

- The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an
- Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
- The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
- Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
- Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

 None of the systems or equipment in the property has been tested by Polock Residential for Year 2000 Compliance and the Purchasers/Lessees must make their own investigations.





Aghadowey

46 Moneybrannon Road, BT51 4AA

Approached by a sweeping gated tarmac driveway and set on a generous mature site extending in total to circa 3 acres, this exceptional detached Country Residence cannot fail but to impress. The spacious well proportioned Five Bedroom (Three with Ensuite), Four reception living accommodation, with excellent triple Garage and high quality specification, more than complements the setting and only adds to the attraction of this charming family home.

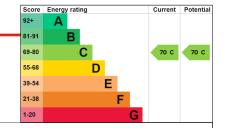
Nestling in the midst of a delightful mix of formal and wildlife garden areas, orchard and meadowlands, bounded by mature woodland and a freshwater stream, this is the perfect "Escape to the Country" which provides relief from the "hustle and bustle" of town life but is within easy driving distance of the main commuter links to Coleraine, Belfast, the Causeway Coast, and beyond

This really is one of the properties which much be seen to be truly appreciated so an early appointment to view is highly recommended

Offers Over: £625,000

Coleraine Office 20 New Row Coleraine BT52 1AF

T: 028 7034 2224









Location: Leave Coleraine Town along the Dunhill (Limavady) Road and turn onto the Drumcroone Road following the signs for Garvagh at the 2nd roundabout. Proceed along same and take the 4th exit on the left on to the Moneybrannon Road. Number 46 is situated on the right hand side after approximately 2.5 miles. (https://w3w.co/rooks.hood.polka)

Accommodation Comprising:

Entrance Porch

With slate tiled floor. Glass panel door and screen to:

Reception Hall 16'2 x 10'9

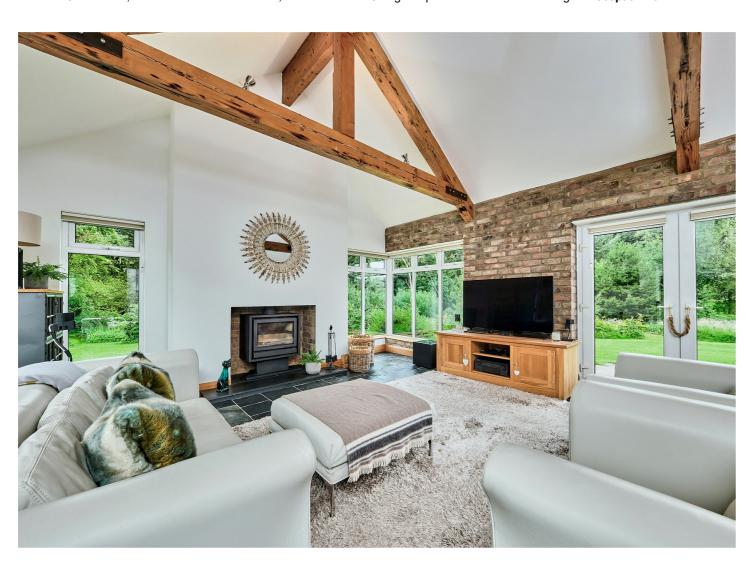
with storage under stairs with light, points for wall lights and slate tiled floor

Cloaks

Comprising WC, wash hand basin, recessed lights, extractor and slate tiled floor

Triple Aspect Lounge 19'0 x 16'1

with "Inglenook" style fireplace, slate hearth, Stovax multi-fuel stove, feature exposed brick wall, vaulted ceiling with exposed reclaimed Oak beams, French Doors to Patio Area, slate tiled floor. Oak glass panel double doors leading to **Reception Hall**







Exterior Features

Integral Triple Garage 30'4 x 19'5 (min)

with 2 automatic roller doors, 1 manual roller door, stainless steel sink unit, eye and low level storage cupboards, strip lighting and power including dedicated 32 amp circuit

The property is approached by sweeping tree lined electrically gated tarmac driveway with additional tarmac parking area to front and side.

The site of approximately 3 acres of grounds comprises:

Formal gardens laid in lawn which surround the property and include a generous paved patio area with a wildlife pond and surrounding marginal planting leading to wildlife gardens beyond and on to a mature woodland area with gravel pathways, hidden seating area and species rich "dead" hedge. Mature hedges define the boundaries and mature inner hedges further segment the gardens with a freshwater stream running along lower boundary

The former front Paddock now consists of an orchard of mature and newly planted fruit trees including apple, pear and plum and approximately 600 new trees have been planted over the past 5 years, including native woodland species amongst 2 new meadow areas seeded with Yellow Rattle and other native wildflowers with grass pathways

Timber Garden Shed (built 2022) shed and outdoor coloured stone utility area

Outside Taps

Daylight-controlled LED driveway and soffit lighting, plus motion-sensing LED floodlights and entry-door lighting

