

BTWcairns
RESIDENTIAL ESTATE AGENTS

**'Holestone Grange', Strand Road,
Parkgate, BT39 0RF**



Offers Around £1,500,000

Telephone 028 9066 8888
www.btwcairns.com

KEY FEATURES

- Magnificent Detached Home Set Amidst Well Manicured Gardens Extending To C8.5 Acres
- Constructed In 2005
- Wired For Linn Entertainment System, Lutron Lighting System
- Excellent Use Of High Quality Materials Throughout
- Handmade Solid Mahogany Doors Throughout
- Ceiling Heights c.11ft On Both Levels
- Custom Sized Bangor Blue Capital Slate Roof
- Impressive Pillared Entrance, Sweeping Driveway Leading To Parking Bays & Turning Area
- Stunning Reception Hall With Gallery Landing
- Three Reception Rooms, All With Beautiful Hand Carved Fireplaces
- Orangery Overlooking Gardens
- Robinsons Hand Painted Kitchen, Separate Utility Room, Cloakroom
- Study And Childrens Playroom
- Self Contained Annex With Double Bedroom, Living Room & Ensuite Bathroom
- Master Bedroom Suite With Dressing Room & Ensuite
- Three Additional Bedrooms, Two With Ensuite Shower Rooms
- Private Lane Leading To Well Manicured Gardens, South Facing Patio, Water Features
- Renovated Outbuildings, Paddock
- Triple Garage
- Deck Level Swimming Pool With Seating Area & Wet Room
- Geo Thermal Heating System (Cost Effective)
- Sought After Countryside Location With Ease Of Access To Main Arterial Routes





SUMMARY

'Holestone Grange' is a truly impressive detached country residence set in c8.5 acres of well manicured gardens. Positioned behind automated gates, the property enjoys considerable privacy whilst the location is convenient to main arterial routes.

Finished to an exacting standard by the current owners, the home was constructed in 2005 using top quality materials and craftsmanship which is apparent throughout the home. The well proportioned family accommodation features elegant marble fireplaces, bespoke plasterwork detailing and a gracious hand carved mahogany staircase.

The home extends to c.8,000 sq ft which is further enhanced by the grounds of the property. All in all a fine family home. Viewing is strictly by appointment. Please contact Ciara Vernon or Simon Brien at the South Belfast office for further information.



ACCOMMODATION

Haddon stone Portico and double opening entrance doors with glazed side panels leading to...

RECEPTION HALL:

30' 6" x 15' 7" (9.3m x 4.75m)

Magnificent staircase with hand carved handrail and bespoke cast iron balustrades. Gallery landing. Ornate corniced ceiling. French door to rear garden.



DRAWING ROOM:

20' 0" x 16' 10" (6.1m x 5.13m)

Ornate corniced ceiling. Wall light wiring. Decorative ceiling rose. Hand carved marble fireplace with cast iron dog grate, gas fire inset and slate inset and hearth. Sucapora solid wood floor.

DINING ROOM:

17' 0" x 14' 0" (5.18m x 4.27m)

Marble fireplace with cast iron dog grate, gas fire inset and slate inset and hearth. Ornate corniced ceiling. Wall light wiring. Decorative ceiling rose. Sucapora solid wood floor.

FAMILY ROOM:

15' 2" x 16' 9" (4.62m x 5.11m)

Ornate corniced ceiling. Low voltage lighting. Fireplace with hardwood mantle, brick inset and wood burning stove. Sucapora solid wood floor. Faux ostrich skin soft panel wall.





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ORANGERY:

18' 2" x 13' 7" (5.54m x 4.14m)

Hand carved marble floor. Eight double opening French doors to garden flanked by plasters and columns. Low voltage lighting.

KITCHEN:

15' 9" x 16' 10" (4.8m x 5.13m)

'Robinsons' high and low level hand painted units, dresser unit and glazed display unit. Granite work surfaces. Double Belfast pewter sink unit. Oil fired Aga with tiled recess. Integrated dishwasher. Integrated fridge freezer. Island unit. Glazed double sink unit. Plate rack. Corniced ceiling. Low voltage lighting, under unit lighting. Hand carved marble floor.

DINING HALL:

21' 6" x 23' 0" (6.55m x 7.01m) max.

Polished marble floor. Low voltage lighting. Corniced ceiling. Double opening French doors leading outside on both sides. Decorative plasters and columns.

