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estate agents

The Thatch
180 LURGAN ROAD
Magheralin BT67 0QS

The Thatch

180 Lurgan Road Magheralin

- A stunning example of modern vernacular
- Beautifully designed olde world Thatched cottage with a stunning contemporary interior
- Four spacious bedrooms; master bedroom with ensuite shower room and balcony, bedroom 2 with an ensuite shower room
- Attractive entrance lobby with a feature glass brick partition wall
- Open plan hallway and flexible family room with a feature beamed fireplace and inset cast iron wood burner, doors leading to the rear gardens and doors leading through to the living room
- Beautifully presented living room with an impressive beamed fireplace with a contemporary style hanging cast iron inset with open fire.
- Open plan live-in style kitchen/dining/ family room with a feature sun room style window to the rear of the house overlooking the seasonal gardens
- Individually designed kitchen with a good range of fitted high and low level units in a contemporary style including a feature cooking area with stainless steel SMEG free standing range style cooking hob. Provision for an AGA if desired
- Rear hallway with a separate downstairs WC with a beautifully designed Venetian style glass wash hand basin
- Separate utility room with fitted units
- Bathroom on the first floor, individually designed with a contemporary style suite including a free standing bath, WC and wash basin
- A truly amazing south facing landscaped garden beautifully designed and planted by the current owner who has passionately created a leafy and spectacular environment which harmonizes with its bucolic setting including panoramic views to the Mourne Mountains
- A wide variety of ever green and deciduous trees and exotic shrubs, plants and lawns as well as grape vines, echiuma, acers and a mature wisteria. A truly inspirational garden adding vibrancy and interest for all seasons
- Patio areas and statically placed seating to enjoy the best views of the garden and rural outlook at the rear throughout the day
- Tarmac driveway and parking area
- Detached double garage
- 7.2 kWh Solar panel system including a 10 kWh battery and car charging point for energy efficient electricity
- Sliding sash double glazed windows
- Oil fired under floor heating to the ground and first floors
- Beam Vacuum system
- Zoned alarm system
- 3A low level lighting and outdoor lighting



Exterior designed with outdoor rooms including a Lavender garden, small orchard, Japanese garden, Italian patio and a small woodland to name a few



Featured in Ireland's Homes Interiors and Living magazines

"....This charming family home is the perfect blend of old world character and classic modern living"



Description

This truly remarkable thatched dwelling, built some 20 years ago to an exacting specification for modern living, has a wonderfully contemporary interior, beautifully presented by the present owner who has skilfully created a unique residence that will immediately appeal to a wide variety of discerning purchasers seeking a unique home that offers that little something extra special.

The property is framed by an amazing garden that has been passionately designed and cultivated and now fully mature to create a relaxing and mindful environment with areas to sit and contemplate and enjoy the rural views to the rear.

A practical interior unfolds over two floors of spacious accommodation including four generous bedrooms, master bedroom with an ensuite shower room and balcony, a second bedroom with an ensuite shower room and a stunning ground floor which flows beautifully for living and entertaining. Double doors lead to the rear garden.

Enjoying a very pretty setting on the main Lurgan Road, the property is convenient to the historic hamlet of Magheralin with local shops and amenities as well as St Patrick Primary School on the Ballymacbredan Road and Maralin Primary School on the Steps Road. Neighbouring villages include Moira with its range of cafes, boutiques, pubs and restaurants as well as Moira Primary School, Rowandale Integrated Primary School, Moira train station and the M1 motorway for Belfast and the west.

Viewing a must!

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Location:

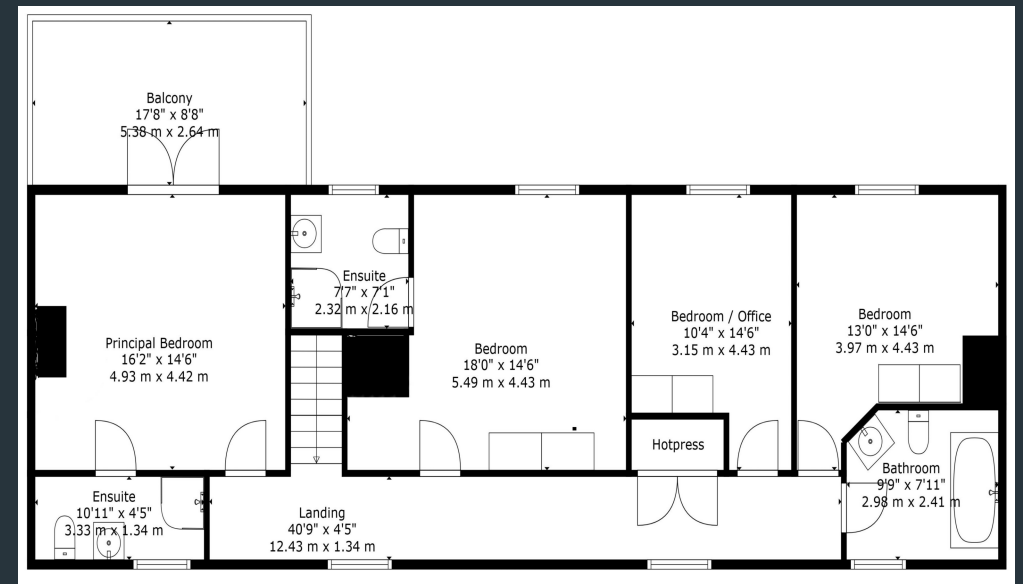
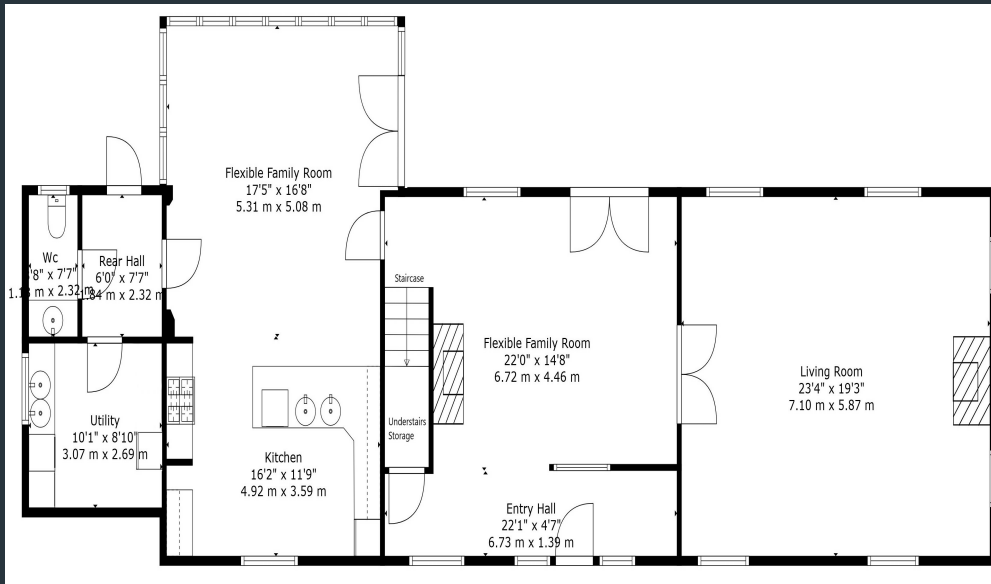
From Moira take Lurgan Road at the top of village and proceed through Magheralin and continue on the Lurgan Road, No. 180 is on the left hand side. For Sale board erected.



“...modernist vernacular framed by a stunning mature landscaped garden design”







IMPORTANT INFORMATION:

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.