

# For Sale

SimonBrien

Offers Over: £695,000



'Clonaslee',  
2 Lurgan Road,  
Banbridge, BT28 2NJ

[simonbrien.com](http://simonbrien.com)



### KEY FEATURES

- Elegant Grade B1 Listed Detached Family Residence
- Exceptional Secluded Site extending to 4.2 acres
- Requires Modernisation Throughout
- External Garage with Separate Access and Development Potential [ Subject to Planning ]
- Situated opposite grammar and primary schools
- Four Generous Bedrooms plus Study
- 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 late-Victorian villa built in 1901 for a prominent linen family to designs by the architect Henry Hobart. The mellowed red brick houses gracious light-filled rooms and most of the original interior and exterior features are intact. It is comfortably configured as a family home and is surrounded by more than four acres of secluded, tree-lined mature gardens. There is an integral garage and a detached two-storey garage/coach house with separate access and development potential (subject to planning permission).

This characterful heritage property now requires sympathetic modernisation throughout. It has a well-proportioned layout with a gracious entrance hall, two formal reception rooms, four generous bedrooms plus study, a fully fitted kitchen with dining area, family bathroom, additional shower room, cloakroom and a large utility room, which was originally the kitchen and could be converted back. Three attic rooms were servants' bedrooms and provide lots of storage space.

Clonaslee is thought to derive from the Irish Cluain na Slí, translated as 'pasture of the way' or 'roadside meadow', and it is well-named as its sweeping lawns are covered in daffodils in spring and the rhododendrons are magnificent. The garden is so large that, subject to planning permission, it offers the potential to develop additional dwellings.

Ideally situated on the fringe of the bustling market town of Banbridge, opposite the excellent Banbridge Academy and Edenderry Primary School, it is just five minutes' drive from the A1 Belfast to Dublin Road.

Clonaslee has been treasured by the one family that has owned it, and purchasers committed to modernising it could provide future custodians with a stunning home. We highly recommend viewing it to fully appreciate its potential.

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.



**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)





## VALUER

**Mark Leinster**

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## MORTGAGE ADVICE

For free independent advice on mortgages talk to

**Crawford Mulholland**

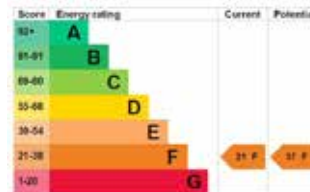
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