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Detached House

This very substantial dwelling which was originally constructed to a particularly high standard offers an opportunity for country living at its best. The sweeping driveway which accesses the large garden which is set well back from the County Road and thus privacy and seclusion are ensured. Upstairs views to the Mourne Mountains compliment the internal grandeur of the house.



- **Sitting Room, Kitchen/Dining/Living, Dining Room**
- **5 Bedrooms (1 En Suite & Dressing Room)**
- **Utility Room, 2 Cloakrooms, Bathroom, Shower Room**
- **Garage and Double Car Port**
- **Annex with 2 Rooms, Store Room and Cloakroom**
- **Gravel driveway and garden**
- **EPC Rating: D61**
- **Price: £325,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68	61	67
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

THE PROPERTY COMPRISES:

Ground Floor:

Porch:

Entrance Hall:

Hardwood door with double glazed side windows and fan light. Natural stone floor and feature staircase with stone steps, cornice ceiling.



Cloakroom:

W.C, plumbed for WHB, tiled floor.

Sitting Room:

22' 2" x 33' 7" (6.75m x 10.23m) (both widest)
Fireplace, cornice ceiling, ceiling rose, French doors.



Kitchen/Dining/Living:

22' 2" x 33' 2" (6.75m x 10.10m) (both widest)
Island unit with stone top, natural stone floor.
Provision for kitchen units. Fireplace, cornice ceiling, recessed lights, French doors to patio.

Dining Room:

15' 9" x 9' 4" (4.80m x 2.84m) (both widest) Mahogany floor, cornice ceiling.

Back Hall:

Utility Room:

8' 9" x 10' 3" (2.66m x 3.12m) Provision for units, natural stone floor.

Cloakroom:

Provision for W.C and WHB, natural stone floor.

First Floor

Spacious landing.

Bedroom (1):

19' 2" x 21' 9" (5.84m x 6.62m) (both widest) Cornice ceiling.

Dressing Room:

12' 7" x 10' 11" (3.83m x 3.32m)

En Suite:

Wet room, W.C and WHB.

Bedroom (2):

19' 1" x 19' 5" (5.81m x 5.91m) (both widest) Cornice ceiling.

Bedroom (3):

18' 0" x 13' 4" (5.48m x 4.06m) Cornice ceiling, door to Annex.



Bathroom:

Provision for freestanding bath, provision for WHB and W.C. Walk-in shower cubicle. Tiled floor.

Second Floor

Oak staircase, landing with glass floor over Hallway.

Bedroom (4):

14' 3" x 24' 3" (4.34m x 7.39m) (both widest)

Bedroom (5):

14' 5" x 24' 3" (4.39m x 7.39m) (both widest)

Shower Room:

Tiled floor, shower cubicle, provision for W.C and WHB.



Annex:

Access from house Bedroom (3) or external staircase adjacent to Garage.

Cloakroom:

W.C and WHB.

Store:

With hot water tank.

Room (1):

29' 0" x 18' 7" (8.83m x 5.66m) (both widest)

Room (2):

18' 5" x 39' 9" (5.61m x 12.11m) (both widest) Door to external staircase.

External:

Double car port.

Gravel driveway, patio, trees and shrubs. PVC oil tank. Wooden playhouse.

Garage:

18' 5" x 40' 3" (5.61m x 12.26m) Garage door. Oil fired boiler (unknown if working).



All services/appliances have not and will not be tested.



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