

For Sale

Offers Over: £400,000

SimonBrien



74 Kilkeel Road,
Annalong, Newry,
Co. Down,
BT34 4TJ.

simonbrien.com



KEY FEATURES

- Attractive Detached Period Residence
- Beautifully Presented Accommodation retaining host of original period features
- Four Generous Bedrooms plus Study
- Three Reception Rooms
- Range of Attic Rooms
- Fully Fitted Kitchen Areas
- Bathroom and Additional Shower Room
- Oil Fired Central Heating
- Double Glazing
- Well Tended Gardens
- Range of Outbuildings/Stabling/Storage Units
- Superb Elevated Site with Pleasant Views over surrounding countryside
- Convenient Semi Rural Location close to A26 Frosses Road for commuting
- Short Drive to many attractions of North Coast
- 50 mins from Belfast
- Viewing by Private Appointment

DESCRIPTION

Rosemount is an attractive detached family residence beautifully presented throughout and retaining a host of period features including original fireplaces, tiling, staircase and coving

The accommodation in brief provides to the ground floor three reception rooms and fitted kitchen areas and on the first floor four generous bedrooms plus study, family bathroom and additional shower room

Externally the property is positioned on a superb elevated site with far reaching countryside views as well as well maintained gardens and full range of outbuildings, stabling and storage areas

The location whilst enjoying all of the attributes of rural living is a short drive from Ballymoney Town Centre and its array of local amenities and schooling, the North Coast and its array of attractions are also close by with Belfast approximately 50 minutes away

Viewing is by private appointment through our Belfast Office 02890 668888

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

With coved ceilings, decorative Antique tiled floor, glass panel door and side panels to:



RECEPTION HALL:

With an impressive Mahogany Balustrade staircase to First Floor Landing.



DRAWING ROOM:

18' 3" x 14' 11" (5.56m x 4.55m) (including bay window)

With original antique fireplace, slate hearth and detailed over mantle, covered ceiling, picture rail and superb views to front.



DINING ROOM:

17' 7" x 14' 11" (5.36m x 4.55m) (including bay window)

With original fireplace and hearth with detailed carved surround and over mantle, T.V. point, picture rail and ceiling coving.



REAR RECEPTION HALL:

With double cloaks cupboard, tiled floor, storage understairs with light and cloakroom, Separate cloakroom, comprising w.c., wash hand basin with tiled splashback, part wood panelled walls and a tiled floor.



THE STUDY:

15' 0" x 12' 11" (4.57m x 3.94m)

Original restored marbleised slate fireplace with slate hearth, picture rail and covered ceiling.



KITCHEN:

15' 0" x 12' 11" (4.57m x 3.94m)

With hand made eye and low level units, wooden worktop, Belfast style sink, Antique style hot and cold taps, reconditioned Wellstood cooker, plumbed for automatic dishwasher, telephone point and original tiled floor.



GALLEY KITCHEN:

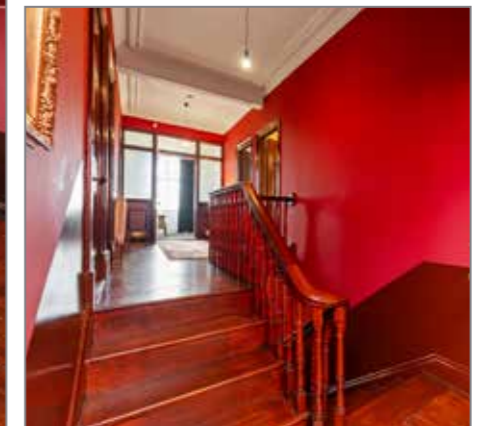
13' 4" x 10' 3" (4.06m x 3.12m)

Recently fitted units including integrated Hotpoint double oven, Smeg 4 ring gas hob, single bowl stainless steel sink unit, plumbed for automatic washing machine, tiled floor, larder cupboard and original Maid's staircase to First Floor.



SPACIOUS FIRST FLOOR LANDING:

With coved ceilings, telephone point and panoramic views to front.



FIRST FLOOR

BEDROOM (1):

15' 4" x 13' 11" (4.67m x 4.24m)

With original slate fireplace with tiled inset and tiled hearth, restored wooden floor, picture rail and covered ceiling.



BEDROOM (4):

13' 10" x 12' 0" (4.22m x 3.66m)

With original slate fireplace with tiled inset and tiled hearth.

BEDROOM (2):

15' 5" x 12' 10" (4.7m x 3.91m)

With original slate fireplace with tiled inset and tiled hearth, restored wooden floor, picture rail and covered ceiling.



BEDROOM & W.C. COMBINED:

With antique wash hand basin, cast iron roll top bath with claw feet, antique waste/plug, w.c., shaver point, point for wall light, painted wood panelled walls and ceiling and tiled cubicle with thermostatic shower.

