



**simonBRIEN**  
RESIDENTIAL

**'Glen Park',  
68 Glen Road,  
Ballyclare, BT39 9LT**

**Asking Price £1,500,000**

Telephone: 028 9066 8888  
Website: [www.simonbrien.com](http://www.simonbrien.com)



## SUMMARY

Set on approximately 2.8 acres of landscaped grounds, Glen Park was constructed in 2012 in the style of a Georgian mansion, encompassing a grand main residence, open courtyard, garaging with self-contained apartment above, stable outbuilding, lake with island and lake house.

The main residence, extending to 6,500 sqft, boasts five large bedrooms, four with en suite facilities and six fabulous reception areas. The main reception hall features marble flooring and a grand staircase. The reception rooms, all with large windows, are ideal for welcoming family or entertaining friends yet provide a very comfortable feel. There is also a stunning kitchen complete with hand painted hardwood units, marble tops, centre piece island and extensive range of high end appliances.

Glen Park features a magnificent gallery landing providing access to the luxurious bedrooms, of note, the principal suite provides a dressing area, luxury ensuite and separate dressing room with custom fitted wardrobes. There is also a beautiful family bathroom with freestanding bath, large shower and modern suite.

Externally Glen Park offers private and secure grounds totalling 2.8 acres. You are greeted by impressive entrance pillars and electronically operated gates leading onto the extensive gravel drive with plenty of private and guest parking, and turning circle.

The formal gardens make a striking first impression with meticulously manicured lawns, formal and informal areas, a diverse collection of mature and specifically planted specimen trees, along with a wonderful lake, complete with island and lake house, and surrounded by range of fully stocked borders – creating a real haven for visiting wildlife.

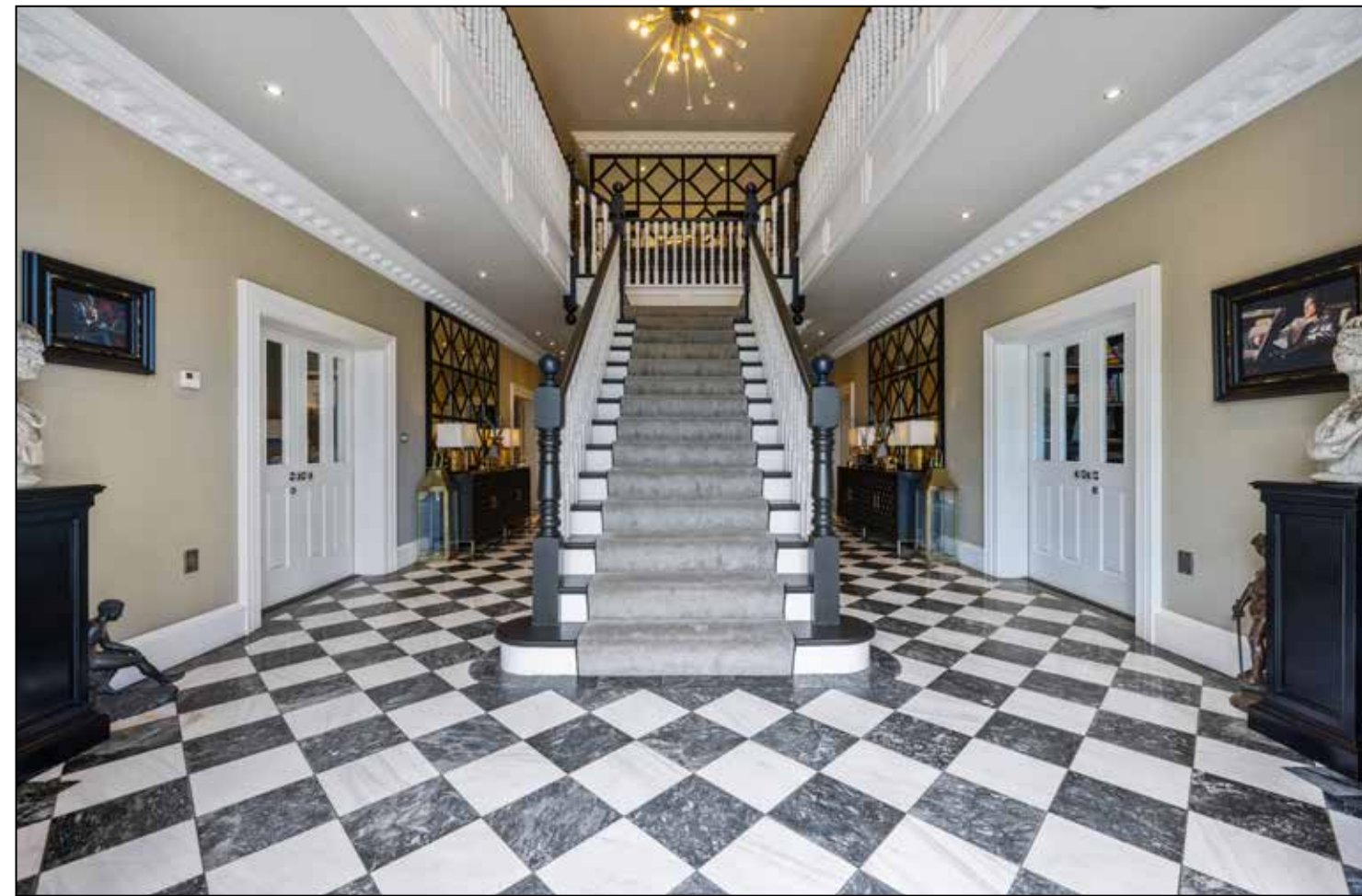
Glen Park is positioned to offer both tranquillity and accessibility, located only 12.5 miles to Belfast City, 12 miles to Belfast International Airport, 13.6 miles to Belfast City Airport, a mere 11 miles to the County Antrim coastline and close to an excellent range primary and grammar schooling options. Nearby Ballyclare also provides a train station for those seeking to utilise NI Railways network for commuting.

