

simon**BRIEN**  
RESIDENTIAL

'Clonaslee' 2 Lurgan Road,  
Banbridge, County Down, BT32 4AF



Offers Over £695,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)





### KEY FEATURES

- Attractive Grade B1 Listed Detached Family Residence
- Constructed in 1901 by renowned architect Henry Hobart
- Requires Modernisation Throughout
- Gracious Entrance Hall
- Four Generous Bedrooms plus Study
- Range of Attic Rooms
- Two Formal Reception Rooms
- Fully Fitted Kitchen with Casual Dining
- Family Bathroom, Ensuite and Downstairs Cloakroom
- Utility Room
- Oil Fired Central Heating
- Integral Garage
- External Garage/Coach House with Development Potential [ Subject to Planning ]
- Exceptional Private Site extending to 4.2 acres
- Popular and Exceptionally Convenient Central Banbridge Location within walking distance of local amenities and schools
- Viewing by Private Appointment

### DESCRIPTION

Clonaslee is a wonderful Victorian-style villa with attractive Arts and Crafts detailing, built in 1901 by architect Henry Hobart. The mellowed red brick houses light-filled rooms with high ceilings and it is comfortably configured as a family home with glorious gardens and outbuildings including a separate large, two-storey garage.

Clonaslee is thought to derive from the Irish *Cluain na Sli*, translated as 'pasture of the way' or 'roadside meadow', and it is well-named as it is surrounded by more than four acres of mature gardens with sweeping lawns covered in snowdrops and daffodils in spring.

The house has been lived in continuously by four generations of the same family. The mature gardens were originally designed and planted by Norman D. Ferguson, youngest son of the founder of the family linen business, with rhododendrons adding a blaze of colour in April and May. Indeed, it is thought to be the last linen house in NI to have been occupied by the family that built it, and most of the original interior and exterior features are intact.

The property, which now requires modernisation throughout, provides a layout of four generous bedrooms plus study and a range of attic rooms together with gracious entrance hall, two formal reception rooms, kitchen, family bathroom, additional shower room, cloakroom, utility room and larder.

Ideally situated on the fringe of bustling market town of Banbridge, opposite the excellent Banbridge Academy (which is housed in Edenderry House, where Norman D. Ferguson grew up) and Edenderry Primary School, and just five minutes' drive from the A1Belfast to Dublin Road.

Viewing is by private appointment through our Belfast Office 02890 668888



### ACCOMMODATION

#### GROUND FLOOR

#### ENTRANCE PORCH:

Original oak front door to entrance porch with mosaic tiled floor, inner door to



#### ENTRANCE HALL:

**17' 9" x 12' 0" (5.41m x 3.66m)**

Parquet flooring, separate cloakroom.



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**DRAWING ROOM:**  
24' 1" x 14' 6" (7.34m x 4.42m)

Attractive feature fireplace, mahogany surround, open fire, corniced ceiling, built-in shelving, views over garden.



**DINING ROOM:**  
18' 9" x 15' 11"  
(5.72m x 4.85m)

Views over garden.



**KITCHEN:**  
14' 5" x 11' 9" (4.39m x 3.58m)

High and low level units, inset sink, recess for cooker and fridge, plumbed dishwasher.





**DOWNSTAIRS LAVATORY:**  
7' 2" x 6' 9" (2.18m x 2.06m)  
Low flush WC, wash hand basin.



**LARDER:**  
8' 9" x 7' 9" (2.67m x 2.36m)

**UTILITY ROOM:**  
13' 9" x 11' 3" (4.19m x 3.43m)  
Belfast Sink, plumbed washing machine, original tiled floor, leading to  
**BOOT ROOM**  
**BOILER HOUSE**



**INTEGRAL GARAGE:**  
20' 1" x 12' 9" (6.12m x 3.89m)  
Remote control roller door, light and power.

**COURTYARD:**  
9' 0" x 8' 0" (2.74m x 2.44m)  
Oil store and wood store.



**FIRST FLOOR**



**STUDY:**  
13' 7" x 7' 2" (4.14m x 2.18m)



**BEDROOM (1):**  
24' 3" x 14' 6" (7.39m x 4.42m)  
Built-in wardrobe





**BEDROOM (2):**  
16' 5" x 11' 8" (5m x 3.56m)



**BEDROOM (3):**  
14' 9" x 14' 7" (4.5m x 4.44m)



**BEDROOM (4):**  
11' 9" x 10' 7" (3.58m x 3.23m)



**BATHROOM:**  
White suite, panelled bath, mixer taps, low flush WC, wash hand basin with vanity unit.



**SHOWER ROOM:**  
Panelled shower enclosure, wash hand basin with vanity unit, separate low flush WC.



**ROOFSPACE**  
**ATTIC ROOM 1:**  
13' 8" x 10' 5" (4.17m x 3.18m)  
**ATTIC ROOM 2:**  
11' 8" x 11' 2" (3.56m x 3.4m)  
**ATTIC ROOM 3:**  
11' 0" x 10' 6" (3.35m x 3.2m)