BEDROOM (3):

15' 6" x 10' 6" (4.72m x 3.2m)

With original slate fireplace with tiled inset and tiled hearth.

SHOWER ROOM:

Recently upgraded with contemporary fittings including a vanity basin with storage under, w.c., shaver point and tiled shower cubicle with a thermostatic shower.



STUDY:

**13' 5" x 7' 11" (4.09m x 2.41m)
(Including hotpress and immersion heater)**

With storage cupboard, hotpress and immersion heater.

ROOFSPACE

ATTIC ROOM 1:

15' 7" x 15' 6" (4.75m x 4.72m)

With light, power points, access to eaves storage and door to:

STORAGE:

15' 9" x 6' 9" (4.8m x 2.06m)

With access to attic storage.

ATTIC ROOM 2:

15' 8" x 15' 6" (4.78m x 4.72m)

With light and power points.

OUTSIDE

BULL HOUSE:

21' 6" x 15' 5" (6.55m x 4.7m)

With stable door, light and sash style windows.

COTTAGE:

28' 8" x 14' 6" (8.74m x 4.42m) (Sub divided internally)

With light, power points, stable door, fireplace and provision for w.c., sliding sash windows.

ORIGINAL STABLES/PIGGERIES:

70' 4" x 25' 0" (21.44m x 7.62m)

With lights, window and ladder to hay loft (70'4 x 25'0-External).

TRACTOR STORE/PIGGERIES:

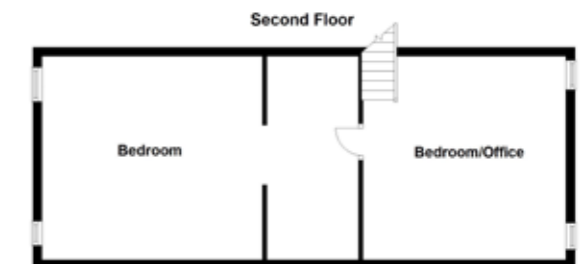
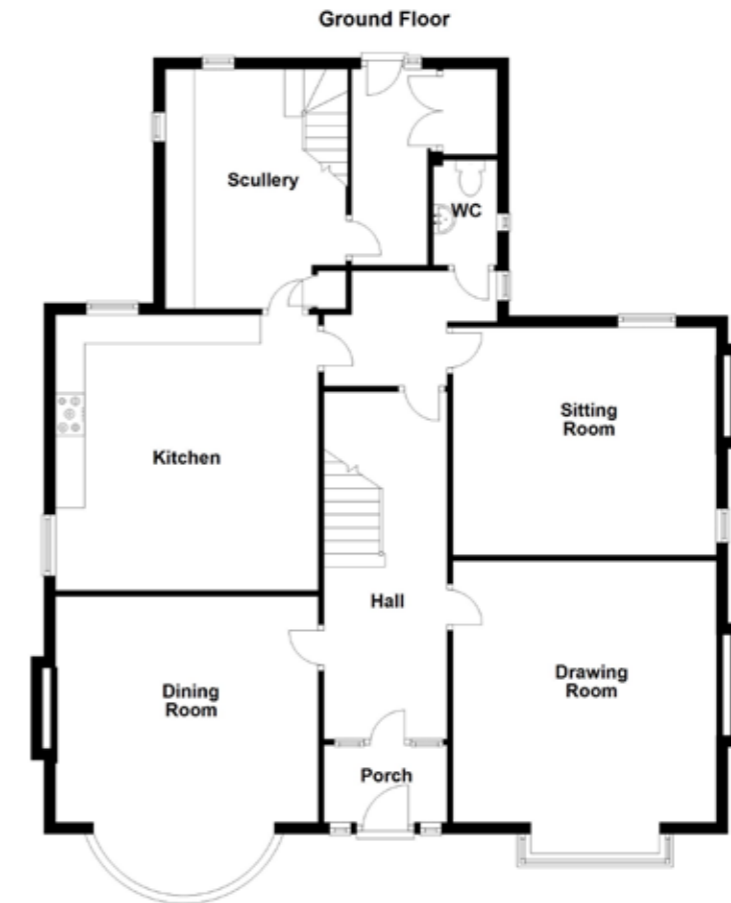
37' 2" x 25' 0" (11.33m x 7.62m)

With lights and swing doors to Tractor store.

ORIGINAL HEN HOUSES:

61' 1" x 23' 8" (18.62m x 7.21m)

With sash style windows, light and power points and subdivided internally.



VALUER

Mark Leinster

Valuer

Simon Brien

525 Lisburn Road, Belfast, County

Antrim, BT9 7GQ

T: +44 28 9066 8888

E: southbelfast@simonbrien.com

MORTGAGE ADVICE

For free independent advice on mortgages talk to

Crawford Mulholland

348 Lisburn Road, Belfast,

Co. Antrim, BT9 6GH

T: 028 9066 5544

E: office@crawfordmulholland.com



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