Please contact our Lisburn Road branch to arrange your private viewing appraisal, or contact Sam Dickey [s.dickey@simonbrien.com](mailto:s.dickey@simonbrien.com) or Richard Orr [rorr@simonbrien.com](mailto:rorr@simonbrien.com) for further details.

## KEY FEATURES

- Stunning Residence of Circa 6500 sq ft on a 2.8 acre site with Private Lake, accessed via Impressive Gated Entrance
- Reception Hall with Feature Central Staircase and Gallery Landing
- Formal Drawing Room and Formal Dining Room
- Library / Home Office with Built in Shelving
- Fully Fitted Bar and Entertainment Room with Access to Rear Gardens
- Stunning, Hand Painted Kitchen with Marble Work Surfaces and High End Integrated Appliances with Casual Dining Area
- Informal Living Room with Patio Doors to Covered Veranda
- Utility Room and Cloakroom wc
- Master Suite with Principal Bedroom with Patio Doors to Balcony & Hot Tub. Abbey Upholstery Fully Fitted Dressing Area and Ensuite Shower Room
- Separate Fully Fitted Dressing Room with Extensive Built in Cupboards
- Five Well Proportioned Bedrooms, Four With Ensuite Shower Rooms
- Second Floor, Excellent Floorspace Ideal for Home Cinema, Gallery/Music Room, Games Room or Tailored to Individual Family Needs
- Twin First Floor Balconies enjoying stunning views and sunshine
- Oil Fired Central Heating / Double Glazed Windows / Surround Sound Throughout / Bison Floors Throughout
- Beautifully Presented 2 Bedroom Apartment Ideal of Teenagers or Older Family Members
- Impressive Entrance with Electric Gates to Stoned Sweeping Driveway and Feature Turning Area
- Double Garage & Further Matching Building with 6 Stables
- Mature and Beautifully Landscaped Gardens of Circa 2.8 Acres Laid in Lawns with a Variety of Specimen Trees, Natural Stone Patio Areas & Pathways
- Idyllic Private Lake with Lake House Garden Room for all seasons
- Easy Commuting Distance to Many Local Towns and Amenities
- Superb Level of Speciation and exceptional presentation throughout





**DRAWING ROOM:**  
24' 0" x 18' 11" (7.32m x 5.77m) (at widest points).  
Sandstone fireplace with cast iron inset and granite hearth, cornice ceiling, low voltage spotlights, surround sound speakers, uPVC patio doors to side with country views, extensive bespoke built-in shelving and display units.

