



8 Boyhill Road  
Maguiresbridge, BT94 4LH

**Price on Application**

- 4 Bedrooms
- 2 Bathrooms
- 3 Reception Rooms
- Heating: Oil
- Garden
- Garage
- Off-street parking
- Disabled access
- Investment potential
- Chain free

We offer for sale this unique property totaling over three floors of 3700 sq ft that can only be described as having a modern and contemporary style with a design that works to create sophisticated living space that stimulates the senses but at the same time provides a comfortable and practical home.



## Description

The house has been designed to an exceptional level and boasts a significant number of state of the art features with a quality of finish that must be seen to be appreciated. Arranged over three floors the proportions throughout the property are extremely generous and configured to provide excellent family space with meticulous attention to detail.

All of the principal reception rooms enjoy a spectacular view over the countryside and over the Colebrooke River.

You enter the home to a bright and impressive reception hall, with oak stairs leading to the second floor and ground floor. To the left of the hall is the kitchen/dining area, which leads through to the family living area, this is an excellent example of contemporary open plan space, ideal for entertaining. The second reception room is to the right of the hall. This room is the hub of the home with its wood burning stove, rough cast walls and beams in the roof; arguably this room has the best views in the house.

On the ground floor we have the master suite with its generous en suite and walk in dressing room. There is a further two other bedrooms, boiler room, family bathroom and utility room.

On the top floor of the property you have a bedroom and a bathroom there also is a cinema / snooker room, this is the ultimate environment in which to unwind. There is an area for a bar if desired; the full size snooker table is staying in the sale.



## Outside

Parking to front and side of the property complimented by mature trees and boundary fencing. To the rear you have an enclosed garden area with a workshop you also have a natural hidden garden which sweeps down to the edge of the Colebrooke River.

For more information on this property or to organise a viewing please contact our office.

## Features

- Oil fired central heating (550 gallons per year)
- 28mm PVC tinted double glazed oak colored windows and doors
- Situated in a much sought after location
- Impressive entrance hallway featuring oak stairs and doors throughout
- Set back from the A4 Enniskillen to Belfast route
- Beam vacuum system
- Rates around £1470 per year
- House built 2006
- Alarm system
- Fire escape windows
- Pressurized heating system
- Featured sandstone lintel over wood burning stove
- Tarmac driveway and around house
- Freehold
- Sky dish
- Broadband connection
- Auto sound system throughout
- Master Room with En-suite and walk in wardrobe



- Slab floors
- Landscaped gardens
- Under floor heating

## Dimensions

Entrance Hallway - 10' 5" x 24' 6"

Living Room - 12' 6" x 24' 3" wood burning stove

Hall WC - 4' 3" x 5' 8"

Kitchen/ dining - 14' 3" x 23' 9"

Family living area - 15' 3" x 23' 9"



## Ground floor

Hall - 17' 4" x 10' 5" + 3' 9" x 29' 9"

Bedroom 1 Master - 17' 1" x 12' 5" - En-Suite - 6' 8" x 5' 9" - walk in wardrobe - 6' 7" x 5' 9"

Bedroom 2 - 12' 6" x 13' 1"

Bedroom 3 - 15' 2" x 15' 2"

Bathroom - 8' 5" x 15' 3"

Utility - 6' 8" x 12' 2"

Boiler room - 6' 2" x 5' 7"



## Second floor

Landing - 10' 5" x 5' 9"

Bedroom 4 - 15' 2" x 17' 2"

Bathroom - 5' 4" x 3' 8"

Cinema / snooker room - 30' 1" x 16' 2"

Outside shed / workshop 26' 9" x 9' 4"

To see a copy of the Epc report then please contact our office.

Viewing by appointment only through the above named agent.

If you can not make a viewing please make sure you contact the agent.

Web: [www.watterspropertysales.co.uk](http://www.watterspropertysales.co.uk)



Text 'Latest.182230' to 60066 For the Latest Price, Photos & Info (Costs 25p + standard txt price)

### Advice for Buyers

Buying a house can be a stressful time we would like to provide you with the information you need before preparing for a viewing.

You have identified a property which may be of interest to you, what is your next step?

Location - is the main factor on buying a property if you can drive to the location were the property/land is for sale and if possible drive around to confirm you would be happy with the area. By doing this you can illuminate if the property is not for you and save time organising a viewing with the estate agent, vendor and yourself.



Mortgage Adviser - you need to know if you can afford the property. For mortgage information contact our office where we will have an experienced financial advisor on hand to discuss mortgages and all related services if required. Our mortgage brokers are highly skilled and experienced and pride themselves on their professional and proactive approach.

