

**4 Bed
House - Detached
located in**



6 Ardculmer Road Cookstown BT80 9AQ



A beautifully presented 2,540 sq ft Georgian-style home (built in 2024) finished to a high specification throughout, offering four bedrooms including an en-suite shower room and walk-in wardrobe of the principal bedroom, a stylish family bathroom with a statement freestanding bath, bespoke fitted kitchen with Quartz countertops and premium appliances, two reception rooms, utility room, rear foyer with boot area and guest wc.

Externally, a decorative stone driveway with entrance pillars provide ample parking, with planning approved for a detached double garage.

Set gracefully on the edge of Cookstown, this exceptional Georgian-style residence, built in 2024, is a home that immediately conveys a sense of arrival. From the moment you pass through the entrance pillars on the decorative stone driveway, the tone is set – refined, elegant, and unmistakably luxurious.

An impressive entrance hall welcomes you inside, featuring a striking Oak and cast iron staircase, setting a statement of craftsmanship and elegance that defines the home throughout.

Extending to approximately 2,540 sq ft, the property has been meticulously designed to balance classical symmetry with contemporary luxury. The interiors unfold effortlessly, where two beautifully proportioned reception rooms provide refined space for both formal entertaining and relaxed family living.

At the heart of the home lies a truly bespoke kitchen, crafted to an exceptional standard. Finished with Quartz worktops and upstands, it is equipped with premium integrated appliances, Quooker tap, and a thoughtfully designed coffee station and drinks larder. The central island forms a striking focal point, enhancing both the aesthetic and sociable nature of space.

Practicality is seamlessly integrated throughout. A rear hallway with boot area offers elegant seating and storage. A well-appointed utility room with excellent storage and space for stacked appliances and guest wc complete the ground floor accommodation.

Upstairs, the home continues to impress with four generously sized bedrooms, each designed as a calm and luxurious retreat. The principal suite is particularly noteworthy, featuring a walk-in wardrobe and a beautifully finished en-suite shower room, while the family bathroom, offers a eye-catching freestanding bath and walk-in shower.

Externally, the property continues to deliver with ample parking and space for future expansion. Full planning permission has been granted for a detached double garage, further enhancing the home's long-term appeal.

Perfectly positioned within walking distance of the town centre and offering excellent connectivity via the A29, as well as convenient access to Dungannon and the wider motorway network including the M1 and M2 Motorway, this is a home that delivers both lifestyle and location in equal measure.

A residence of this calibre is rarely brought to the market. Where timeless Georgian design meets contemporary luxury, creating a home of enduring quality and distinction.

Accommodation Comprises:

Entrance Foyer:

15'3" x 9'9"

A striking composite front door with glazed side panels opens into a beautifully finished tiled entrance foyer, setting the tone for the quality within. A stunning feature staircase with Oak handrails and treads, complemented by cast iron spindles, creates an immediate focal point. Finished with moulded coricing and recessed spot lighting, the space combines elegance with practicality, further enhanced by telephone and power points and a security alarm panel.

Lounge:

16'8" x 15'5"

A beautifully proportioned reception room featuring Parquet wooden floor and elegant moulded coricing, creates a refined and inviting atmosphere. Finished with recessed spot lighting, along with television and power points. This space is perfectly suited for both relaxing and entertaining.

Family Area:

15'5" x 14'9"

A stunning open plan kitchen, dining and family space, designed for modern and effortless living and entertaining. The family area features a bespoke media wall with built in storage, enhanced recessed lighting and a striking glass-fronted electric fire, creating a warm and contemporary focal point. Television and power points, the space flows seamlessly into the kitchen and dining area, offering a bright and sociable environment ideal for family living.

Kitchen/Dining Area:

26'4" x 18'4"

A stunning open plan kitchen, dining and family space, centred around a truly exceptional bespoke handcrafted cabinetry, designed by Patterson's Kitchen & Interiors. The kitchen features a sophisticated combination of Cambrian Oak and Cashmere units, beautifully finished with premium Quartz worktops, creating a timeless yet contemporary aesthetic. Comprehensively equipped with an integrated larder style fridge, freezer and dishwasher. Built in Haier eye level electric oven and microwave, the layout has been carefully considered for both functionality and style. Additional features include pull-out under-counter bins, a single bowl sink with Quooker tap, and a thoughtfully designed coffee station and drinks larder. The kitchen/dining and family space is finished with a tiled floor and recessed spot lighting, while French doors from the dining area open seamlessly to the side and rear gardens, flooding the room with natural light and creating an ideal setting for modern living and entertaining.