REAR HALLWAY:

Feature lighting. Sucapora solid wood floor. Corniced ceiling. Five double opening French doors leading outside. Secondary staircase to Annex. Glazed double height feature window.

STUDY:

19' 7" x 15' 2" (5.97m x 4.62m)

Hand carved marble fireplace with brick recess and plumbed for gas. Part wood panelled walls. Bespoke built-in bookcase. Built-in sink unit. Low voltage lighting. Pair of French doors leading outside.





REAR HALLWAY:

Sucapora solid wood floor. Corniced ceiling. Low voltage lighting. Built-in cloaks cupboard.

CLOAKROOM:

Period style vanity unit with inset sink. Low flush WC. Corniced ceiling. Black and white marble floor.

UTILITY ROOM:

13' 0" x 8' 10" (3.96m x 2.69m)

'Robinsons' high and low level units. Granite work tops. Two arched windows. Integrated washing machine and tumble dryer. Hand carved marble floor. Corniced ceiling.

TRIPLE GARAGE:

29' 4" x 20' 0" (8.94m x 6.1m)

Geo thermal heat pump/back up from oil fired boiler for pool. Light and power. Automated doors. Electric board.

PLAYROOM:

19' 3" x 15' 3" (5.87m x 4.65m)

Hand carved stone fireplace with slate inset and hearth, gas fire inset. Pair of French doors leading outside.

SWIMMING POOL

WET ROOM AREA:

10' 6" x 6' 5" (3.2m x 1.96m)

Thermostatic power shower. Low flush WC. Pewter pedestal wash hand basin. Travertine marble floor. Corniced ceiling. Low voltage lighting. Built in wardrobe.

DECK LEVEL POOL AREA:

45' 0" x 21' 6" (13.72m x 6.55m)

Deck level swimming pool. Vaulted ceiling. Venetian windows. Columns and plasters. Low voltage lighting. Marble floor. Feature lighting. Catorex Air Conditioning system. Wired for Linn music system.

ANNEX

Magnificent staircase with hand carved handrail and cast iron balustrades.

LANDING:

Low voltage lighting.

LIVING ROOM/BEDROOM (6): 15' 0" x 12' 7" (4.57m x 3.84m)

Under eaves storage. Low voltage lighting. Double opening doors to...

BEDROOM (5): 19' 3" x 14' 0" (5.87m x 4.27m)

Two curved dormer windows. Two velux windows. LV lighting.

ENSUITE: 14' 10" x 6' 5" (4.52m x 1.96m)

Free Standing Cast iron roll top bath with claw and ball feet. Pewter period style fittings. Bidet. Low flush WC. Pedestal wash hand basin.. Chrome heated towel rail. Under eaves storage. Low voltage lighting.

FIRST FLOOR

GALLERY LANDING

BATHROOM: 11' 3" x 10' 0" (3.43m x 3.05m)

Free standing roll top bath with claw and ball feet. Chrome heated towel rail. Fully marble tiled shower cubicle with classic style chrome fittings. High flush WC. Pedestal wash hand basin. Bidet. Wall light wiring. Low voltage lighting. Corniced ceiling. Pitch pine panelling. Marble floor.

BEDROOM (4): 16' 10" x 10' 8" (5.13m x 3.25m)

Corniced ceiling. Low voltage lighting.

BEDROOM (3): 16' 10" x 15' 6" (5.13m x 4.72m)

Traditional built-in hand crafted wardrobes, broken pediment. Low voltage lighting. Corniced ceiling.

ENSUITE SHOWER ROOM: 4' 6" x 6' 9" (1.37m x 2.06m)

Wash hand basin in vanity unit. Low flush WC. Marble double shower cubicle with thermostatic shower. Period style fittings. Chrome heated towel rail. Marble floor.





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BEDROOM (2):**13' 0" x 16' 10" (3.96m x 5.13m)**

Corniced ceiling. Low voltage lighting.

ENSUITE SHOWER ROOM:**6' 5" x 7' 0" (1.96m x 2.13m)**

Wash hand basin in vanity unit. Low flush WC. Corner shower cubicle with thermostatic shower. Period style fittings. Chrome heated towel rail. Access to roofspace.

Double opening doors to...

MASTER BEDROOM:**17' 0" x 14' 7" (5.18m x 4.44m)**

Hand carved marble fireplace with gas fire inset. Corniced ceiling. Low voltage lighting. Steps down to...

