



offers over £325,000



The Owner's Perspective...

"I have always found Adam Yard to be a very special and friendly community of owners who thrive off all the benefits of being on the private Upton Castle Estate and surrounded by the Templepatrick Golf Club.

Whilst being a very quiet, secure and secluded venue, I make good use of the nearby hotels and restaurants as well as having Belfast City only 15 to 20 minutes away and with close access to the M2.

Family visiting from abroad also greatly appreciate the 10 minute drive from Belfast International airport.

The lifestyle at Adam Yard is what I enjoy the most with fantastic views of the countryside and the peacocks roaming in the garden.

I have had great pleasure in renovating the Barn House to its current immaculate condition which any new owner will surely appreciate and enjoy"





Drawing room



Archway leading to the Courtyard



Hand crafted kitchen

The facts you need to know...

Stunning renovated Grade A stable house set amongst the grounds of Castle Upton Estate

Built c.1788 and designed by the renowned architect Robert Adam

Sympathetically restored and replumbed in 2024

The property extends to c 1,415 Sqft

An array of period features have been retained, all merging into modern day living

Luxury handcrafted shaker style kitchen units, Quartz worktops with an extensive range of integral appliances

Casual dining within the kitchen

Dual aspect drawing room opening to dining and dual access to both the courtyard and private walled garden

Two spacious bedrooms, each with bespoke built-in wardrobes, main bedrooms with dressing area

Recently installed luxury bathroom, finished with marble effect tiled walls and floor, free standing bath, extra large shower cubicle and wall mounted Duravit sink unit and low flush wc

New condensing oil fired central heating boiler

Private fully enclosed rear garden laid in lawn, flowerbeds and patio area with the backdrop of the original wall

Private parking to the front for up to three cars

Single garage with light, power, and up and over door

Accessed via the 'Kingfisher Country Estate' with electric gates leading to The Adam Yard which is private for residents only

Perfectly located close to main arterial routes linking Belfast City Centre, Belfast International Airport and further afield

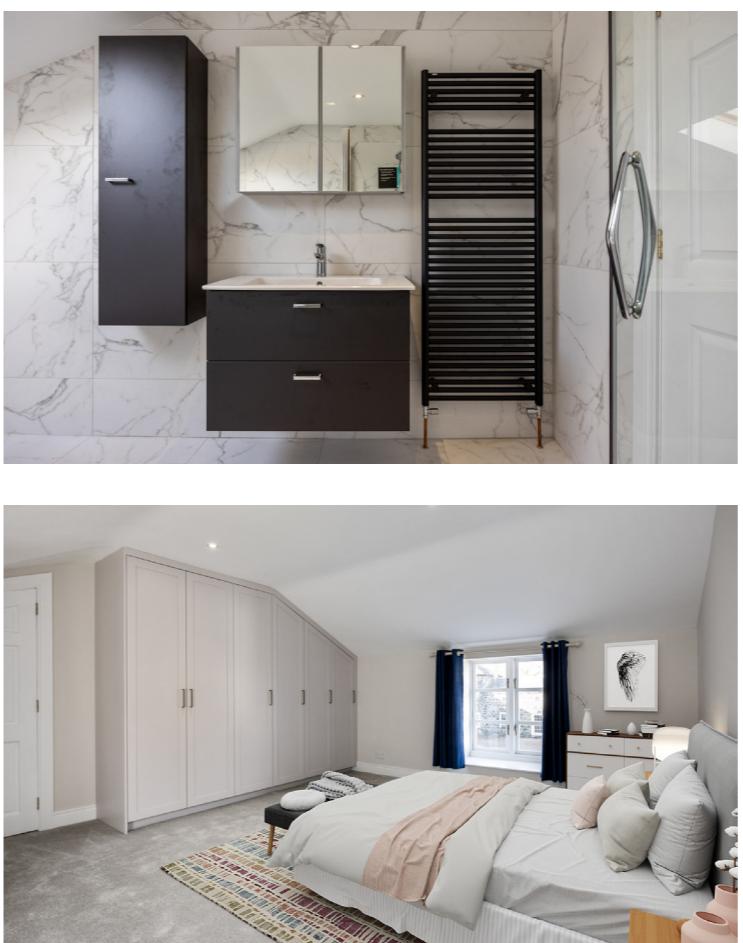
An ideal property which is ideal for those either wishing to enjoy the lifestyle of being in a historical building but with modern amenities, or those wishing to have a lock and leave or downsize



Stunning bathroom



Main bedroom



Bedroom two

The property comprises...

GROUND FLOOR

Glazed door leading to:

ENTRANCE HALL:

DRAWING ROOM OPEN TO DINING

23' 9" x 15' 6" (7.24m x 4.72m)

Dual aspect, picture rail, low voltage lighting, feature reclaimed French doors to the private garden and communal courtyard. Concealed storage area.

LUXURY KITCHEN OPEN TO CASUAL DINING AREA

18' 8" x 13' 6" (5.69m x 4.11m)

Extensive range of high and low level shaker units, Quartz worktops, splashback and upstand, inset Villeroy & Boch sink unit and swan neck tap, four ring induction hob by Fisher & Paykel, Siemens under oven, integrated Siemens dishwasher, integrated fridge and freezer, feature window seats with concealed storage under, low voltage lighting, staircase leading to the first floor, glazed door to rear.

