

Tim Martin
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**1 Old Grand Jury Road
Saintfield
BT24 7JD**

**Offers Around
£495,000**

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SUMMARY

This exceptional detached family residence is set on a slightly elevated position and also includes spacious garaging and first floor apartment.

The residence is tastefully presented with spacious accommodation. The ground floor boasts drawing, dining, family and garden rooms, two of which feature open fires, which compliment the generous integrated kitchen and adjoining laundry room with larder. The first floor comprises of four double bedrooms with fitted furniture, including principal suite with dressing room and shower room, study and luxury family bathroom.

Externally ample parking leads to the detached garaging, storage, open plan store and workshop.

The property also benefits from a first floor apartment - ideal for a family member, home office or a hobby needing space.

The pleasing landscaped gardens to front, side and rear are laid out in lawns and a good selection of shrubs, complimented by a private patio with built in bar-be-que.

Many local amenities are within walking distance including boutiques, coffee shops, churches, library and doctors surgery. Academy Primary and Saintfield High Schools are both a short walk away. An excellent public transport service and road network allows for a convenient commute to Belfast, Lisburn and Downpatrick; as well as schools in the surrounding towns and Belfast. The residence set a short walk to the village centre with the Academy Primary School, and Oakwood School and Assessment Centre close by and a choice of churches, Rowallane Gardens and Country walks at the doorstep.

FEATURES

- An Exceptional and Spacious Detached Family Residence within Walking Distance of Saintfield Town Centre
- Four Well Appointed Reception Rooms
- Garden Room Leading Out to The Rear Patio
- Generous Modern Kitchen
- Four Bedrooms at First Floor Level
- Separate One Bedroom Apartment
- Garage, Boiler House and Open Fronted Store
- Generous Gardens to the front, Side and Rear
- Oil Fired Central Heating and Double Glazing
- Close To Many Local Amenities, Public Transport And Primary Schools

Entrance Hall

Ceramic tiled floor; tongue and groove vaulted ceiling.

Reception Hall

15'2 x 14'0 (4.62m x 4.27m)

Maximum Measurements

Painted tongue and groove cornice ceiling; ceramic tiled floor; LED spotlighting; telephone connection point; storage cupboard under stairs.

Cloakroom

7'5 x 4'0 (2.26m x 1.22m)

White suite comprising close coupled WC; pedestal wash hand basin; ceramic tiled floor; corniced ceiling.

Drawing Room

20'2 x 13'10 (6.15m x 4.22m)

Approached from the hall through glazed double doors; inglenook fireplace with brick surround; enclosed black enamel cast iron stove on Terracotta tiled hearth; oak beam mantle; TV and telephone connection points; polished oak tongue and groove floor; corniced ceiling; 2 picture lights.

Family Room

15'3 x 14'0 (4.65m x 4.27m)

Inglenook fireplace with brick surround; oak beamed mantle; black enamel enclosed cast iron stove on polished black granite and brick hearth; oak tongue and groove ceiling; 2 wall lights; TV and telephone connection points.

Garden Room

13'6 x 11'5 (4.11m x 3.48m)

Ceramic tiled floor; vaulted ceiling; furnished with pine tongue and groove panelling; Velux ceiling window; glazed door to rear patio.

Dining Room

13'10 x 10'11 (4.22m x 3.33m)

Ceramic tiled floor; corniced ceiling with feature pine beam; access to kitchen.

Kitchen

17'4 x 13'8 (5.28m x 4.17m)

Glazed Belfast sink with chrome swan neck mixer taps in cream marble surround and drainer ;extensive range of painted finish eye and floor level cupboards and drawers; matching glazed and illuminated display cupboard; open display shelves, plate rack and bookshelf; cream marble worktop; matching island unit with fitted cupboard; wicker storage baskets and wine rack; cream marble worktop and breakfast bar; recessed Falcon gas range with two ovens, grill and warming drawer; 5 ring gas hob with extractor unit and LED lights over; tiled surround and high level mantle on corbils; dishwasher; corniced ceiling with 12 volt spotlights; ceramic tiled floor.

Rear Hall

Ceramic tiled floor; walk in larder (5'8 x 4'6) fully shelved; ceramic tiled floor; cloak cupboard.

