

17a Lower Foughill Road, Jonesborough, BT35 8SQ



Guide Price £595,000

Seldom does a country residence of such calibre come to the market and we are delighted to welcome this beautiful spacious detached family home situated on a large site with close convenience to transport links to commuters travelling to Belfast/Dublin.

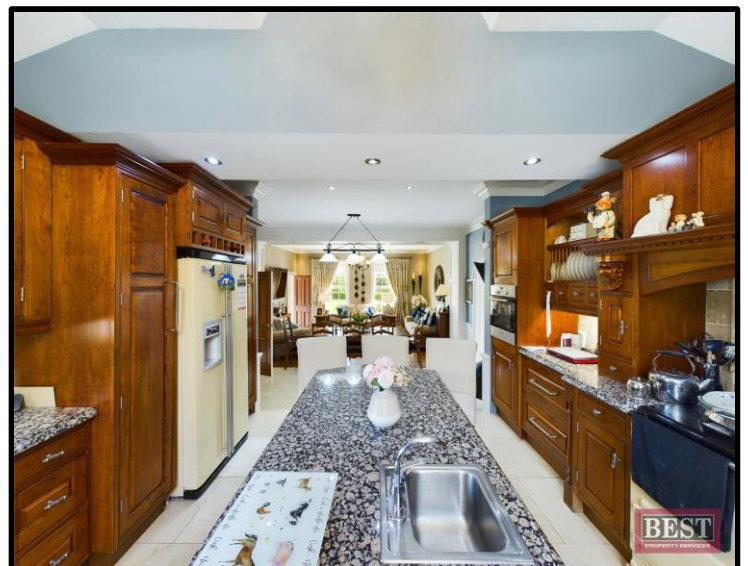
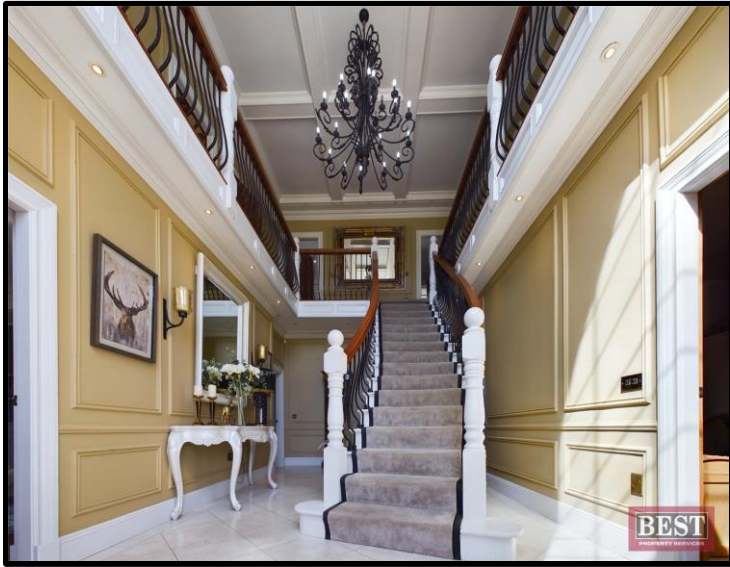
This beautiful home offers everything a family could possibly wish for – five bedrooms, three reception rooms and young families will be delighted when they see the size of the surrounding gardens. All in all this is a fantastic family home with a host of benefits which are sure to meet the demands of the most discerning purchaser.

The ground floor comprises a welcoming grand hallway which has a feature floor to ceiling double front door with oval window above with a spectacular curved staircase with wrought iron railings which will lead you to the first floor. The family room is located to the left hand side of the entrance hall and is open plan to the kitchen cum dining area. The kitchen has a full range of upper and lower level Cherry kitchen cabinets and breakfast bar with electrical appliances included and an Aga Range Cooker. The Dining Room overlooks the front garden and is accessible via double doors with stained glass and has feature decorative timber ceiling and coving. Access to the rear of the property and patio is via double doors at the rear entrance. The utility room and separate w.c. is accessible from the rear hallway. In addition, there is a second reception room to the front of the house (currently a home office/storage area). On this level there is also a double bedroom and a family bathroom with three piece suite.

On the first floor there are 4 generous double bedrooms (One of which has a dressing room fully shelved and railed and leads to the en-suite bathroom). Access to additional roofspace storage is accessible via the dressing room. The family bathroom has a three piece suite fitted and is fully tiled. There is also a useful storage cupboard on this level and the walk in hotpress.

