



COMMERCIAL PREMISES & ADDITIONAL SITE WITH FPP

43 Lurgan Road,
CRUMLIN,
BT29 4QB

Offers Around
£1,200,000

Viewing by
appointment with
& through agent
028 90 663030



We are honoured to present 'Ederowen Farm' a charming period home dating to the early 1900's offering an exceptionally well-presented small holding with business premises and significant potential. Finished to an extremely high standard and recently renovated by it's current owners. Approached by a gated sweeping driveway, it is surrounded by mature gardens boasting specimen trees to include oak and numerous fruit trees and feature stream leading to Lough Neagh. In addition to this idyllic setting, it offers significant business opportunities via substantial retail and industrial premises to the rear. It may be suitable for other uses subject to the necessary planning consents.

The property offers light and bright accommodation throughout with three well-appointed reception rooms that retain numerous original features, four well-proportioned double bedrooms (two with ensembles), separate Study and Luxury Family

Bathroom across the first floor. Additionally, the sale also boasts high quality arable/grazing ground that may be highly suitable for equestrian purposes adjacent to a site with full planning permission for a c.4,000sq.ft countryside home and detached garage, designed by renowned architect Emily Warwick. This can enjoy a separate access onto the Lurgan Road. All in all set with c.8 acres it is rare that such an opportunity is presented to the market.

Ideally located in a very unique private setting enjoying the convenience of Glenavy, Antrim and Crumlin's vibrant village centres with a great array of shops, bars, restaurants, cafes, excellent schooling. Centrally located in Mid Antrim commuters travelling further afield can avail of a great road network, which enables access to many leading towns and schools with ease of access to Belfast International Airport. Early enquiries are recommended.



- Charming countryside period property that is estimated to date to the early 1900's. It retains a host of original features but with modern convenience
 - Double bay fronted home with light and bright accommodation throughout
- Lovingly renovated and extended by its current family owners to offer a bespoke finish throughout
 - Formal Lounge with Feature Fireplace and gas fire
 - Dining Room with Feature Fireplace and open fire
 - Snug rear Family Room with Wood Burning Stove (linked to water heating)
- Bespoke Luxury Kitchen Diner with Oil Fired Aga, high end integrated appliances and doors out to south facing patio
 - Separate WC and well-appointed Utility Room on the ground floor
 - Galleried landing with original features to include balustrade and Newell posts
 - Four Generous Double Bedroom (Two with ensembles)
 - Study/Fifth bedroom to the front
 - Luxury Family Bathroom with separate bath and shower
- Sliding Sash windows throughout (mix of original single glazing, uPVC wood grain double and triple glazing)
 - Oil Fired Central Heating, Automated Entrance gates, intruder alarm and wired CCTV system
- Mature gardens with specimen tree, orchard fruit trees and mature shrub planting with feature stream and views to open countryside
- Set within c.8 acres with a site with Full Planning Permission to the rear enjoying views to Lough Neagh (Application ref: T/2013/0152/RM)
- Substantial Retail, Industrial and Agricultural outbuildings that may be suited to a number of uses (subject to the necessary consents)
- Rarely does such an offering present itself to the market in the County Antrim area with ease of access to Belfast International Airport
 - Early Enquires are highly encouraged

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Stained glass hardwood front door with stained glass side light to . . .

RECEPTION HALL: Natural stone tiled floor, Newell post, cornice ceiling, ceiling rose, picture rail.



DOWNSTAIRS W.C.: White suite comprising high flush wc, pedestal wash hand basin, natural stone tiled floor, glazed and leaded access door to rear garden.

DINING ROOM: 15' 4" x 12' 6" (4.67m x 3.81m) (into bay window. Cornice ceiling, ceiling rose, picture rail, mahogany surround fireplace with open fire and tiled hearth.



SITTING ROOM: 18' 1" x 12' 5" (5.51m x 3.78m) (into bay window). Dual aspect windows, mahogany surround fireplace with cast iron and tiled inset, granite hearth and open fire.



LIVING ROOM: 12' 5" x 12' 4" (3.78m x 3.76m) Oak wooden floor, cast iron wood burning stove with back boiler to heat water and radiators, granite hearth, brick inset, dual aspect windows.