**FORMAL DINING ROOM:**  
19' 0" x 16' 4" (5.79m x 4.98m) (at widest points).  
Solid wood floor, cornice ceiling, marble fireplace with cast iron inset and granite hearth, ceiling rose, surround sound speakers.



**LIBRARY/HOME OFFICE:**  
18' 9" x 15' 3" (5.72m x 4.65m)  
Solid wood floor, cornice ceiling, ceiling rose, polished stone fireplace with cast iron inset and granite hearth, twin built-in shelving and storage units with feature lighting, surround sound speakers.



**ACCOMMODATION**

**GROUND FLOOR**

Double hardwood front doors with glazed side panels and fan light to ...

**RECEPTION HALL:**  
Marble tiled floor, cornice ceiling, low voltage spotlights, understairs storage.

**CLOAKROOM/WC:**  
White suite comprising low flush wc, feature Rak ceramics wash hand basin with black tap and toiletry shelf, heated towel rail, marble tiled floor, extractor fan.

Inset sliding doors with glazing from the hall to each reception room.





**ENTERTAINMENT ROOM/BAR:**  
**34' 4" x 16' 2" (10.46m x 4.93m) (at widest points).**

Fully fitted bar with extensive shelving, drinks coolers, casual bar/sitting area with stone work surfaces, polished stone fireplace with cast iron inset and granite hearth, cornice ceiling, ceiling rose, surround sound speakers, stone tiled floor, patio doors to rear.

Double doors and glazing from reception hall to . . .

**MODERN FITTED KITCHEN AND CASUAL DINING AREA:**  
**33' 1" x 20' 7" (10.08m x 6.27m) (at widest points).**

Hand painted range of high and low level units, stone work surfaces, three Neff integrated ovens, Neff integrated coffee machine, integrated hob, built-in pantry cupboard, large island unit with twin ceramic sinks with Quooker taps, pull-out bin cupboard, integrated AEG dishwasher, breakfast bar area for five people, integrated Liebherr fridge and freezer, cornice ceiling, low voltage spotlights, wood floor, patio doors to rear garden/patio area. Comms cupboard off kitchen.



**UTILITY ROOM:**  
**9' 0" x 6' 5" (2.74m x 1.96m) (at widest points).**

Range of high and low level units, Lamona sink and drainer, washing machine and tumble dryer, wood floor, feature tiled splash back, patio door to rear.



**LIVING ROOM:**  
23' 5" x 15' 0" (7.14m x 4.57m) (at widest points).  
Cornice ceiling, low voltage spotlights, patio doors to covered veranda.