The property occupies a spacious site with a delightful countryside aspect bringing a quiet relaxed lifestyle of a country village benefitting from plenty of amenities and is conveniently positioned with ease of access to the Belfast/Dublin A1/N1.

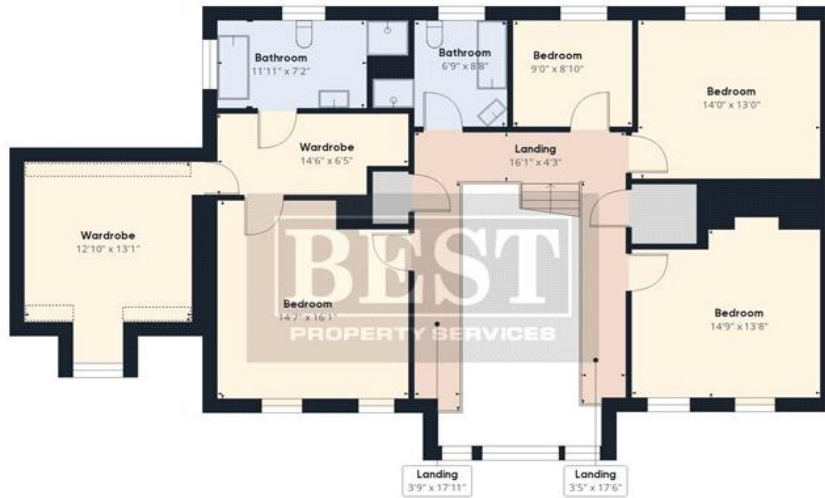
- SUBSTANTIAL DETACHED FAMILY HOME EXTENDING TO APPROX. 3,700 SQ FT ON APPROX. 0..... FOR SALE
- Accommodation comprises on the Ground Floor: Entrance Hall, Dining Room, Kitchen/Dining Area open plan to Family Room. Lounge (currently utilised as a Home Office/Storage. Utility Room, Separate W.C. Family Bathroom, Bedroom 1.
- Accommodation comprises on the First Floor: Landing, Four Double Bedrooms (one with ensuite bathroom and Dressing Room), Family Bathroom, Hotpress. Additional Storage accessible from Main Bedroom.
- Cherry internal doors, skirting and architraves.
- PVC Double Glazing. Oil Fired Central Heating/Under Floor Heating system to Ground Floor.
- Intruder alarm. CCTV Security System installed.
- Large Workshop/Garage with additional first floor storage space. Outside W.C.
- Summer House with Home Bar ideal for family gatherings.
- Walls with wrought iron gates to the front of the property, hedging and fencing to sides and rear boundaries.
- Large South Facing garden laid in lawn to the rear with mature flowerbeds and shrubbery.
- Raised patio Area to the rear of the property.



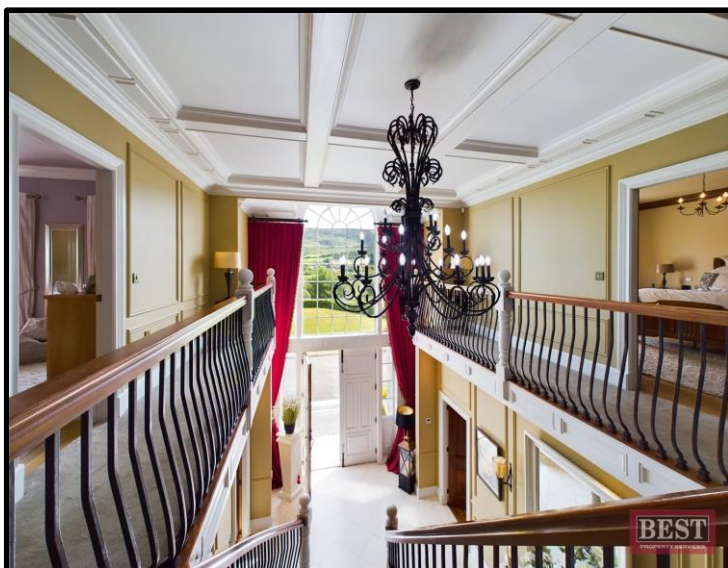
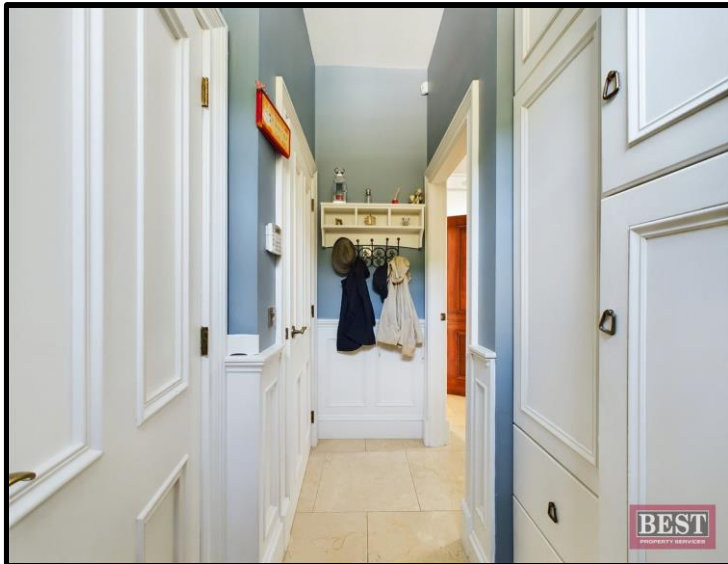
Floorplan