Laundry Room

10'3 x 8'3 (3.12m x 2.51m)

1½ tub single drainer sink unit with brass mixer taps; good range of floor level pine cupboards; formica worktops; plumbing and space for washing machine and tumble dryer; ceramic tiled floor.

First Floor / Landing

Polished pine tongue and groove floor; hotpress with Heatrae Sadia Megaflo pressurised hot water cylinder.

Bedroom 1

15'3 x 14'0 (4.65m x 4.27m)

Two double and single built in wardrobes; pine tongue and groove floor; built in workstation with fitted cupboard and drawer.

Bedroom 2

13'9 x 11'0 (4.19m x 3.35m)

Range of built in furniture including 2 double wardrobes; single cupboard and nest of three drawers; pine tongue and groove floor; Velux ceiling window; TV aerial connection point; semi vaulted ceiling.

Study

10'0 x 7'8 (3.05m x 2.34m)

L Shaped - Maximum Measurements

Built in workstation with nest of drawers under; matching low level storage cupboards; Velux window in semi vaulted ceiling; pine tongue and groove floor; telephone and internet connection point.

Bathroom

10'4 x 8'11 (3.15m x 2.72m)

White suite comprising roll top cast iron bath on cast iron feet; rectangular tiled shower cubicle with thermostatically controlled shower; glass sliding shower door and side panel; extractor unit over; close coupled WC; pedestal wash hand basin; tongue and groove waiscot wall panelling to dado rail; ceramic tiled floor; chrome heated towel rail; LED ceiling spotlights in semi vaulted ceiling.

Bedroom 3

13'10 x 10'4 (4.22m x 3.15m)

Pine tongue and groove floor; semi vaulted ceiling with velux window fitted with blind; TV aerial connection point; access to eaves storage.

Principal Bedroom

14'10 x 13'10 (4.52m x 4.22m)

Pine tongue and groove floor; semi vaulted ceiling; TV aerial connection point; 12 volt ceiling lighting.

Dressing Room

10'4 x 5'9 (3.15m x 1.75m)

Fully furnished with ample clothes rails, drawers, pull out wire baskets, shoe rack; LED spotlighting; pine tongue and groove floor.

Wet Room / Shower Room

8'4 x 7'8 (2.54m x 2.34m)

Thermostatically controlled multi head shower in tiled surround; WC with concealed cistern; vanity unit with fitted wash hand basin with chrome mono mixer tap in formica surround; cupboards under; etched glass mirror over; porcelain tiled walls and floor; LED spotlights; extractor fan; chrome heated towel rail; fitted cupboards.

Outside

Double wooden entrance gates and bitmac drive with ample parking leading to garaging and concrete wash area providing additional parking; hot and cold taps.

Gardens

Spacious gardens to front, side and rear laid out in lawns, beds of ornamental and flowering shrubs with a fine selection of Field Maples to front, a spacious concrete patio with raised beds of herbaceous plants, climbers, spring flowering bulbs and shrubs creating a pleasing and private backdrop to the rear. Brick bar-be-que with chimney is ideal for those alfresco days!

Boiler House

Warmflow oil fired boiler; range of fitted shelves.

Garage

22'9 x 17'1 (6.93m x 5.21m)

Electric roller door; range of fitted shelves; ample light and power points.

Boiler House

Firebird oil fired boiler serving apartment.

Store**8'11 x 8'2 (2.72m x 2.49m)**

Built in workbeds; light and power points; built in shelves.

Open Fronted Store**16'9 x 14'1 (5.11m x 4.29m)**

L Shaped - Maximum Measurements

Built in cupboard.

Raised Enclosed Illuminated Patio

PVC oil storage tank.

Apartment**Entrance Hall**

Wood laminate floor.

Shower Room**6'0 x 5'11 (1.83m x 1.80m)**

White suite comprising quadrant tiled shower cubicle with thermostatically controlled shower doors and side panels; extractor fan; pedestal wash hand basin with chrome mono mixer tap; close coupled WC; Velux ceiling window in vaulted ceiling; ceramic tiled floor.