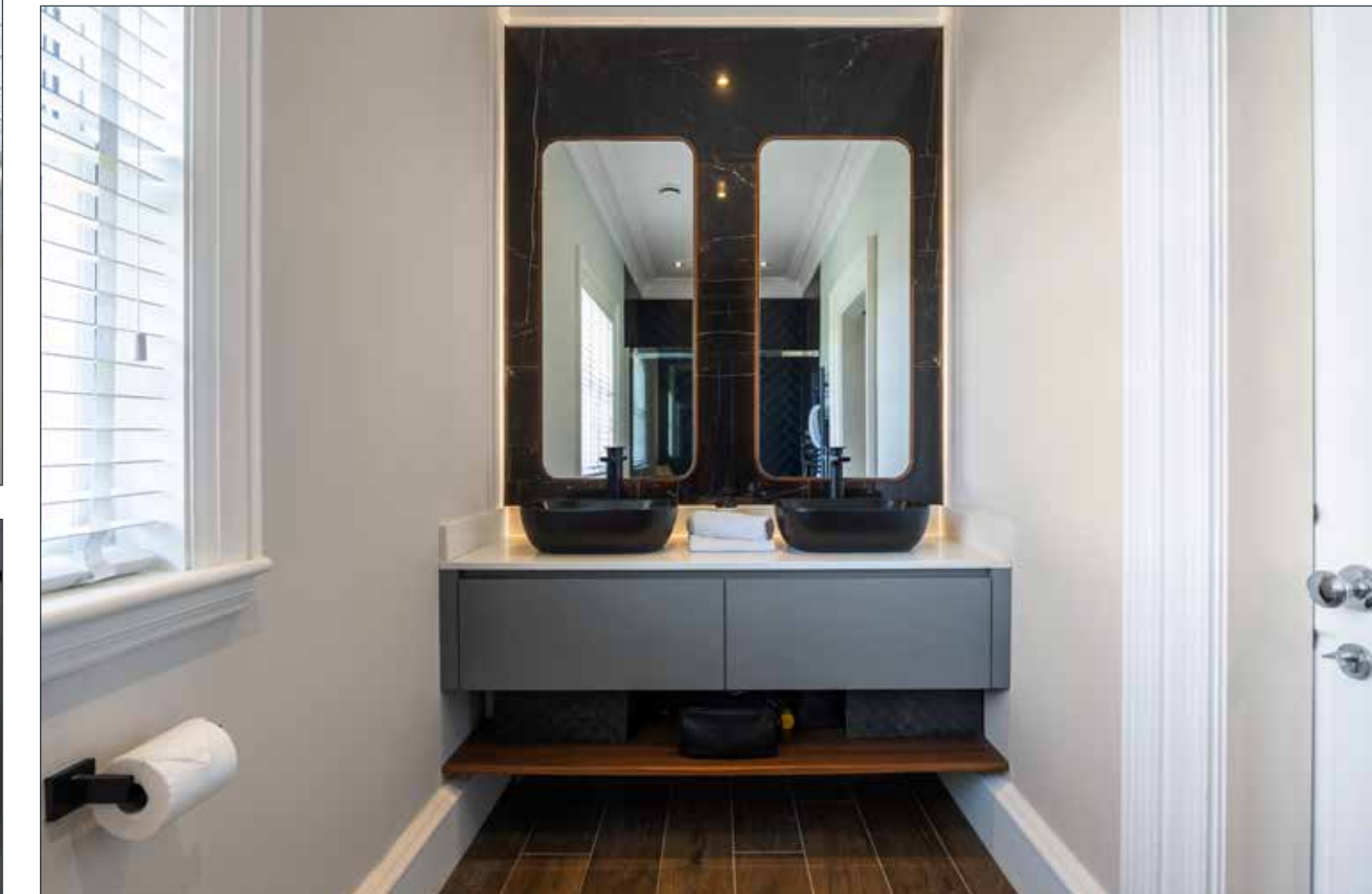
**FIRST FLOOR**

**GALLERY LANDING/CASUAL SITTING AREA:**  
Stunning country views, cornice ceiling, ceiling rose, low voltage spotlights.



**PRINCIPAL BEDROOM:**  
19' 7" x 16' 8" (5.97m x 5.08m) (at widest points).  
Cornice ceiling, low voltage spotlights, surround sound speakers, patio doors to balcony with hot tub.

**DRESSING AREA:**  
13' 4" x 6' 11" (4.06m x 2.11m) (at widest points).  
Bespoke Abbey Upholsters built-in furniture, mirrored walls, automatic light, low voltage spotlights, cornice ceiling, surround sound speakers.



**ENSUITE SHOWER ROOM:**  
White suite comprising low flush wc, vanity unit with twin vanity space, black matching wash hand basins, fully tiled shower cubicle with drencher shower head, cornice ceiling, low voltage spotlights, concealed lighting, tiled floor.

**DRESSING ROOM:**  
18' 10" x 8' 11" (5.74m x 2.72m)  
Bespoke Abbey Upholsters range of robes with extensive rails and shelving and feature glazed doors, low voltage spotlights, cornice ceiling.

**WALK IN CLOSET:**  
8' 2" x 3' 5" (2.49m x 1.04m)  
Closet with built-in oak shelving and units and automatic lighting, low voltage spotlights.



**BEDROOM (2):**  
**18' 10" x 14' 2" (5.74m x 4.32m) (at widest points).**  
 Cornice ceiling, low voltage spotlights, country aspect.

