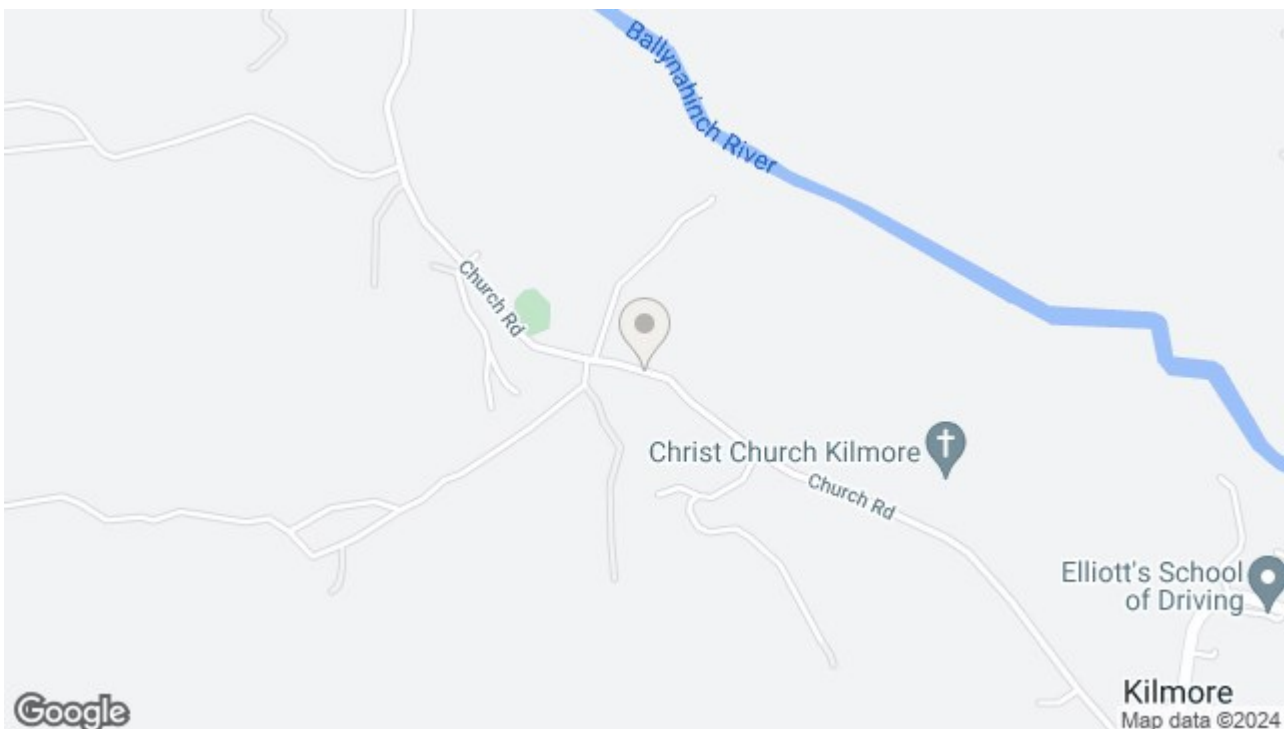




THE OLD RECTORY, 20 CHURCH ROAD, CROSSGAR, DOWNPATRICK, BT30 9HR



OFFERS AROUND £950,000

The Old Rectory is a magnificent Georgian residence that blends historic features with a quality internal specification currently offering a spacious and gracious family home. The original rectory dates from 1792 (the classic Georgian period) and when a rector with a large family was appointed to Kilmore the property was substantially extended in 1865. The present owners commissioned a further extension in 1993 to provide a delightful conservatory, entrance porch, an ensuite incorporated into the master bedroom suite and extending the original kitchen. These works included feature Georgian elements thereby harmonising and extending the design and appeal of this outstanding home. The property offers approx 6000sq ft of bright spacious and well proportioned accommodation including these main elements.

Four 1st floor bedrooms and family bathroom including superb master bedroom with ensuite and dressing room. Ground floor entrance porch, entrance hall leading to dining room, drawing room, kitchen/dining/family room and conservatory. Lower ground floor is a games room, utility, laundry room and boot room with cloakrooms. The 2nd floor offers Study, snooker room and bedroom with storage into the roofspace. The mature 2 acre site includes patio areas, sweeping lawns and flower beds, an Orchard and tennis court and benefit from design input and planting advice from John Cushnie. These gardens provide a most appropriate setting for this fine family home.



At a glance:

Reception Porch

Front door with magnificent fan light and side lights. Dual aspect windows, floor tiling.

Reception Hall

Cornicing, feature arch, wall light points

Drawing Room

25'8" x 16' 0"

Into Feature Bay . Ornate Marble Fireplace with Cast Iron inset, slate hearth and open fire. Cornicing, Picture Rail and Centre Rose.