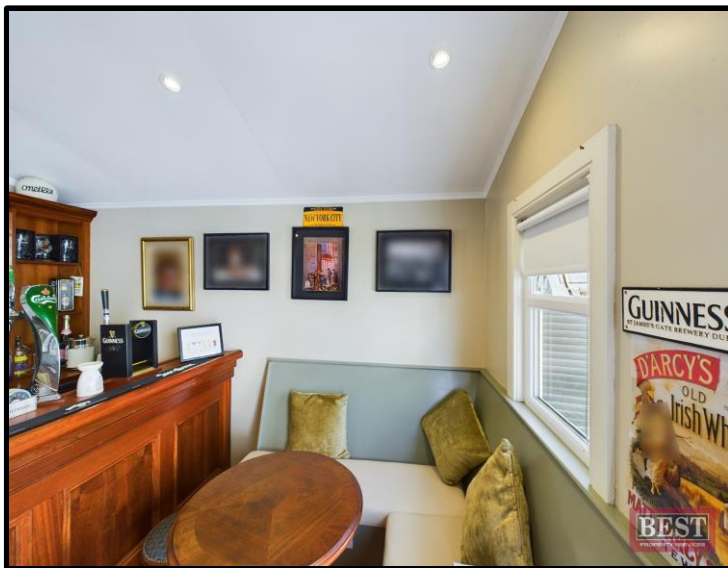
Floor 1

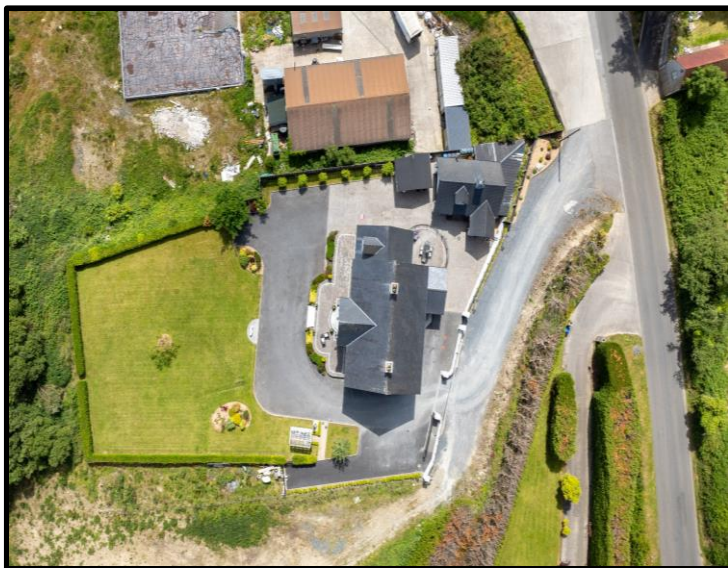


Floor 2









Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

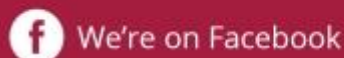
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

REQUEST A 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. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



Tel: 028 3026 6811
info@bestpropertyservices.com
bestpropertyservices.com