**WALK IN ROBE:**  
**8' 4" x 3' 5" (2.54m x 1.04m)**  
 Built-in shelving and rails, automatic low voltage spotlights.

**ENSUITE SHOWER ROOM:**  
 White suite comprising low flush wc, pedestal wash hand basin, sheeted shower cubicle with jet shower, built-in storage and shelving unit, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, cornice ceiling, surround sound speakers.



**BEDROOM (3):**  
**18' 10" x 14' 2" (5.74m x 4.32m) (at widest points).**  
 Cornice ceiling, low voltage spotlights, country views.

**ENSUITE SHOWER ROOM:**  
 White suite comprising low flush wc, jacuzzi wash hand basin, sheeted shower cubicle with Triton +80 electric shower unit, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



**BEDROOM (4):**  
**24' 3" x 12' 10" (7.39m x 3.91m) (at widest points).**  
 Cornice ceiling, low voltage spotlights.

**ENSUITE SHOWER ROOM:**  
 White suite comprising low flush wc, feature jacuzzi wash hand basin, seated shower cubicle with jet shower, part tiled walls, ceramic tiled floor, cornice ceiling, low voltage spotlights, extractor fan, feature tiling.





**GUEST/BEDROOM (5):**  
**17' 6" x 13' 4" (5.33m x 4.06m)**

Cornice ceiling, low voltage spotlights, patio doors to balcony with stunning lake and country views.

**FAMILY BATHROOM:**

White suite comprising low flush wc, fully tiled shower cubicle with black drencher and hand held shower, feature vanity unit on feet with rectangular wash hand basin and black fittings, both inset on black surround with black tap and shower head, feature mirrored tiling, marble floor tiles, heated towel rail, cornice ceiling, low voltage spotlights, extractor fan.



Rear stairs to second floor, (access from landing and kitchen)

**SECOND FLOOR**

Large open plan attic rooms with various areas, (option for family needs):

**LANDING:** Low voltage spotlights, cloaks cupboard.

**GAMES ROOM:**  
**32' 2" x 10' 2" (9.8m x 3.1m)**  
 Low voltage spotlights, storage into eaves.

**HOME CINEMA:**  
**31' 2" x 17' 5" (9.5m x 5.31m)**  
 Low voltage spotlights, storage into eaves.

**GALLERY/MUSIC ROOM:**  
**31' 2" x 9' 3" (9.5m x 2.82m)**



**APARTMENT:**

**LOUNGE OPEN PLAN TO MODERN FITTED KITCHEN:**  
**20' 10" x 18' 3" (6.35m x 5.56m) (at widest points).**

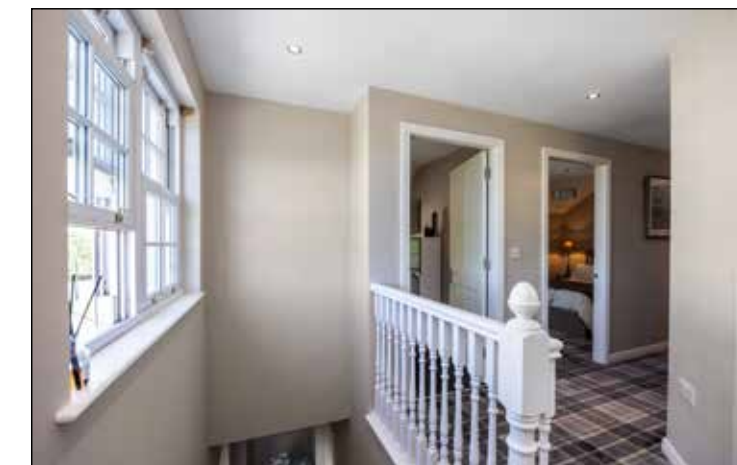
Range of high and low level units, circular stainless steel sink and drainer, integrated Beko oven and hob, stainless steel extractor fan over, Bosch dishwasher, integrated fridge and freezer, breakfast bar, wood floor, low voltage spotlights.

**BEDROOM (1):**  
**13' 8" x 8' 5" (4.17m x 2.57m)**

**BEDROOM (2):**  
**12' 5" x 8' 4" (3.78m x 2.54m)**

**SHOWER ROOM:**

White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with electric shower, ceramic tiled floor, low voltage spotlights, extractor fan.