KITCHEN: 23' 8" x 13' 5" (7.21m x 4.09m) Bespoke hand painted modern fully fitted kitchen with excellent range of high and low level units, built-in two oven oil fired Aga, built-in oven and five ring Bosch induction hob, quartz stone worktops, single drainer stainless steel sink unit with hot water tap, integrated dishwasher and pull-out bin, built-in larder cupboard, built-in glazed display units, GE Monogram American fridge freezer with triple distilled water tap, natural stone tiled floor, ample dining area, beautiful mature outlook over gardens and patio area, oak uPVC double glazed French doors to south facing patio garden.



UTILITY ROOM: 9' 1" x 7' 9" (2.77m x 2.36m) Range of high and low level units, solid wood worktops, old Belfast sink unit with granite splash back and mixer tap, natural stone tiled floor.



First Floor

LANDING: Cornice ceiling, ceiling rose, picture rail, airing cupboard with built-in shelving.



Stained glass double doors to . . .

BATHROOM: White suite comprising low flush wc, walnut vanity unit with chrome mixer tap, mirror recess, free standing bath with chrome mixer tap, walk-in shower cubicle with power shower overhead shower unit, and additional shower attachment, tiled splash back, porcelain tiled floor, part tiled walls, feature stained glass window, low voltage spotlights.



BEDROOM (1): 19' 8" x 13' 2" (5.99m x 4.01m) Beautiful outlook over mature gardens. Walk-in dressing room. Double doors through to . . .

ENSUITE BATHROOM: White suite comprising walnut vanity unit with chrome mixer tap, mirror recess with excellent storage, low flush wc, walnut panelled bath with chrome mixer tap, chrome heated towel rail, polished porcelain tiled floor, low voltage spotlights.



BEDROOM (2): 13' 5" x 9' 8" (4.09m x 2.95m) Dual aspect windows.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and tiled splash back, walk-in double shower unit with chrome power shower and additional Mira Sport electric shower unit, tiled splash back, natural stone tiled floor, low voltage spotlights, chrome heated towel rail, extractor fan.



BEDROOM (3): 12' 3" x 10' 4" (3.73m x 3.15m) Dual aspect windows, mature outlook.



BEDROOM (4): 13' 1" x 12' 9" (3.99m x 3.89m) Dual aspect windows.



STUDY: 6' 10" x 6' 6" (2.08m x 1.98m) Part wood panelled walls.

Outside

South facing paved patio area ideal for barbecuing and outdoor entertaining with raised flower beds in shrubs with an array of plants and colours. Mature gardens laid in extensive lawns with fruit trees, oak trees, an array of shrubs, excellent degree of privacy. Additional lower stone walled patio area, access to teenagers den/home office/gym. Driveway leading to showroom, agricultural and commercial sheds. Outbuilding with sliding door for storage, beautiful feature stone wall with stream running through. Secured by electric gates and CCTV cameras.



GAMES ROOM: Glazed French door and matching side panels from lower enclosed patio area, power and light.

GARDEN STORE: 32' 5" x 16' 4" (9.89m x 4.98m) Solid wood twin doors, power and light.

WOOD STORE: 30' 4" x 16' 5" (9.25m x 5m) Sliding solid wood door from yard.

SITE WITH FULL PLANNING PERMISSION: A site with Full planning consent for a countryside residence of c.4,000 sq.ft and detached garage designed by renowned Architect Emily Warwick.

Granted under application T/2013/0152/RM in November 2013 with garage foundations in place since 2015 with Certificate of Lawful Development recently applied for.

This secluded site to the rear of the small-holding can have it's own separate access (already in place) onto the Lurgan Road. It will also enjoy views to open countryside at the rear and first floor views over Lough Neagh.

FORMER RETAIL SHOWROOM: 81' 9" x 26' 3" (24.91m x 8m) (maximum ceiling height of c.3.4m)

Former Kitchen and Furniture Retail premises with natural stone frontage with reclaimed red brick detailing, corrugated pitched roof, solid wood single glazed windows. Solid hardwood doors leading to half glazed door in Entrance Porch. Solid Wood Strip flooring, separate oil heating system with cast iron radiators. Cast iron pillars and feature hardwood beams, brick feature fireplace with timber lintel, flagged hearth with wood burning stove, solid wood single glazed windows.

