Plumbed for American fridge freezer. Walnut wall panels with glass shelving and brushed chrome plugs. High level storage cupboard with "tambour" roller door. High level display shelf. Vaulted ceiling with "Keylite" double glazed roof lights. Fully tiled floor.





REAR HALL 8'5 x 7'6 (2.57m x 2.29m)

Fully tiled floor. Country style panel door with double glazed port lights to rear.

UTILITY 8'5 x 6'5 (2.57m x 1.96m)

Full range of cream coloured high gloss low level units with short chrome handles and contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Fully tiled floor. Plumbed for washing machine and space for dryer and fridge. Access to loft.

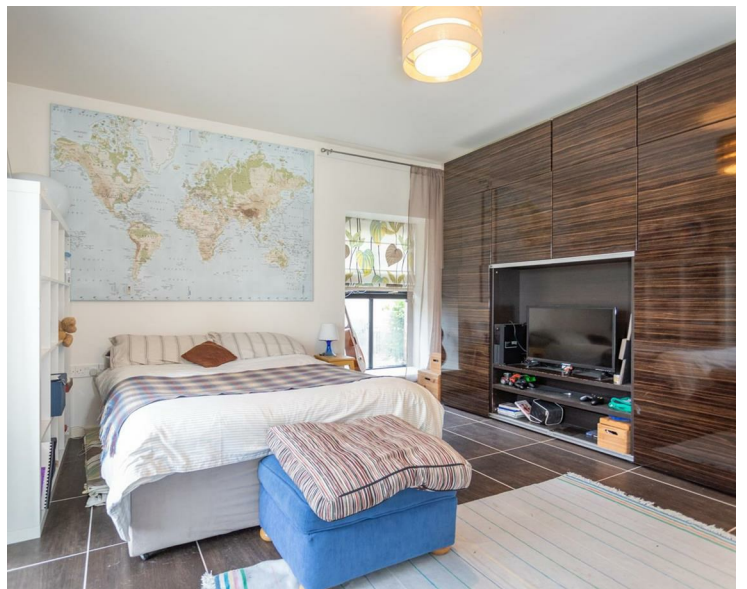
BEDROOM 5 / SNUG 12'6 x 10'3 (3.81m x 3.12m)

plus feature arched door way with opaque glazed French doors and double glazed clear glazed side lights. Fully tiled floor.



BEDROOM 4 15'8 x 12'6 (4.78m x 3.81m)

Dual aspect window with deep cills. Fully tiled floor.



BATHROOM 11'6 x 7'9 (3.51m x 2.36m)

Modern white suite comprising double ended bath with wall mounted taps and water spout. Large format moulded wash hand basin in wall mounted vanity unit with feature mixer taps and storage below. Push button low flush W/C and fully tiled corner shower cubicle with thermostatic unit comprising drench shower head and flexible hose with "pencil" shower. Polished chrome heated towel rail. Fully tiled floor and tiled floor to ceiling panel at bath. Low voltage down lights and over sink wall light point. Low voltage down lights and over sink wall light point. Polished chrome heated towel rail.



FIRST FLOOR GALLERY LANDING

Enclosed balcony over looking double height entrance hall. Wall light points. Double radiator.

BEDROOM 1 15'11 x 13'3 (4.85m x 4.04m)

Dual aspect sliding sash windows. Double radiator. Open to:

DRESSING ROOM 8' x 5'8 (2.44m x 1.73m)

With glazed panel to lounge below.

ENSUITE 9'11 x 8'2 (3.02m x 2.49m)

(max) Modern white suite comprising push button low flush W/C and "Duravit" "sit on top" sink unit with feature mixer taps, dark Walnut base and drawer storage below. Large format shower cubicle with three quarter PVC paneling and thermostatic shower unit. Glazed screen and door. Opaque glazed panel to lounge below. Fully tiled floor. Low voltage down lights. Extractor fan. Polished chrome heated towel rail. Access to loft.



BEDROOM 2 16'1 x 12'8 (4.90m x 3.86m)

into wardrobe recess. Three sets of full depth sliding sash windows. Double radiator.



BEDROOM 3 11'9 x 11'9 (3.58m x 3.58m)

(into wardrobe recess) Sliding sash window. Double radiator.

FAMILY SHOWER ROOM 11' x 10'6 (3.35m x 3.20m)

(into shower recess) Modern white suite comprising push button low flush W/C and twin moulded wash hand basins with feature mixer taps and polished chrome legs. Over sink light point. PVC panelled shower cubicle with thermostatic mixer taps and glazed sliding cubicle door. Fully tiled floor. Low voltage down lights. Extractor fan. Polished chrome heated towel rail. Access to loft. Hot press with pressurized water tank and substantial shelving.



OUTSIDE

Right of way over tree lined tarmac drive into sweeping drive with kerbed edging. Extensive stoned parking area to the front for ten plus cars. Access to Detached Garage. Substantial garden in neat lawn, mature trees and well stocked borders. Tennis court with high fencing. Extensive stoned patio area to side and rear with feature beech hedging. 7Ft. wall to rear. Gate to fully enclosed rear yard with 7F.t walls. Access to boiler house. Brick built BBQ. PVC tank. Tegula brick patio. Feature gate to driveway.

DETACHED GARAGE 21' x 12'10 (6.40m x 3.91m)

Roller shutter door. Power and light. Generous work bench. Access to loft. Double glazed window and service door to side. Lean-to shed at rear with corrugated tin roof.

STABLE BLOCK

L-Shaped stable block with three main stables and associated tack-room and feed stores.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland	EU Directive 2002/91/EC		



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