**OUTSIDE  
MATCHING STABLE BLOCK WITH 6 STABLES CURRENTLY STORE ROOMS:**

**STABLE 1 & 2 CURRENTLY USED AS HOME GYM:  
31' 6" x 15' 0" (9.6m x 4.57m)**  
Low voltage spotlights, tiled floor.

**STABLE 3/STORE ROOM:  
19' 11" x 15' 11" (6.07m x 4.85m) (at widest points).**

**STABLE 4/STORE ROOM:  
16' 0" x 12' 7" (4.88m x 3.84m) (at widest points).**

**STABLE 5/STORE ROOM:  
15' 8" x 15' 1" (4.78m x 4.6m) (at widest points).**

**STABLE 6/GARDEN STORE:  
15' 9" x 15' 10" (4.8m x 4.83m)**  
Impressive approach with pillars and walled entrance to electric gates and sweeping stone parking and turning area with street light type lighting. Stunning, mature gardens of circa 2.8 acres surrounding the property in extensive lawns, landscaped beds in specimen trees, beds with shrubs and bushes, stone paved sitting areas, covered stone paved veranda. All complimented by the stunning views and external lighting and car charging point to the rear. Stunning lake complex to the rear with stone rockery, well stocked beds in shrubs, trees, bushes, street lighting and composite decking for those sunnier evenings allowing access to the duck house in the centre of the lake. There is a delightful stone path around the lake with seating to enjoy the tranquility of the gentle water sounds.

**LAKE HOUSE:  
18' 6" x 11' 9" (5.64m x 3.58m) (at widest points).**

Further extensive lawn areas to the side and rear of the lake house with country aspect.