Internal WC with quarry tiled floor, low flush WC and pedestal wash hand basin.



OFFICE/RECEPTION SPACE: 17' 5" x 14' 8" (5.31m x 4.48m)

STORE ROOM: 8' 2" x 6' 0" (2.48m x 1.84m) off Office/Reception Space.

EXTERNAL WC: Quarry tiled floor, low flush WC, pedestal wash hand basin, oil boiler and plumbed for washing machine.

AGRICULTURAL OUTBUILDING (1): 77' 1" x 45' 10" (23.5m x 13.98m) (Behind showroom).
(maximum 6.25m ceiling height)

Steel Portal Framed Shed with slated concrete floor and tank below. Manual roller shutter door.

AGRICULTURAL OUTBUILDING (2): (Behind Other Agricultural Shed):

Open sided shed with livestock stalls, slated concrete floor with tank below. Lower lean-to storage shed to rear.

INDUSTRIAL WORKSHOP (1): 70' 6" x 54' 9" (21.5m x 16.7m) (at widest points).

Steel portal frame with internal sub-divides to include secure internal storeroom. Solid concrete floor. Three Phase power provided by on site diesel generator.

INDUSTRIAL WORKSHOP (2): 77' 9" x 28' 11" (23.7m x 8.82m) (at widest points).

Steel portal frame construction, solid concrete floor, electric roller shutter door. Three Phase power provided by on site diesel generator.



