






Spacious detached home with historic gate lodge integration  
Beautiful presentation throughout the property  
Bright and spacious family accommodation  
Gracious drawing room with feature fireplace

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Dining room featuring reclaimed pitch pine flooring  
Separate family room with reclaimed brick fireplace and a wood burning stove  
Games room/ Bedroom with an en suite shower room  
Handcrafted kitchen with a dining area and a range style cooker  
Separate utility room with plumbing for white goods  
Five well-proportioned bedrooms, master with an ensuite shower room and a walk in robe  
Two family bathrooms (one on each floor)  
Gas central heating system and Double glazed windows  
Mahogany double glazed windows and doors  
Tarmac driveway providing ample parking space  
Detached garage approached by a tarmac driveway  
Superb landscaped private garden to rear laid in lawns, brick paved patio areas  
Located in a prestigious and sought-after area  
Within walking distance from Royal Belfast Golf Club and Royal North of Ireland Yacht Club





Originally a gate lodge, this truly unique and spacious detached family residence occupies a prime position in one of Craigavad's most esteemed and sought-after neighbourhoods. Over recent years, the current owners have significantly extended the property, transforming it into a delightful home offering exceptional family accommodation. Retaining its original gate lodge charm and character, the interior now seamlessly integrates modern conveniences expected in a new home.

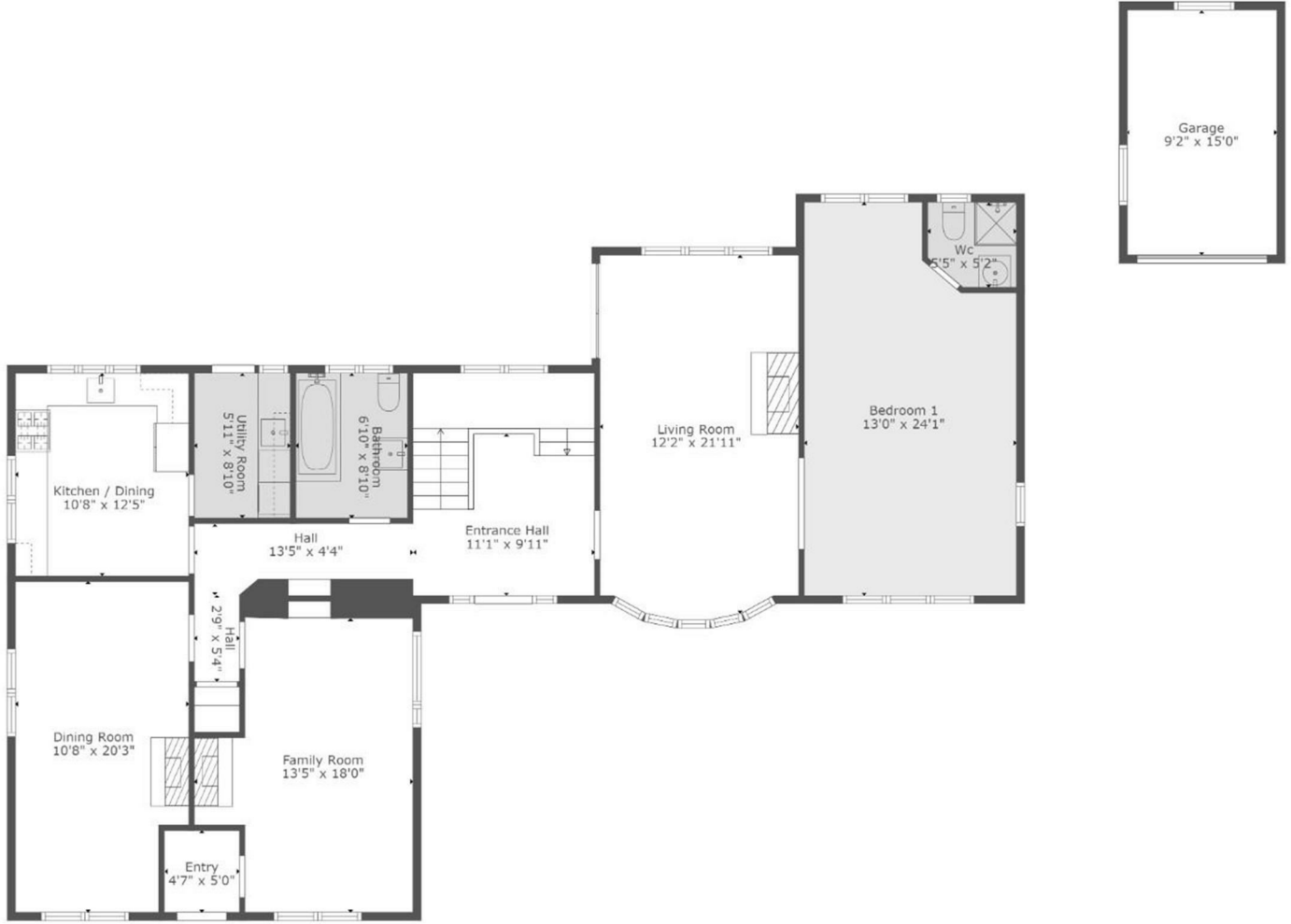
Upon entry, the discerning eye will immediately notice the high-quality fixtures and fittings throughout. The tasteful interior décor complements the mature surroundings, ensuring strong appeal in today's market. Surrounding the property are meticulously landscaped gardens featuring mature planting, including azaleas and camellias, offering both beauty and ease of maintenance.

The Craigavad area has long been recognised as one of Northern Ireland's premier addresses due to the quality of the surroundings, the proximity of the coastline and the easy access to main arterial routes to Belfast City Centre. High quality local schooling is within a comfortable distance and social, recreational and shopping amenities are easily accessed including Royal Belfast Golf Club, Royal North Of Ireland Yacht Club as well as transport networks to Belfast City Centre and Belfast City Airport.

Properties of such distinction, combining character, convenience, and modern specifications, seldom become available on the market. We highly recommend scheduling an early viewing to fully appreciate the allure of this exceptional home.



Offers Around £750,000







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### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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