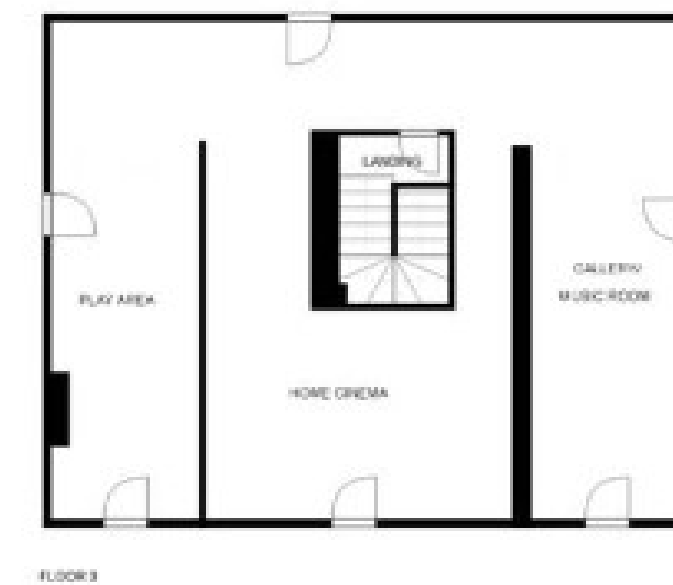
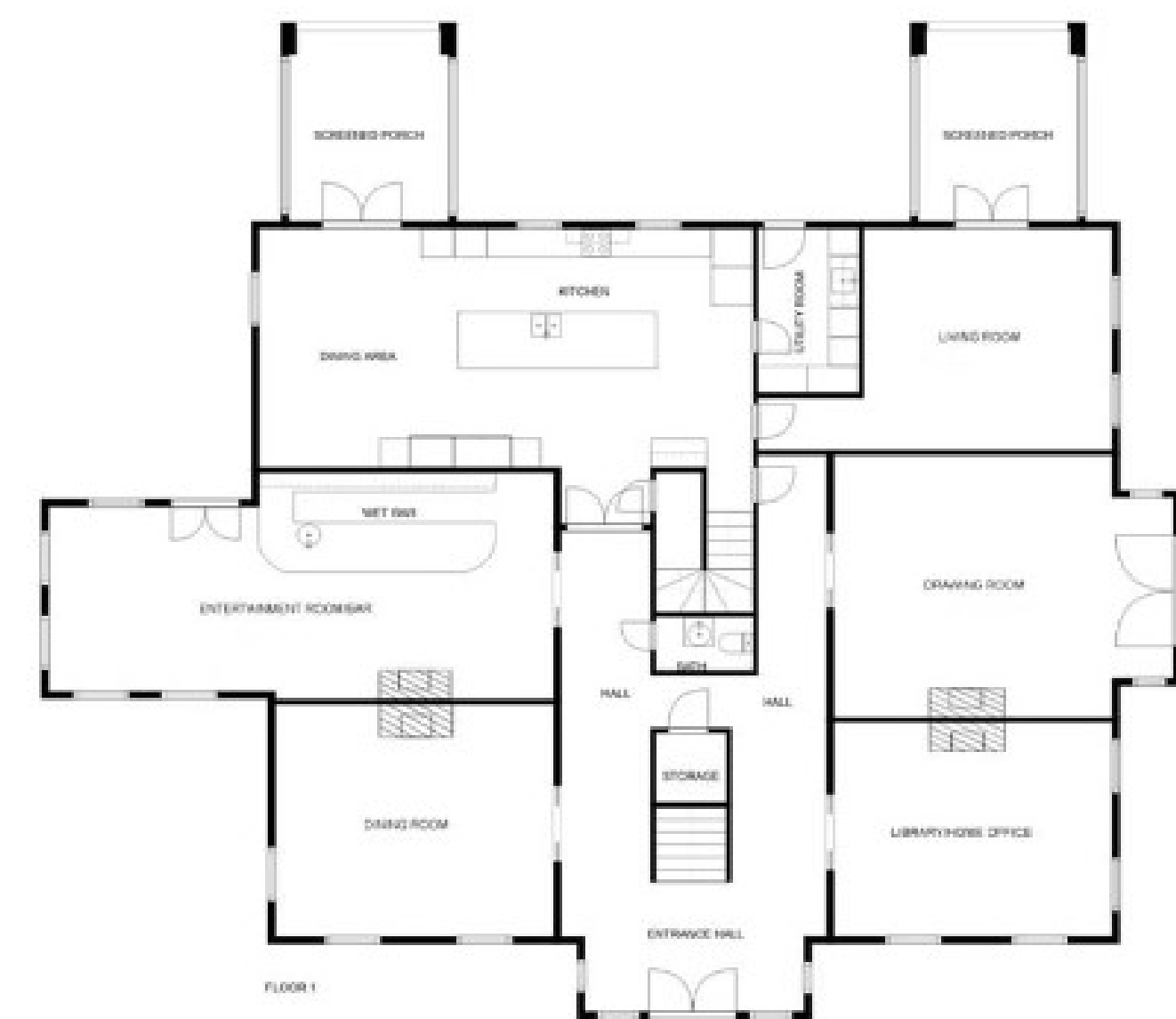
**LOCATION:**

Heading north from Belfast on the M2 come off at Junction 4 at the Sandyknowles Roundabout. Follow signposts for Larne onto the A8 and continue straight through 3 roundabouts. The Glen Road is first on the left hand side after the third roundabout and the house is on the left hand side, accessed via electric gates.

