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2a BRANKINS ISLAND ROAD

Aghalee BT67 0DP

Offers around

£389,950





2a Brankins Island Road, Aghalee



Description:

This stunning country home nestles beautifully on a spacious rural site, located on the scenic shores of Lough Neagh, close to Portmore Nature Reserve and to good local road networks for other provincial towns and villages.

This imposing home will create an exciting opportunity, wonderfully conceived to facilitate a diverse lifestyle for live, work and play. The spacious interior accommodation has been skilfully arranged over three floors having a fine bespoke spindled staircase to the first and second floor accommodation as well as a beautifully designed kitchen and dining room with connecting doors to the adjoining vaulted sun room and contemporary style drawing room.

Approach by its own private lane way, this fine country home has been finished to a very high standard, which will sure to appeal in a modern property market. Viewing a must!

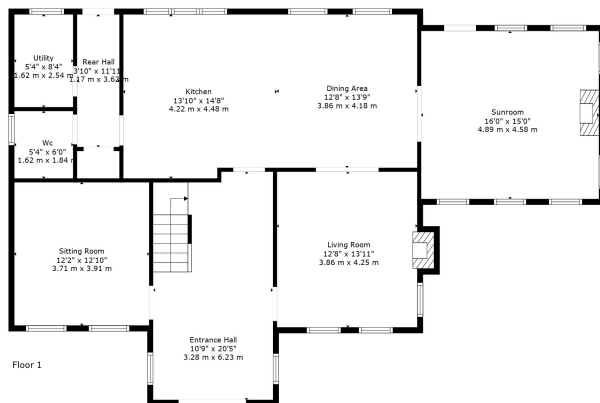
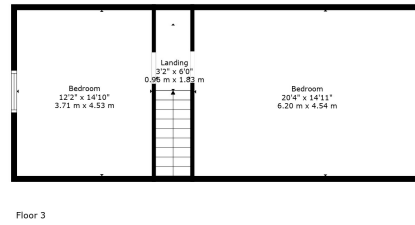
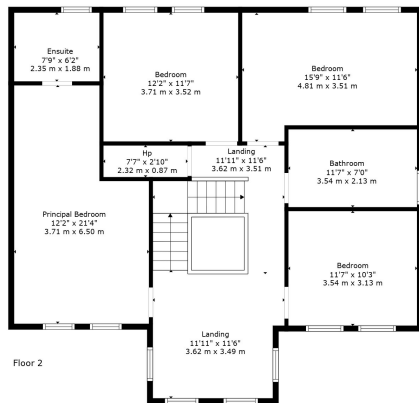
Features:

- Handsome detached country residence having an elegant stance on the Brankins Island Road
- Beautiful rural location, on the shores of Lough Neagh and close to Portmore Nature Reserve
- Convenient by car to Aghalee with good road networks for other provincial towns
- Six practical bedrooms, master bedroom with dressing area and ensuite shower room
- Very elegant reception hallway with solid wood double front doors and a bespoke spindled oak staircase to the spacious first floor landing and second floor accommodation
- Spacious drawing room with double doors leading though to the kitchen and a contemporary style fireplace with inset and hearth
- Separate sitting room
- Open plan kitchen and dining room with doors leading to the sun room and separate doors to the drawing room, creating a wonderful flow for modern living
- Stunning shaker style kitchen with feature island unit and ample high and low level units including box shelving for display. Built in double oven and inset hob with extractor fan above. Integrated dishwasher and integrated fridge/freezer
- Vaulted sun room with pine panelled ceiling and feature fireplace with cast iron stove inset and exposed brick internal walls
- Rear hallway with PVC double glazed exterior door
- Separate utility room with fitted units and a separate cloak room with WC and wash hand basin
- Fully tiled bathroom on the first floor with an elegant white suite including bath, WC, vanity wash hand basin and separate shower cubicle
- Detached double garage
- Private lane way from Brankins Island Road
- PVC double glazed windows
- Oil fired central heating
- Attractive panelled interior doors
- Separate exterior bar room with fitted shelving and plumbing
- Stunning interior presentation
- Neat garden laid out extensively in lawns
- Spacious driveway and parking areas

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 intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL: 2871 sq. ft, 267 m2
 FLOOR 1: 1335 sq. ft, 124 m2, FLOOR 2: 1087 sq. ft, 101 m2, FLOOR 3: 449 sq. ft, 42 m2
 EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 1 m2, LOW CEILING: 92 sq. ft, 8 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

