

simon**BRIEN**
RESIDENTIAL

41 Tobergill Road,
Parkgate, BT39 0DT



Offers Around £650,000

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KEY FEATURES

- Beautifully Presented 4,000 Sq Ft Detached Home On Circa 0.988 Acre Site With Additional Lands Of Circa 2.5 Acres
- Adjoining Field Of Circa 5.01 Acres (Available By Separate Negotiation)
- Impressive Formal Lounge With 37KW Wood Burning Stove And Vaulted Ceiling
- Living Room With Wood Burning Stove/Separate Study
- Bespoke Hand Cut Country Kitchen With Solid Oak Doors And Range Of Built-In Appliances, Open Plan To Dining Area And Sunroom
- Separate Utility Room/Ground Floor WC
- Four Bedrooms, Master With Luxury Ensuite Including Roca Cast Iron Bath, Sauna Room And Spacious Dressing Room With Mirrored Sliderobes
- Family Bathroom With Freestanding Roll Top Bath And Double Shower Unit
- Spacious Landing With Feature Window And Window Seat Storage Area
- Oil Fired Central Heating
- CCTV
- Gardens In Lawn With Patio Seating Areas And Range Of Outbuildings, Extending To Circa 0.988 Acres
- Generous Gated Parking Areas To Both Front And Rear
- Only A Five Minute Drive To Templepatrick Village, Kingfisher Golf Course and Spa and the M2 Motorway Network, Making It Ideal For Commuters
- Only 6 Miles From Junction One Shopping Complex

SUMMARY

Simon Brien Residential are delighted to bring to the market this stunning 4,000 sq ft family home on the outskirts of historical Templepatrick.

The superb home, gardens and outbuildings sit on a mature and private site of circa 0.988 acres, a further 2.5 acres and an additional field of circa 5.01 acres which is available by seaparate negotiation.

Although the location benefits from a rural setting with stunning views over the surrounding countryside, it is only a 20 minute commute into Belfast and easily accessible to local schools, shops, Belfast International Airport and the M2 Motorway.

Internally the four bedroom, three reception property has been finished off to a high standard, including solid plaster mouldings, engineered oak flooring with under floor heating to the ground floor and a stunning blue tone country style kitchen with solid oak doors. To the first floor any eager purchaser will appreciate the style and size of the generous bedrooms, with the master holding a luxury ensuite bathroom and a sauna.

Externally, there are beautifully landscaped patio seating areas, Tobermore block paving and wooden gated entrances with CCTV available.

Beyond the gates leads to generous parking areas to both front and rear.

All in all this is a high specification home with attractive land and endless potential. We would recommend early inspection to fully appreciate what is on offer.



ACCOMMODATION

GROUND FLOOR

Front door with glazed side panels to...



WET ROOM:

White suite comprising low flush WC, pedestal wash hand basin. Wet area with drencher head and fully tiled walls. Ceramic tiled floor. Low voltage spotlights.



ENTRANCE PORCH:

Tiled floor. Glazed door to...



ENTRANCE HALL:

Wooden floor. Cornice ceiling. Part panelled walls. Storage cupboard.



LIVING ROOM:

17' 11" x 13' 6" (5.46m x 4.11m)

Wooden floor. Wood burning stove. Cornice ceiling. Double doors to Kitchen.

KITCHEN:

27' 9" x 18' 0" (8.46m x 5.49m)

Bespoke fitted kitchen. Range cooker. Extractor fan. Stone work surfaces. Space for American style fridge freezer. Slate tiled floor. Central island unit. Integrated dishwasher. Sink unit. Breakfast bar area. Low voltage spotlights. Open access to Sun Room.



UTILITY ROOM:

13' 1" x 7' 11" (3.99m x 2.41m)

Range of high and low level units. Belfast sink unit. Stone work surfaces. Stone tiled floor. Plumbed for washing machine. Door to side.



SUN ROOM:

17' 1" x 14' 1" (5.21m x 4.29m)

Stone tiled floor. Bi-folding doors to rear. Cornice ceiling. Low voltage spotlights.



LOUNGE:

29' 9" x 22' 0" (9.07m x 6.71m)

Wood burning stove. Built-in TV unit and storage. Wooden floor. Cornice ceiling.





STUDY:
 14' 0" x 13' 5" (4.27m x 4.09m)
 Wooden floor. Cornice ceiling.



FIRST FLOOR

LANDING:

Cornice ceiling. Hotpress. Access to partly floored roof space via Slingsby ladder.

BEDROOM (1):
22' 7" x 13' 6" (6.88m x 4.11m)

Wooden floor. Cornice ceiling. Open aspect to...

DRESSING ROOM:
13' 6" x 13' 1" (4.11m x 3.99m)

Wooden floor. Wall to wall Sliderobes.