Kitchen**14'0 x 6'1 (4.27m x 1.85m)**

1½ tub single drainer stainless steel sink unit with mono mixer taps; range of floor level formica cupboards and drawers; formica worktops; integrated Candy electric oven and 4 ring gas hob; space for fridge; wood laminate floor; vaulted ceiling; open plan to:-

Lounge**16'9 x 12'0 (5.11m x 3.66m)**

Semi vaulted ceiling; wood laminate floor; telephone connection point.

Bedroom**10'2 x 10'1 (3.10m x 3.07m)**

Semi vaulted ceiling; wood laminate floor.

Study**9'5 x 6'3 (2.87m x 1.91m)**

Fitted work station; wood laminate floor; vaulted ceiling with Keylite ceiling window.

Tenure

Leasehold

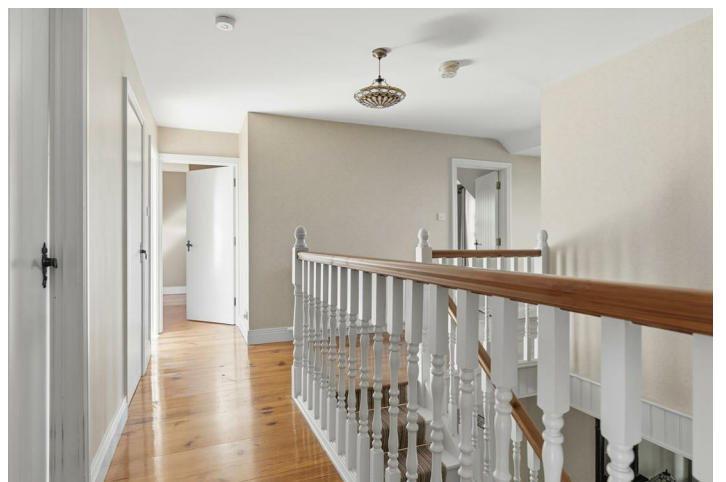
Ground Rent

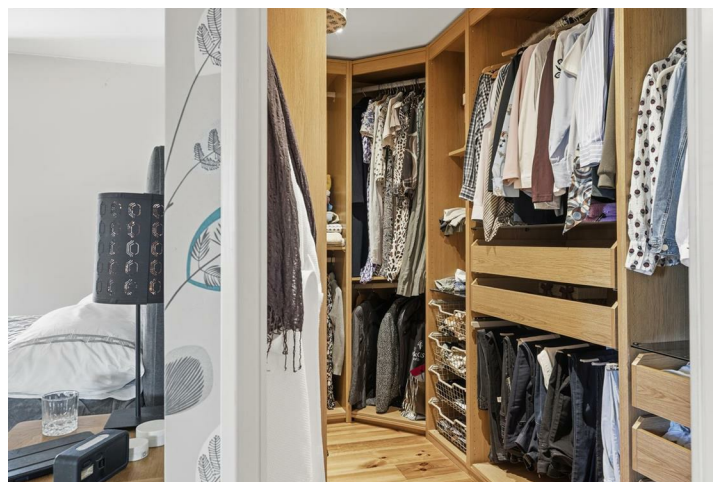
TBC

Capital / Rates Value

£320,000. Rates Payable = £3,379 Per Annum (Approx)