Other Features

Oil Fired Heating (2020 Grant Vortex Boiler)
uPVC Double Glazed Windows
uPVC Fascia and Soffits
Oak Internal Doors, Skirting & Architraves
Electrical System Upgraded 2021
Three Separate Floored Attic Spaces
Alarm System Installed
Property Size circa 330 sq.m/3550 sq.ft (as per LPS web Site)

For Further Details and Permission to View Contact the Selling Agents

Sol: Ms W. B Thompson & Co. Solicitors, 36 Catherine Street, Limavady, BT49 9DB

Ref: CR4938.MP.260624















Snug 12'5 x 11'11 with provision for fireplace, slate tiled hearth, and recessed lights



















Open Plan Kitchen/Dining and Family Area







Kitchen/Dining Area 15'8 x 11'10
with double bowl Franke stainless steel sink unit, range of Oak eye and low level shaker style units, pull-out bin and frosted glass display units, granite worktops and upstand, feature centre island unit with granite worktop, granite overhang (suitable for breakfast bar) and 6 ring Neff gas hob (with extractor fan over), saucepan drawer and storage under, built-in Neff double oven and warming drawer, integrated Miele dishwasher, plumbed for American style fridge freezer, recessed lights and slate tiled floor. Open Plan to:

Utility Room 8'9 x 6'5 with low level units, storage cupboards, plumbed for automatic washing machine, recessed lights, slate tiled floor.

















Family Area 22'1 x 12'0 with "Inglenook" style fireplace, Morso multi-fuel stove, slate hearth, solid Oak floor, recessed lights, French Doors to rear Patio Area







Rear Hall

With slate tiled floor

Walk-in Cloaks/Boot Room with light and slate tiled floor

Separate WC with "floating" wash hand basin, extractor, and slate tiled floor.

Study 11'9 (plus recess) x 9'9

"Turned" Staircase with inset LED lights from Reception Hall to:

First Floor

Minstrel Gallery Style Landing: with recessed lights and Storage Cupboard.







Bedroom (4.) 10'4 x 10'2 with TV point

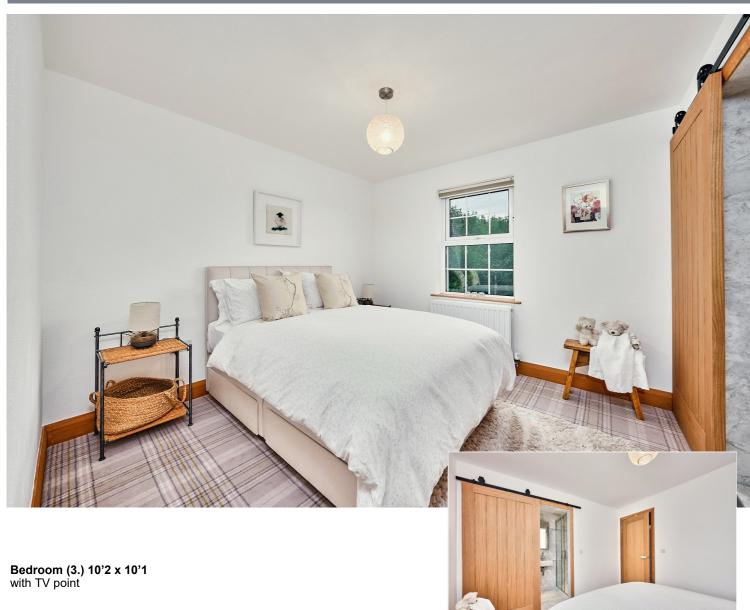
Bedroom (5.) 9'11 x 8'11 with T.V. point.

Walk-in Hot Press with light and shelving









Ensuite with Duravit suite comprising WC, wash hand basin, Matki walk in shower cubicle, Grohe mains shower fitting with telephone hand and raindrop shower heads, extractor fan recessed lights, honed marble tiled walls and floor





Bathroom and WC combined 8'7 x 7'7

with Duravit suite and Bette titanium steel free standing bath with telephone hand shower, extractor fan, honed marble tiled walls and floor









Master Bedroom 22'6 x 12'5
With part exposed brick wall, recessed lights and T.V.

Dressing Room 12'7 x 5'6 with bespoke fitted wardrobes and recessed lights leading

Ensuite 9'7 x 7'8
with Duravit suite comprising WC, wash hand basin, Matki
double walk in shower cubicle, Grohe mains shower fitting
with telephone hand and raindrop shower heads, extractor
fan recessed lights, honed marble tiled walls and floor









with T.V. point.

Ensuite with Duravit suite comprising WC, wash hand basin, Matki walk in shower cubicle, Grohe mains shower fitting with telephone hand and raindrop shower heads, extractor fan recessed lights, honed marble tiled walls and floor