Formal Dining Room

25'0" x 15'6"

Cast Iron Fireplace with Brass inset and Gas Point. Feature Circular Cornice, Centre Rose and Cornice ceiling. Wall Light Points.

Living Room open to Kitchen

30'0 x 15'0

Feature French Marble Fireplace with Basket grate and Gas point, Solid Pine unit with display shelving and plate rack. Twin Belfast sink, Brass mixer taps, Extensive range of Country Pine units with brass cup handles and Granite and Beech worktops, Island unit with waste disposal and Quooker tap, Oil fired Aga in Display alcove, gas hob, extractor, Integrated Neff oven, Integrated Bosch dishwasher, Integrated fridge, Low voltage lighting, Ceramic tiled floor, Breakfast area.

Spacious Conservatory

22'0" x 20'11" at widest points Double glazed. Feature Cast Iron Gas Stove, Double doors to gardens, Single door to gardens and tennis court. Low voltage lighting, Ceramic tiled floor. Raised Octagonal Dining area with Feature Octagonal Cornice and Centre Rose. Ceramic Tiled Floor.

Stairs to Lower Ground Floor

Hall

Ceramic tiled floor, partially wood panelled walls.

Games Room

30' x 14'6"

Laundry Room

18'0" x 14'6"

Range of units, plumbed for washing machine.

Boot room

Original stone flooring. Beam vacuum system

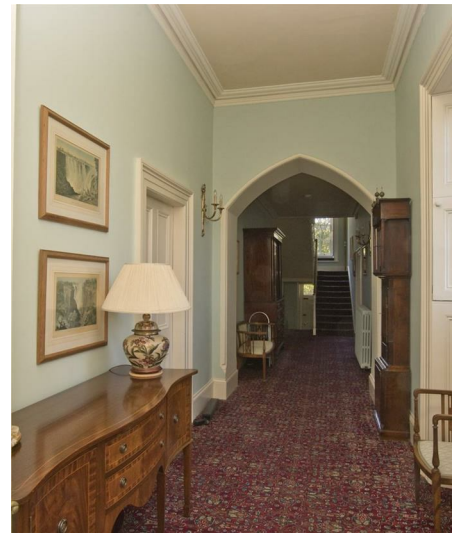
Cloak room

Original stone flooring Low flush WC, Pedestal wash hand basin. Housing for Oil Fired boiler.

Spacious Cloakroom

15'4" x 6'5"

Feature arch to Boot area / Hanging Coat area. White suite comprising : High level WC, Pedestal wash hand basin, Ceramic tiled floor, half tiled walls.



First Floor

Feature picture window.

Master Suite

20'0" x 16'0"

Into Bay. Feature arch leading to Bedroom. Picture rail, Centre Rose.

Dressing Room

10'9" x 8'7"

Wall to wall built in furniture. Cornice ceiling

Ensuite Shower Room

Twin vanity units with marble top, white basins and extensive storage.

Double showers with wall tiling and sliding doors, Low flush WC, Bidet, Low voltage lighting, Ceramic tiled floor.

Bedroom 2

15'5" x 12'10"

Range of built in robes with display shelving

Bedroom 3

15'4" x 11'7"

Wash stand with white basin and brass taps, wall light point.

Bedroom 4

14'10" x 13'5"

Range of built in robes with display shelving.

Bathroom

White suite comprising : Feature alcove with panelled bath, mixer taps, telephone hand shower, low voltage lighting.

Twin wash hand basins, Fully tiled shower cubicle, Low flush WC, heated towel radiator, Ceramic tiled floor, Fully tiled walls, Low voltage lighting, Cornice ceiling. Walk in linen room with hot press, copper cylinder and immersion heater.

Second floor

Feature picture window

Bedroom 5

Vanity unit with white basin

Office

14'9 x 14'8

Range of book shelving, extensive range of office furniture

Snooker Room

25 x 15'4

OUTSIDE

Original stone Coach House with double opening doors, stairs to first floor loft, light and power.

Ornamental water pump

Original stone built stable and workshop with three stalls.

Potting shed

Stone building to house lawn mower, wheelbarrow, garden tools or as a log store.

GARDENS

The property is approached by a driveway with beautifully maintained hedging.

There is ample car parking areas, also suitable for boat and trailer storage. Approx 2 acres of mature and beautifully tended gardens, with magnificent original Beech hedging over one hundred years old. Natural well.

The delightful gardens include trees with fine examples of Irish Yew, Cedar of Lebanon, Irish Oak, Magnolia, Mulberry, Cherry and Walnut and an Orchard with a selection of fruit trees.

The gardens were designed by John Cushnie, a gardening expert from BBC Radio 4 Gardeners Question time. Ornamental pond with water lilies and Iris's. Full floodlit tennis court.

Coach House

30 x 15'3

Stable and Harness Room

28 x 15'6

hay loft above.

Stone Shed

12 x 15'5

Log Storage

18 x 12


















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	





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How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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