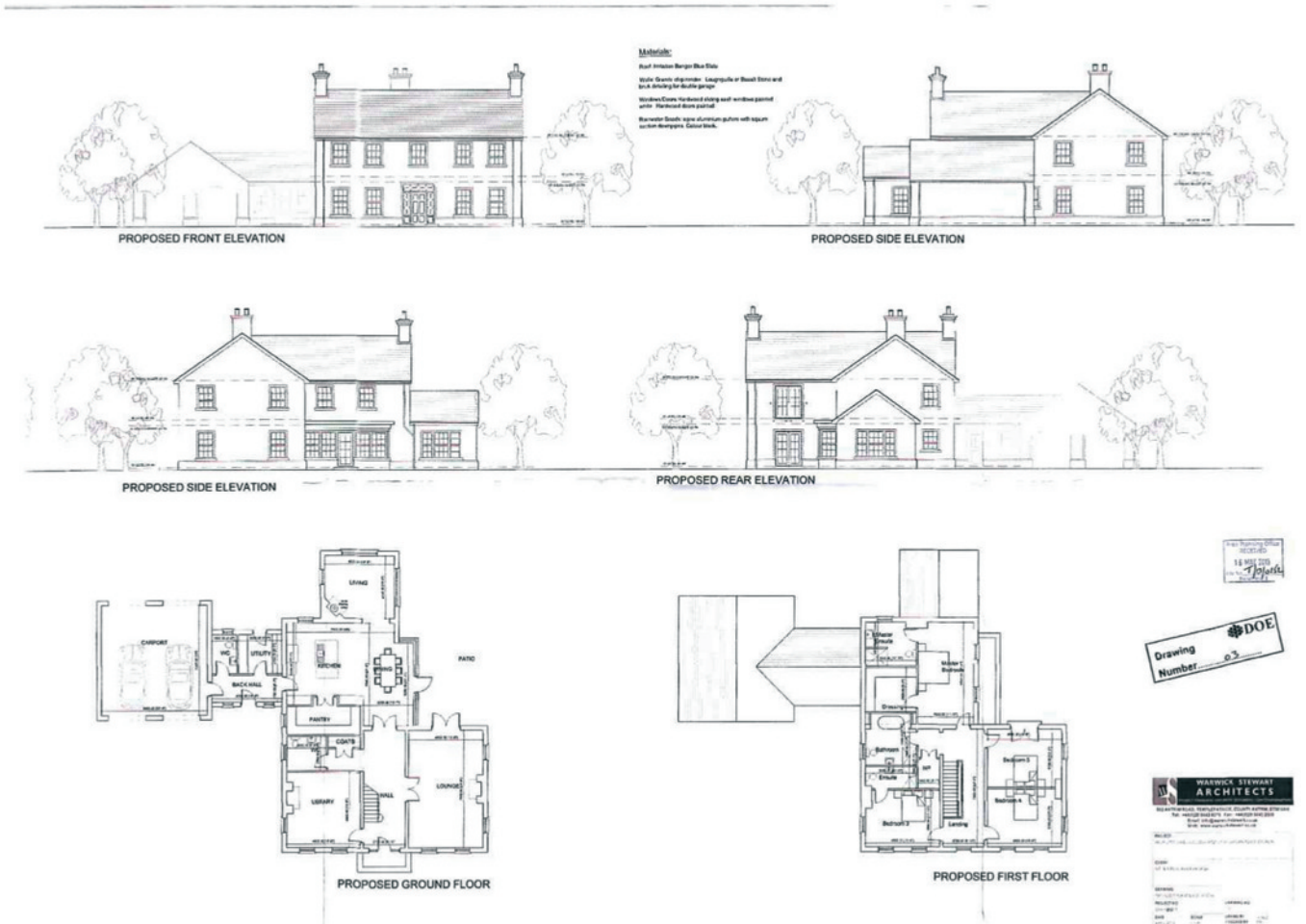


TENURE: We have been advised the tenure for this property is Freehold, we recommend the purchaser and their solicitor verify the details.

Location:

From the International Airport take the A26 south to the Nutts Corner Roundabout and take the A52 towards Crumlin and continue into the Village. Take right and the mini roundabout and continue along Main Street which becomes Lurgan Road and Ederowen Farm is on the right-hand side.

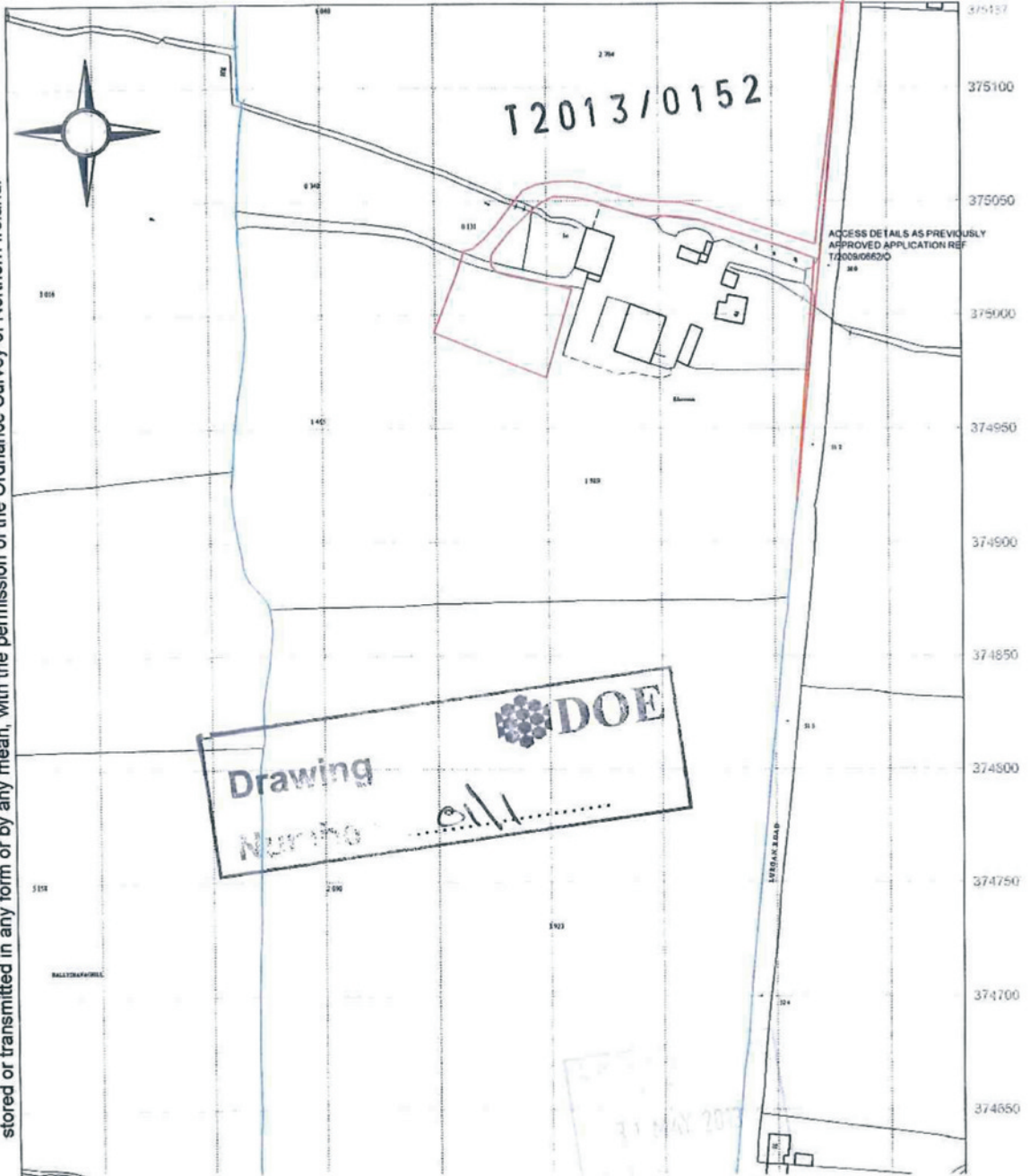
From Glenavy. Take the Glen Road west and turn right into Edenturcher Road. At the end of the road turn right onto the Lurgan Road and Ederowen Farm is approximately 1.5 miles on the left-hand side.

