


3 The Adam Yard, Templepatrick,
County Antrim, BT39 0BE

Asking Price: £475,000

 **Reeds Rains**

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THE ADAM YARD

The Adam Yard - dating back to the 1776, this magnificent listed double stable yard designed by Robert Adam has been extensively restored in recent years and now provides a exclusive enclave of 10 self contained private courtyard houses, retaining all of the original architectural detailing and style including the attractive stonework, window styles and turrett feature.

The Adam Yard is located within the grounds of the historic Castle Upton which dates back to the 13th Century. Castle Upton is set in private mature grounds at Templepatrick, County Antrim. Whilst the historic setting and privacy are attributes of living within the Adam Yard at Castle Upton, the location enjoys the utmost in convenience to many amenities. Belfast International Airport is within ten minutes drive, and Belfast is within 15-20 minutes. The M2 motorway is within easy access providing excellent provincial connections. Social and recreational amenities are also available nearby including the Hilton Hotel, Golf Course and Living Well Health Centre, the Rabbit Spa and Hotel and Dunadry Hotel.

Property Description

Lady Coralie de Burgh Kinahan restored the Adam Yard a few decades ago to provide exclusive residential homes within Castle Upton grounds. The property itself comprises entrance hall, downstairs WC, two reception rooms and kitchen / diner to the ground floor. Upstairs offers four spacious bedrooms (master with Jack and Jill ensuite) and bathroom. Number 3 The Adam Yard holds many original features including sliding sash windows to front and rear. Further features include oil fired central heating and an attached garage. Externally this Listed property offers forecourt parking and garden to rear in lawns, well stocked bed and patio

areas. This home has to be viewed to truly appreciate both the internal accommodation and external setting!!

Entrance Hall

Ceramic tiled entrance hall. Leading to:

Downstairs WC

Downstairs cloakroom with traditional WC and white pedestal wash hand basin with tiled splashback area.

Formal Lounge

23' x 19'8" (7m x 6m)

Formal drawing room / lounge complete with feature open fire. Magnificent ceiling with original exposed beams. Access to the side and rear garden.

Family Room

12'5" x 11'2" (3.78m x 3.4m)

Located just off the lounge and complete with feature fireplace.

Kitchen / Dinette

19' x 10'8" (5.8m x 3.25m)

Range of high and low level units with matching tiled worktop surfaces. Breakfast peninsula with recessed sink with brass mixer tap. Built in electric oven and four ring hob with concealed extractor fan overhead. Plumbed for range of kitchen appliances. Open plan to casual dining area. Complete with tiled flooring. Traditional stable door leading to rear garden. Stunning window seat with excellent views of Castle and gardens.

Stairs To First Floor Landing

Master Bedroom

17'8" x 16'1" (5.38m x 4.9m)

Bright and spacious master bedroom complete with solid wooden flooring.

Ensuite Bathroom

Jack and Jill access to ensuite bathroom.

Stylish four piece bathroom suite complete

with Roll Top stand alone bath, WC and His and Her sinks complete with tiled splashback areas. Separate walk in shower cubicle with thermostatic shower. Tiled flooring and spotlights.

Bedroom Two

14'3" x 11'4" (4.34m x 3.45m)

Spacious double bedroom with vaulted ceiling and original exposed beams.

Ensuite Bathroom

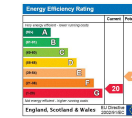
Three piece ensuite bathroom comprising corner bath, close coupled WC and white pedestal wash hand basin. Tiled splashback areas.

Bedroom Three

15' x 10'1" (4.57m x 3.07m)

Spacious double bedroom with vaulted ceiling and original exposed beams.

Bedroom Four



For full EPC please contact the branch.

11' x 9'4" (3.35m x 2.84m)

Complete with solid wooden flooring, vaulted ceiling and double wardrobe.

Externally

Pebbled parking to the front of the property and access to:

Attached Garage

Electrical points and shelved storage area.

Forecourt and Gardens

Beautiful driveway with various wildlife on show leading to stunning forecourts to both stable blocks. Corner site south facing landscaped rear garden with patio and generous lawned area ideal for hosting family gatherings. Superb views of Castle Upton.

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