Rear Foyer:

11'1" x 5'2"

A practical and stylish rear entrance foyer, accessed via a composite door with glazed side panel, allowing for natural light. The space is enhanced by a bespoke olive/sage green boot room unit, incorporating fitted storage, coat rack, and a traditional monk's bench, offering both functionality and charm. Finished with moulded coricing and a durable tiled floor, this area provides an ideal transition space for modern family living.

Laundry Room:

9'5" x 6'5"

A well-designed and highly functional laundry room, fitted with Mocha custom-made high-and-low level cabinetry for additional storage. The space features a dedicated stacked laundry centre, plumbed for an automatic washing machine with space for a tumble dryer and a built-in drying rail. A Hafele square line stainless steel sink with mixer taps adds further practicality. Finished with a tiled floor. Power points, central heating clock and extractor fan, this room is tailored for efficient everyday use.

Guest Cloakroom:

9'4" x 3'6"

A stylishly finished guest cloakroom, fitted with a modern suite complemented by elegant brush brass fittings, comprising a low flush wc and wash hand basin set within a vanity unit. The space is enhanced by moulded coricing, tiled flooring, splashbacks and extractor fan, delivering both practicality and a refined finish.

1st Floor:

Landing:

19'2" x 9'9"

A spacious and well-proportioned landing, finished with carpet flooring for added comfort and warmth. Enhanced by recessed spot lighting and power points, the area provides practical access to the roof space via a pull-down ladder, which is partly floored and fitted with shelving, offering valuable additional storage.

Principal Bedroom:

15'5" x 12'6"

A beautifully presented principal bedroom suite, offering a refined and comfortable retreat. The room benefits from fitted wardrobes, fully railed and shelved, along with carpet flooring, television and power points and thermostat control. Recessed spot lighting. A walk-in wardrobe, finished with carpet flooring, and fitted with railing and built-in storage provides excellent organisation.

Offers Over £450,000



En-Suite Shower Room:

8'11" x 3'10"

A stylish and contemporary en-suite shower room, fitted with a modern white suite comprising of a low flush wc and sink in vanity unit. The space features a fully tiled shower enclosure with power shower, including both a rainfall shower head and handheld attachment. Finished with tiled walls and floor, LED recessed spot lighting, a LED mirror and extractor fan, creating a sleek and functional space.

Family Bathroom:

9'10" x 8'2"

A beautifully designed family bathroom, fitted with a contemporary white suite complemented by striking black fittings. Comprising of a low flush wc, sink in vanity unit, the space also features a sleek walk-in shower cubicle with black frame. A standout feature is the double-ended freestanding bath with mixer taps and shower attachment, creating a true statement of luxury. Further enhanced by a black heated towel radiator, half tiled walls, tiled floor and extractor fan. The bathroom offers both style and functionality in equal measures.

Bedroom:

15'10" x 14'11"

A spacious and well-proportioned bedroom, finished with carpet flooring for added comfort. The room benefits from television and power points, providing a practical and versatile space suitable for a range of uses.

Bedroom:

15'9" x 12'2"

A spacious and well-proportioned bedroom, finished with carpet flooring for added comfort. The room benefits from television and power points, providing a practical and versatile space suitable for a range of uses.

Bedroom:

15'6" x 10'1"

A spacious and well-proportioned bedroom, finished with carpet flooring for added comfort. The room benefits from television and power points, providing a practical and versatile space suitable for a range of uses.

Outside:

Impressive approach via entrance pillars leading to a decorative stone driveway, with gardens laid in lawn to the front, side and rear enhanced by newly planted laurel hedging. The property benefits from granite doorsteps and up and down lighting to the front door along with box hedging, creating an attractive first impression. Additional features include an external cold tap, condenser boiler with double skinned oil tank, and fully planning permission with building control approval for a detached double garage, offering further potential.

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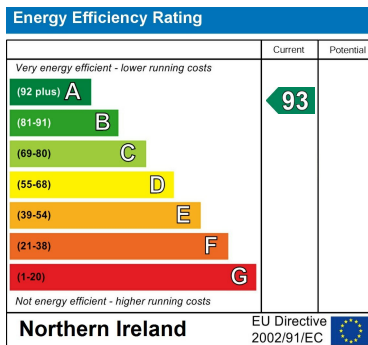
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