ENSUITE BATHROOM:

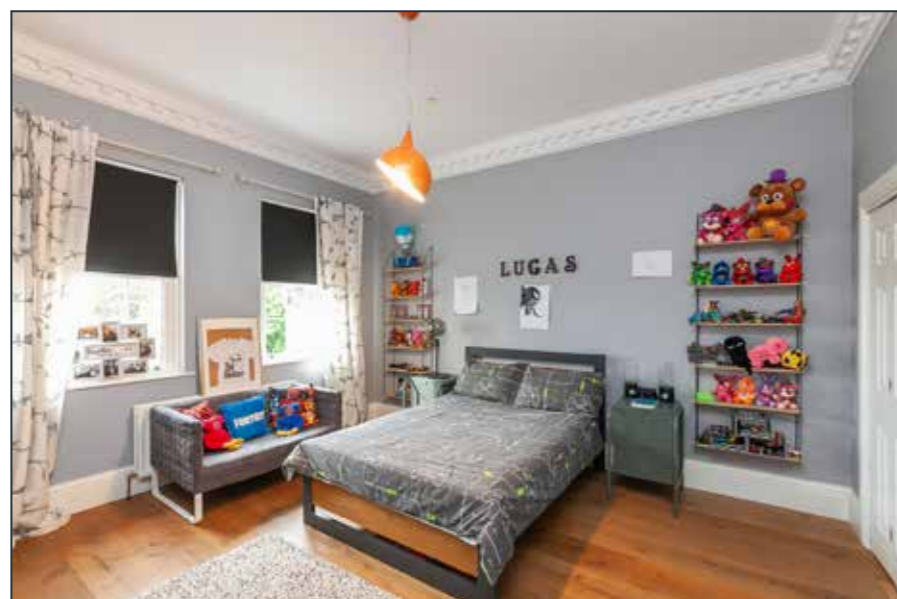
Fully tiled shower cubicle. Freestanding roll top bath. Low flush WC. Chrome heated towel rail. Ceramic tiled floor. Low voltage spotlights. Sauna.





BEDROOM (2):
16' 10" x 13' 3" (5.13m x 4.04m)

Wooden floor. Built-in robe. Cornice ceiling.



BEDROOM (3):
14' 8" x 13' 3" (4.47m x 4.04m)

Wooden floor. Built-in robe. Cornice ceiling.



BEDROOM (4):
13' 7" x 13' 3" (4.14m x 4.04m)

Wooden floor. Cornice ceiling.

BATHROOM:

White suite comprising low flush WC, pedestal wash hand basin. Freestanding roll top bath with mixer tap and telephone hand shower. Shower cubicle with drencher head and telephone hand shower. Fully tiled walls. Ceramic tiled floor. Chrome heated towel rail. Cornice ceiling. Low voltage spotlights.



OUTSIDE

Gardens in lawns. Rear gated access to tarmac yard area to...

BARN:

44' 0" x 18' 10" (13.41m x 5.74m)

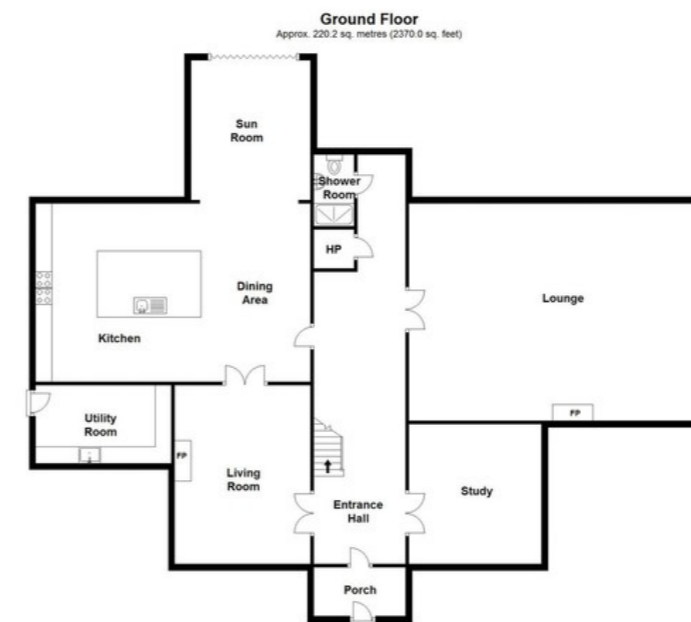
Potential conversion to annex subject to planning permission.

DOUBLE GARAGE:

37' 9" x 17' 2" (11.51m x 5.23m)

Potential for conversion subject to planning permission.

Additional double garages to front of house which have light and power.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/F/24/AN



	Current	Potential
Vary energy efficient - lower running costs		
A 02 plus		
B 01-01		
C 00-00	78	79
D 00-00		
E 00-00		
F 00-00		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 2539-2028-0353-6896-7914

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