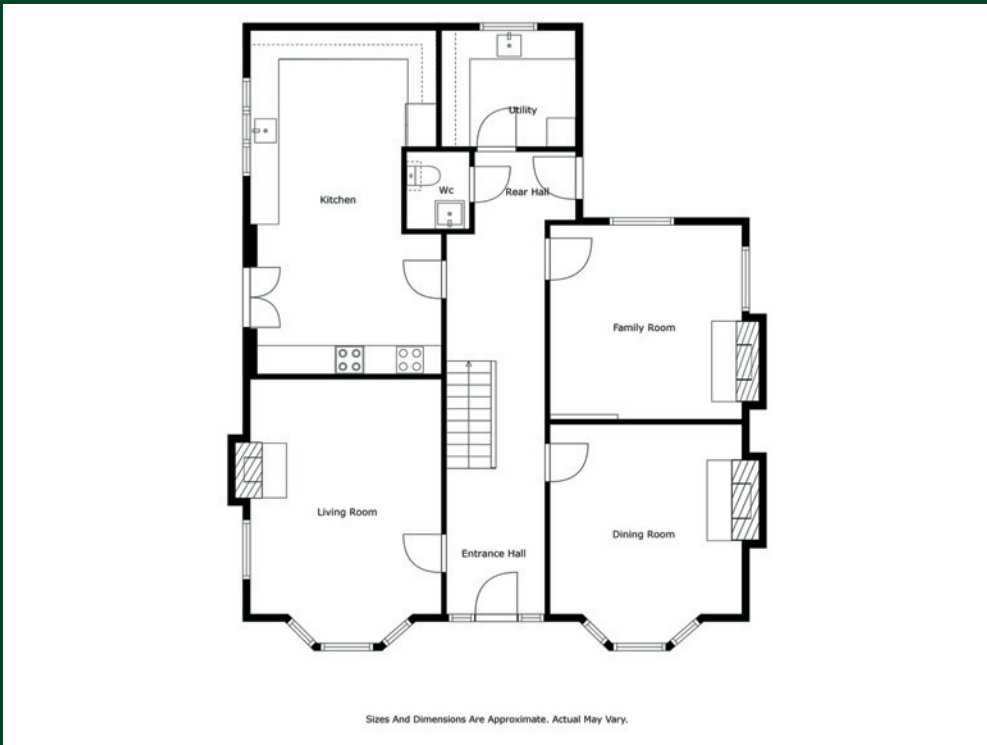


This map relates to the following address or grid reference
43, LURGAN ROAD, BALLYSHANAGHILL, CRUMLIN, ANTRIM, BT29 4QB

ORDNANCE SURVEY®
OF NORTHERN IRELAND

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Energy Rating

Epc Type: Domestic
 Current: E46
 Potential: E54
 EPC Landmark Code: 2119-7911-9711-6872-4275
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54	46	54
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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