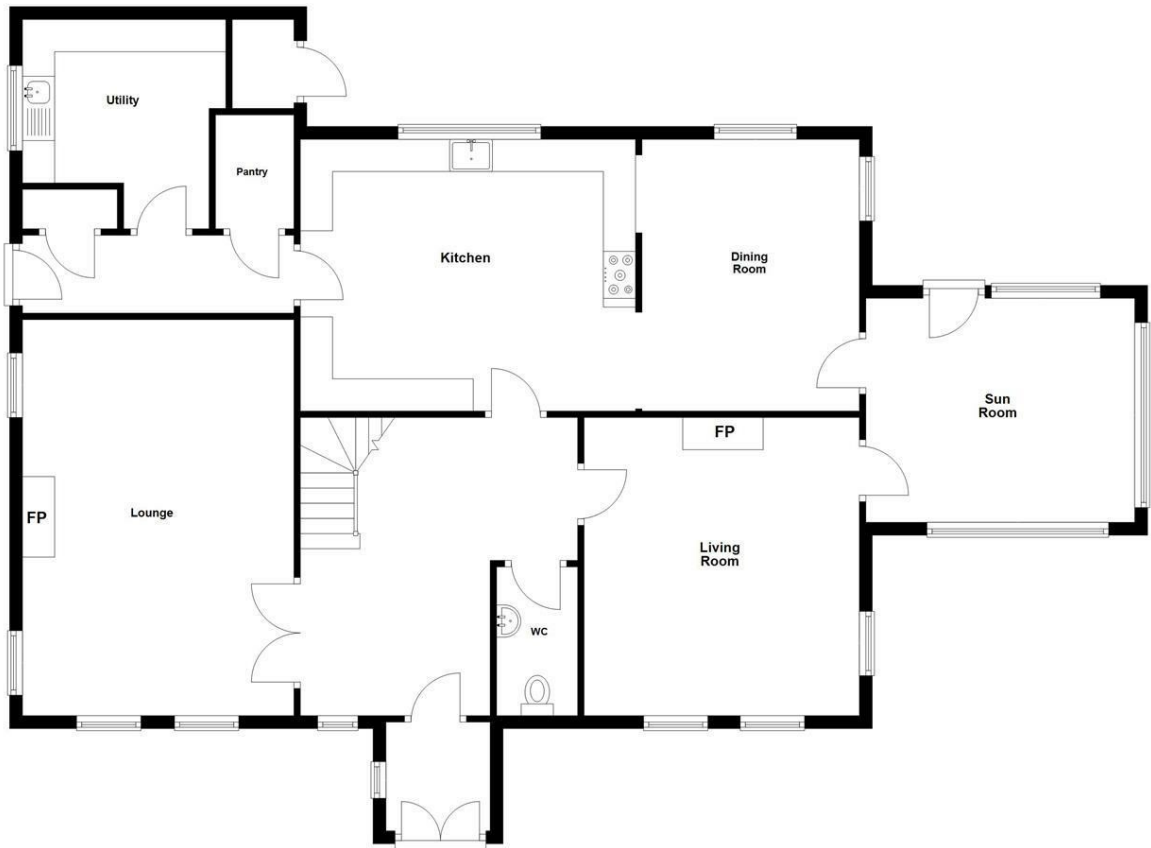






Ground Floor

Approx. 142.1 sq. metres (1529.4 sq. feet)



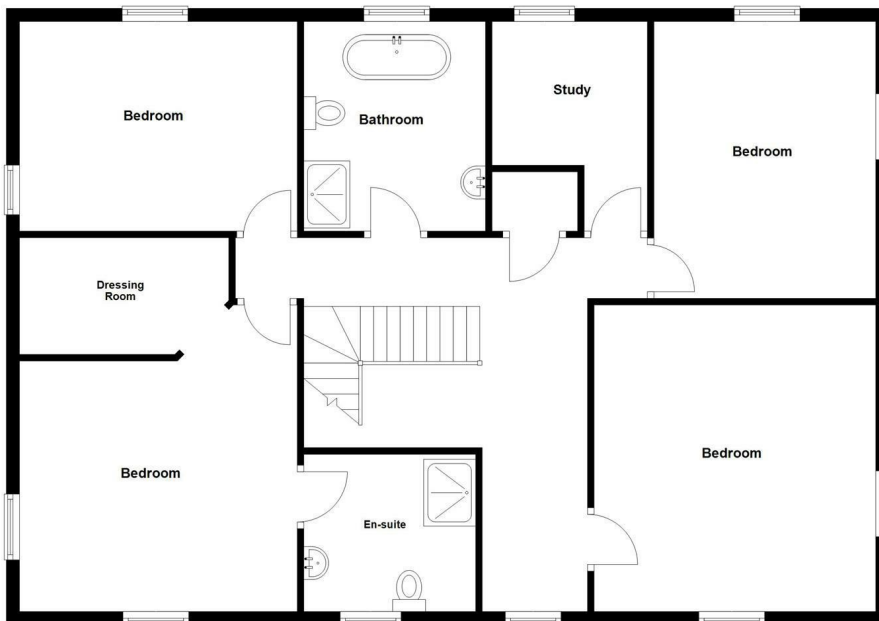
Total area: approx. 366.9 sq. metres (3949.7 sq. feet)