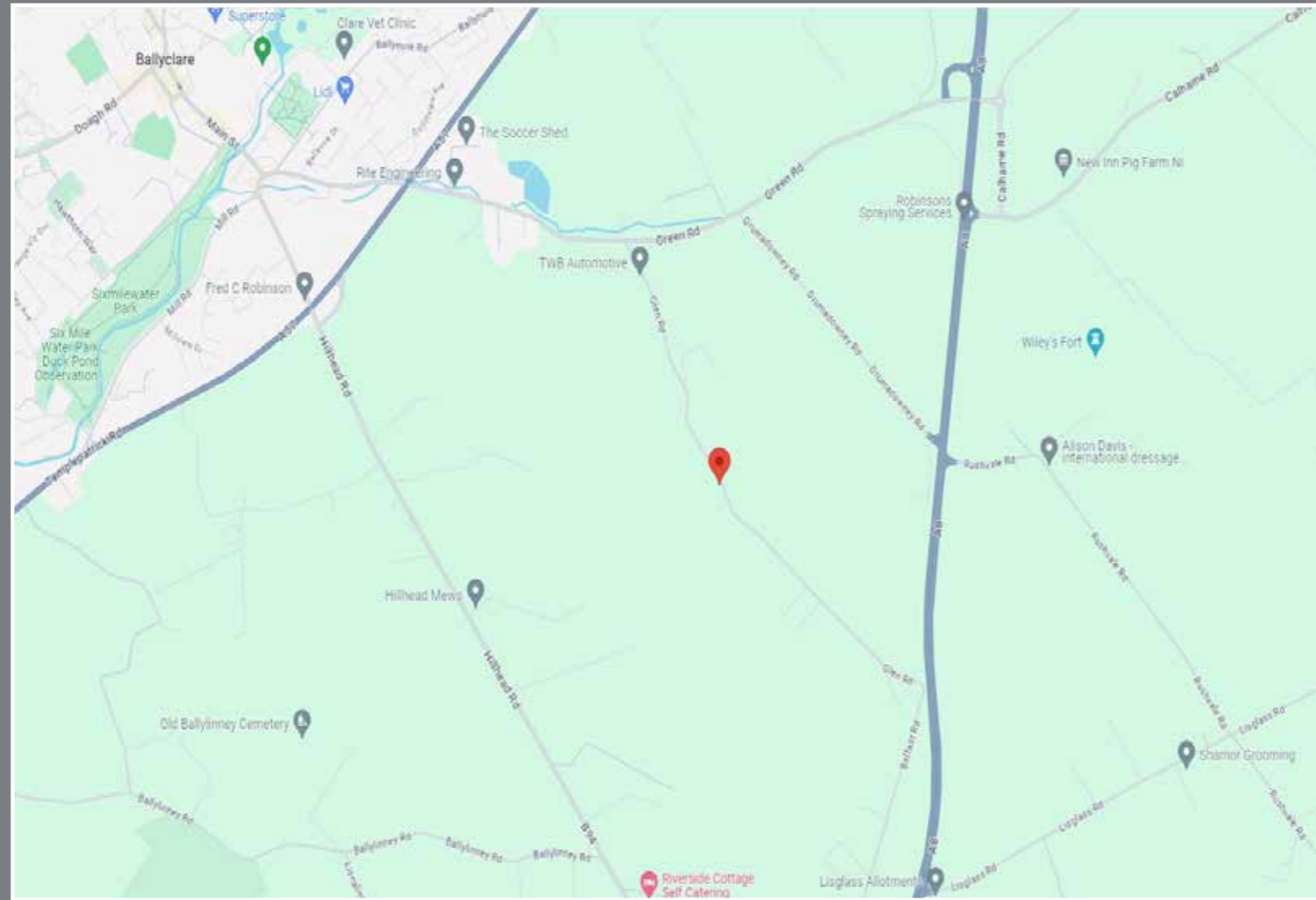




FLOOR PLANS



# 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.



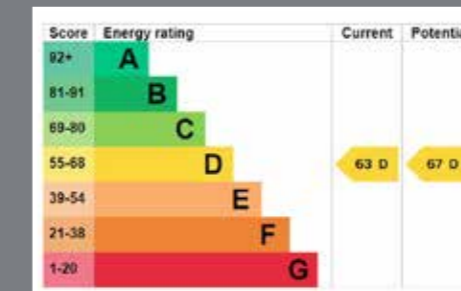
## Website

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**



EPC REF: 9473-2905-0628-9208-5825



REF: SHJD/RO/G/AN



### South Belfast

525 Lisburn Road  
Belfast BT9 7GQ  
T 028 9066 8888  
E southbelfast@simonbrien.com

### North Down

48 High Street  
Holywood BT18 9AE  
T 028 9042 8989  
E holywood@simonbrien.com

### East Belfast

237 Upper Newtownards Road  
Belfast BT4 3JF  
T 028 9059 5555  
E eastbelfast@simonbrien.com

### Newtownards

17 High Street  
Newtownards BT23 4XS  
T 028 9180 0700  
E newtownards@simonbrien.com