### What we offer at Watters Property Sales & Financial Services

- Mortgages
- Investments
- Home Insurance
- Property Rentals
- Property Valuations



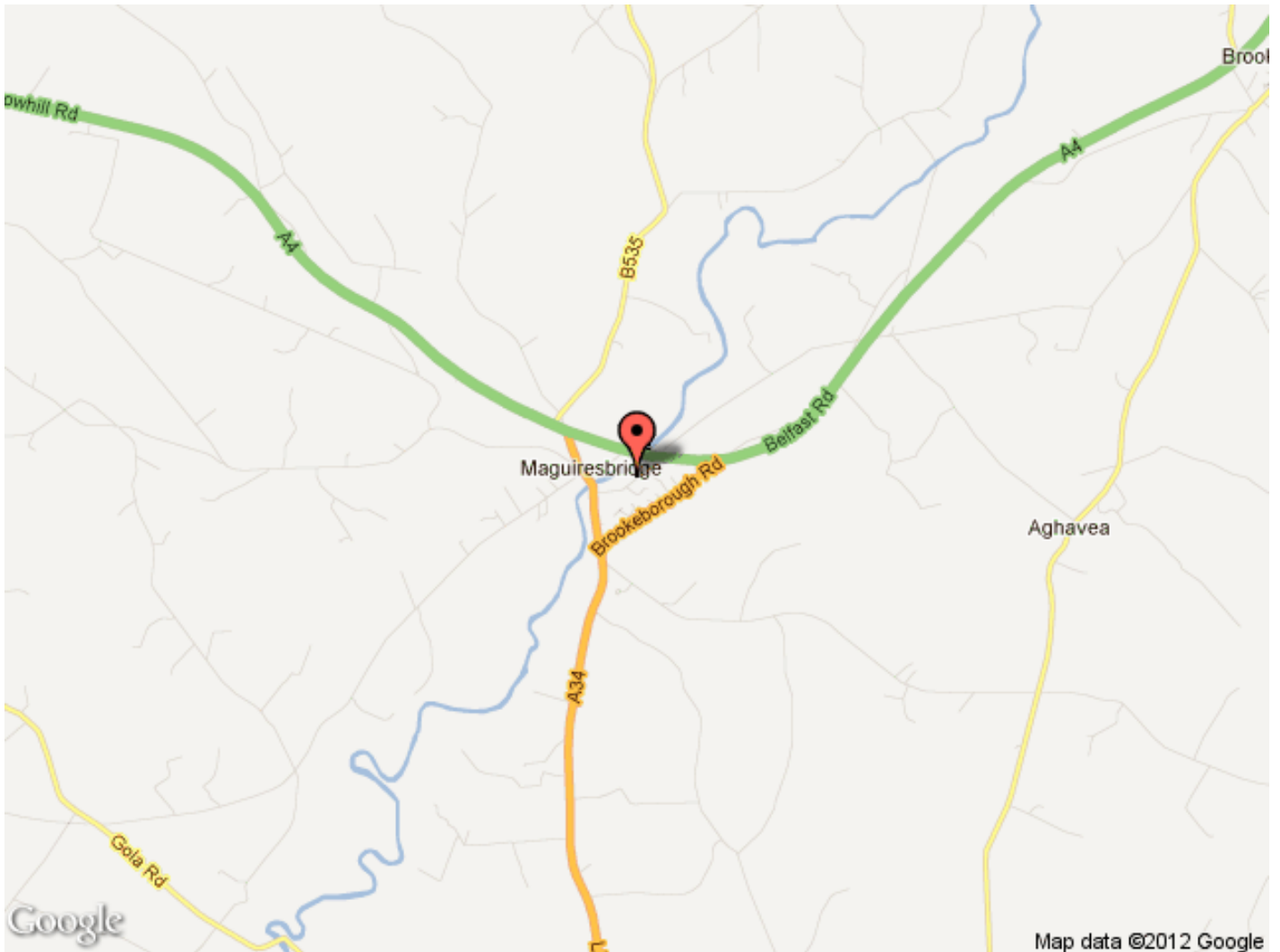


- Farm/Land Sales
- Life Cover
- Critical Illness Cover
- Health Insurance
- Progressive Agency
- Property Sales
- Income Protection

<http://www.watterspropertysales.co.uk/pages/mortgages>

“Watters Property Sales & Financial Services is an appointed representative introducer of Mint Financial Services Ltd Which is authorised and regulated by the Financial Services Authority”





[www.watterspropertysales.co.uk](http://www.watterspropertysales.co.uk)

Receive your Energy Assessment today!

Order your Energy Assessment today and let our friendly staff arrange a visit from one of our professional inspectors.



**What we offer...**

- \* Energy Performance Certificate
- \* Standard Assessment Procedure
- \* Simplified Building Energy Model
- \* Display Energy Certificate
- \* Code For Sustainable Homes
- \* Air Tightness Tests
- \* Air Conditioning Certificates
- \* Low & Zero Carbon Certificates

**YOUR BEST MORTGAGE  
& INSURANCE DEAL  
IS RIGHT HERE.**

Watters Property Sales & Financial Services was established in 2006 and since then we have built an excellent reputation for providing the very best mortgage and financial solutions along with our professional estate agency approach.

We take the time to fully understand customer requirements and then research the whole of the market to provide a solution that is best suited to their needs.

[Contact Us for more details](#)

**MISREPRESENTATION CLAUSE:**

Watters Property Sales gives notice to anyone who may read these particulars as follows. These particulars do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. We cannot guarantee the accuracy or description of any dimensions, texts or photos which also may be taken by a wide camera lens or enhanced by photo shop. All dimensions are taken to the nearest 5 inches. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

Brochure powered by PropertyPal.com