**OUTSIDE**

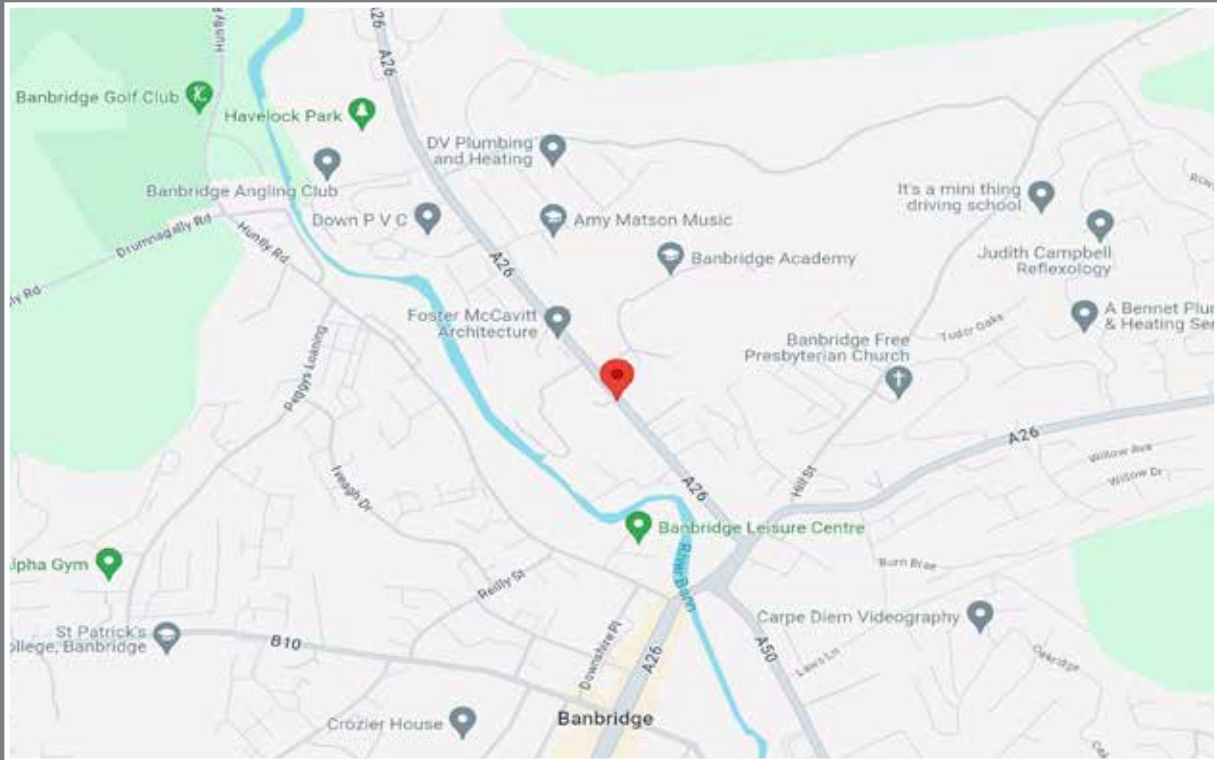
**COACH HOUSE/GARAGE:**  
36' 7" x 21' 0" (11.15m x 6.4m)

**GARDEN STORE:**  
11' 2" x 6' 9" (3.4m x 2.06m)





# 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](http://www.simonbrien.com)

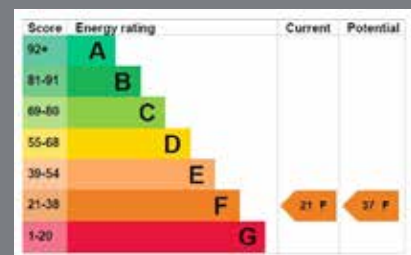


## Lettings Department

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/C/24/SD



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