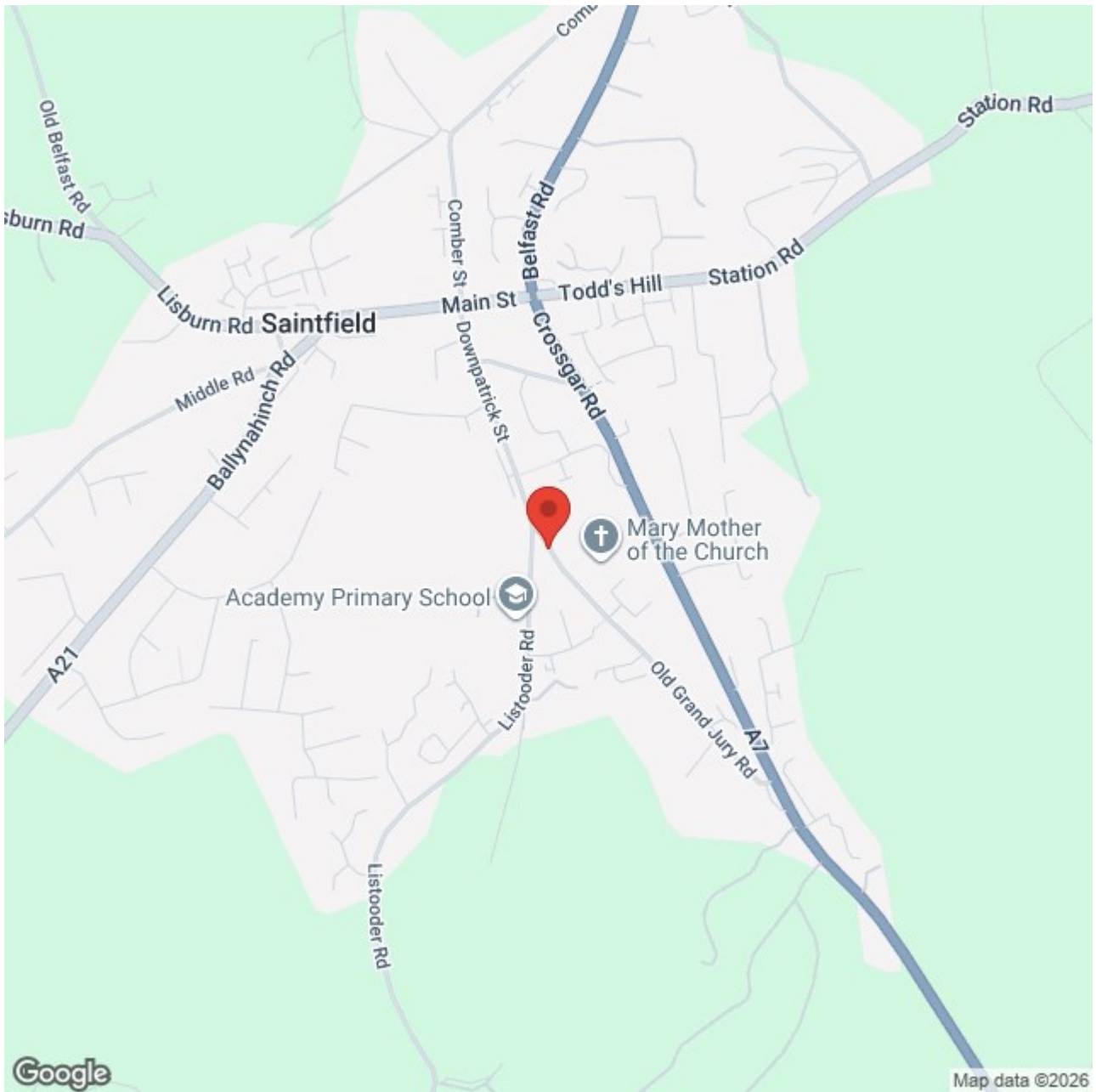
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

1 Old Grand Jury Road, Saintfield

First Floor

Approx. 124.7 sq. metres (1341.9 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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