CLOAKROOM: Duravit low flush wc, trough sink unit with mixer tap and cabinets below.

FIRST FLOOR

LANDING: Hotpress Cyclone pressurised tank, shelving and plumbed for washing machine.

MAIN BEDROOM

15' 7" x 13' 9" (4.75m x 4.19m)

Including bespoke built-in wardrobes, feature port hole windows, vaulted ceiling, double glazed Velux window and additional dressing area 6'9" x 3'11".

LUXURY BATHROOM

10' 8" x 8' 10" (3.25m x 2.69m)

Stunning bathroom with free standing bath, swan neck tap and telephone shower, wall mounted Duravit sink unit with cabinet below, mixer tap, vanity mirror above with concealed shelving and lighting. Fully tiled large shower cubicle with Hansgrohe thermostatically controlled telephone shower, marble effect floor with matching tiled walls, wall hung unit with concealed shelving, heated towel radiator, double glazed Velux and feature port hole window.

BEDROOM (2)

15' 9" x 14' 0" (4.8m x 4.27m)

Including bespoke built-in wardrobes with concealed drawers, hanging and shelving, low voltage lighting.



Private garden

OUTSIDE

Fully enclosed rear garden laid in lawns, flowerbeds and patio area including the backdrop of the original stone wall.

To the front is a gravelled parking area for up to three cars.

Concealed PVC oil tank. Oil fired central heating boiler. Outside light.

SINGLE GARAGE

Up & over door, light and power

LOCATION

Travelling from the Templepatrick roundabout towards Parkgate turn left into the Kingfisher Country Estate. Continue on the drive and when the drive swings right towards the Golf Course Hotel & Spa keep left onto a private drive, on the left there are electric cast iron gates. This is a private access to The Adam Yard.



Electric gates to The Adam Yard



Views over The Adam Yard to the Kingfisher Country Estate



Entrance to the rear of The Adam Yard



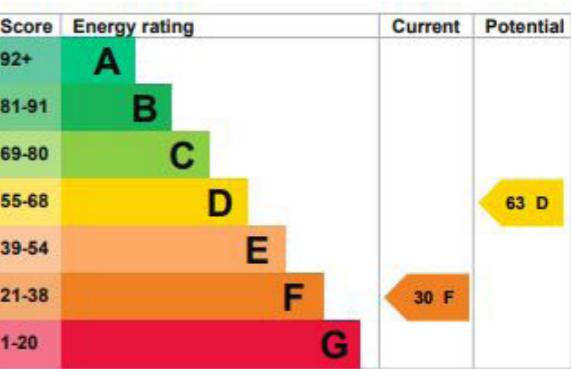
Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

TENURE

Long Leasehold

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2026/2027 is £1,295.00

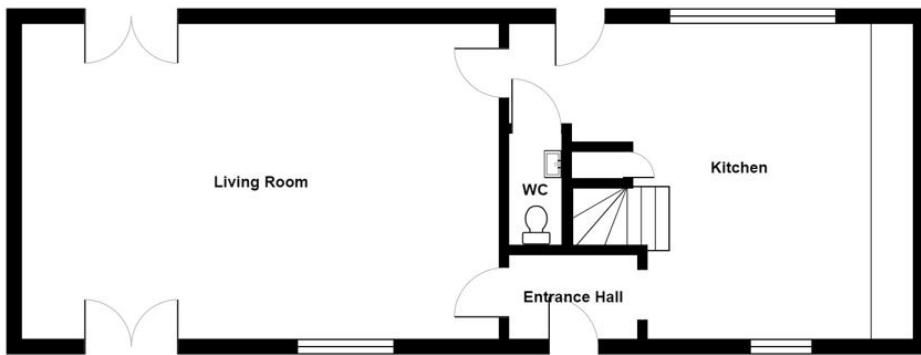
VIEWING

By appointment with **RODGERS & BROWNE**.

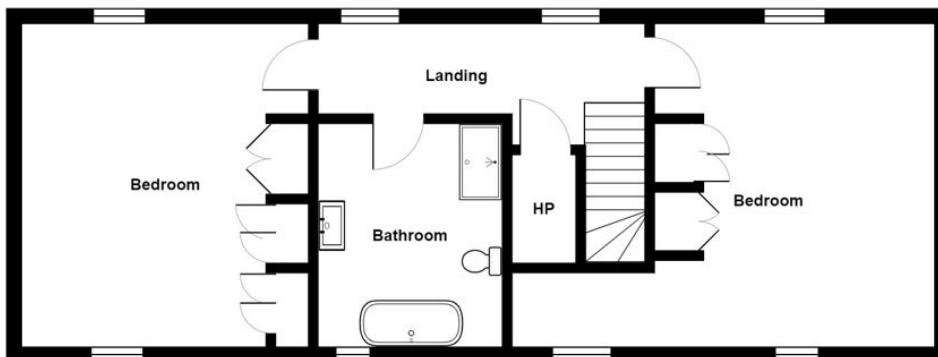


Floor plan

Ground Floor



First Floor



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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