DRESSING ROOM:**17' 7" x 15' 0" (5.36m x 4.57m) max.**

Excellent range of bespoke wardrobes. Sucapora solid wood floor. Two curved dormer windows. Free standing bath with ball and claw feet.

MASTER ENSUITE:**15' 0" x 9' 8" (4.57m x 2.95m)**

Twin sinks with vanity units below, marble surround. Low flush WC. Bidet. Wet area with thermostatic shower. Period style fittings. Hand carved marble floor.

EXTERIOR

The property occupies a magnificent and secluded site extending to c.8.5 acres. The mature landscaped grounds are laid in well tended lawns and shrubs along with patio areas and water feature. An impressive entrance with automatic gates leads to a sweeping entrance with generous parking and turning area and to the triple garage. A secure childrens play area is an additional benefit to any family. The adjoining field and paddock will appeal to those with equestrian interests.

RENOVATED OUTBUILDING

Four loose boxes. Storage facilities.





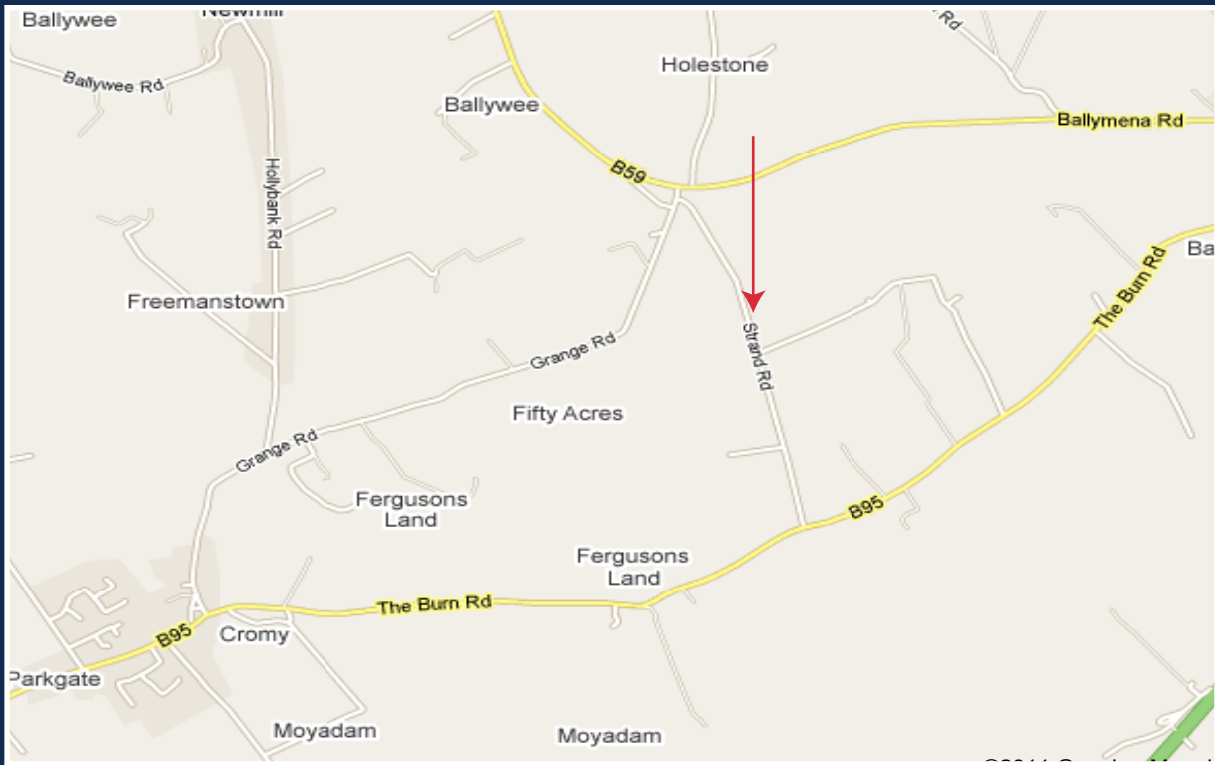
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Location



Strand Road, Parkgate is located within close proximity to Belfast City Centre, (16 miles), Ballymena (14 miles) and the International Airport (9 miles).

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.btwcairns.com



Lettings Department



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	Current	Potential
Very energy efficient - lower running costs		
A		
B		
Awaiting EPC Rating Information		
C		
D		
Not energy efficient - higher running costs		

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