

POA

**61 Glebe Road, Castlerock, Coleraine, BT51 4LD**

- Exceptional Detached Family Home situated on an extensive private site extending to approx. 2.2 acres.
- High Level of Specification and Presentation Throughout.
- Accommodation to include welcoming spacious Reception Hall, 4 Receptions, 5 Bedrooms (2 Ensuite).
- Upvc Double-glazed Georgian style sash windows, fascia & soffits.
- Oil fired central heating and bio-heat system.
- Solid Oak internal doors, skirtings and architraves.
- Rainwater harvester with 1,200 litre tank.
- Solar panel array to front and solar panels for water on roof.
- Heat Recovery Whole House MVHR System installed (both floors).
- Bison floors throughout first floors.
- House wired for CAT5e ethernet.
- Viewing is strictly by appointment only via the selling agent.

Presenting a truly exceptional opportunity to own an exquisite detached house nestled within the picturesque embrace of the Castlerock countryside. This property is a testament to refined rural living, boasting stunning gardens spanning approximately 2 acres, bordered by a gentle stream. Situated in a tranquil countryside location just 6 miles from the town of Coleraine and 3 miles from Castlerock village, this residence offers a unique blend of serenity and convenience. The views of the surrounding countryside are nothing short of breath-taking, providing a daily reminder of the natural beauty that abounds. The interior of this home is a showcase of high-quality craftsmanship and an unwavering commitment to excellence and energy efficiency. Every detail has been meticulously considered, resulting in a high-specification finish that is both luxurious and functional. Located to the side of the home is a well proportioned detached garage. The surrounding grounds offer an oasis of tranquility, with lush greenery, and the soothing presence of a meandering stream. This detached house is more than just a home; it's a sanctuary where countryside living meets modern luxury. The combination of a sprawling garden, countryside views, and impeccable energy efficiency make it a truly unique and rare find. Don't miss the chance to make this exceptional property your own. Contact us today to arrange a viewing.

Entrance:

Property approached by pillared canopy with cobble brick paving leading to entrance door with feature fanlight above.

Entrance Porch:

With tiled floor and solid oak glass panelled doors leading to -:

Reception Hall:

With tiled floor, recessed display alcoves with lighting, vertical radiators and recessed lighting.

Lounge: 7.32 m x 4.27 m

With feature full length raised slate tiled hearth with rustic brick 'Inglenook' fireplace with wood burning stove and recessed rustic brick log storage. Recessed TV shelf into wall, laminate wood flooring and recessed lighting.

Deluxe Kitchen/Dining Area: 7.32 m x 4.27 m

With range of eye and low level units with lighting, glass front display cabinets, 1 1/2 bowl 'Franke' stainless steel sink unit, granite worktops and upstands, integrated fridge, dishwasher and microwave; 2 built-in eye level ovens, 5 ring gas hob with extractor fan above and granite splash back, breakfast bar area, centre island with butler's sink and mixer tap, tiled floor, recessed lighting, vertical radiators and French doors through to Family Room.

Utility Room: 2.74 m x 2.44 m

With eye and low level units, space for washing machine and space for low level fridge, tiled floor.

Family Room: 4.27 m x 3.96 m

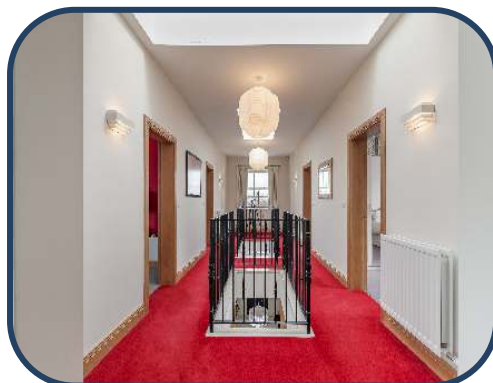
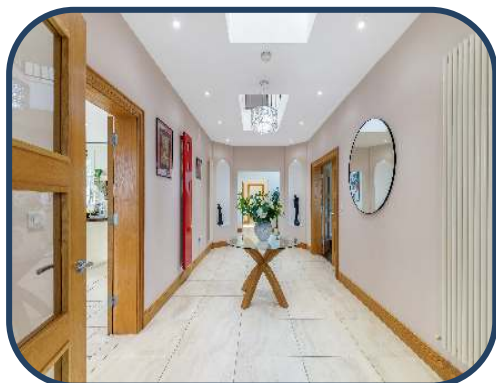
With feature high ceiling with recessed lighting, laminate wood flooring and feature bio-heat wood pellet stove (which also heats the water) with tiled hearth.

Office/Study: 2.44 m x 2.13 m

With tiled floor and built-in shelving.

Games Room: 6.10 m x 3.66 m

With laminate wood flooring, recessed lighting, provision for projector, French doors leading to outdoor patio area and single door leading to gardens.



Wet Room:

Fully tiled with walk-in mains shower with glass screen, vanity unit with wash hand basin, shaving point, WC, chrome heated towel rail, tiled floor and recessed lighting.

Spiral Marble Staircase:

With wrought iron balustrades and LED low level lighting, leading to -:

First Floor - Open Plan Landing:

With feature dual atriums looking down to the ground floor, natural skylights, recessed lighting, recessed display alcoves, points for wall lights, large walk-in hotpress with storage and access to roofspace via a slingsby style ladder.

Main Bedroom: 5.49 m x 4.65 m

With range of built-in wardrobes, recessed lighting, TV point and outstanding countryside views. Ensuite comprising fully tiled walk-in mains shower cubicle, recessed vanity unit with wash hand basin, WC, heated towel rail, fully tiled walls and tiled floor.

Bedroom 2: 4.27 m x 3.96 m

With recessed dressing light, TV point and ensuite comprising fully tiled walk-in mains shower cubicle, floating wash hand basin, recessed mirror with light, WC, chrome heated towel rail and tiled floor.

Bedroom 3: 4.27 m x 3.05 m

With built-in wardrobes.

Bedroom 4: 4.27 m x 3.35 m

With built-in bookcase.

Bedroom 5: 4.27 m x 3.66 m

With built-in wardrobes.

Bathroom: 3.66 m x 2.44 m

With suite comprising free-standing bath on raised plinth with tiled feature surround and recessed alcove with blue LED lighting (Sensor controlled at night), full tiled walk-in mains shower cubicle, vanity unit with recessed wash hand basin, WC, double chrome heated towel rails, recessed mirror with shaving point and light, half tiled walls, tiled floor and recessed lighting.

Detached Garage: 7.87 m x 6.71 m

With remote controlled electric roller door, built-in workbench and shelving, access to roofspace above, power, light and pedestrian door.

Exterior:

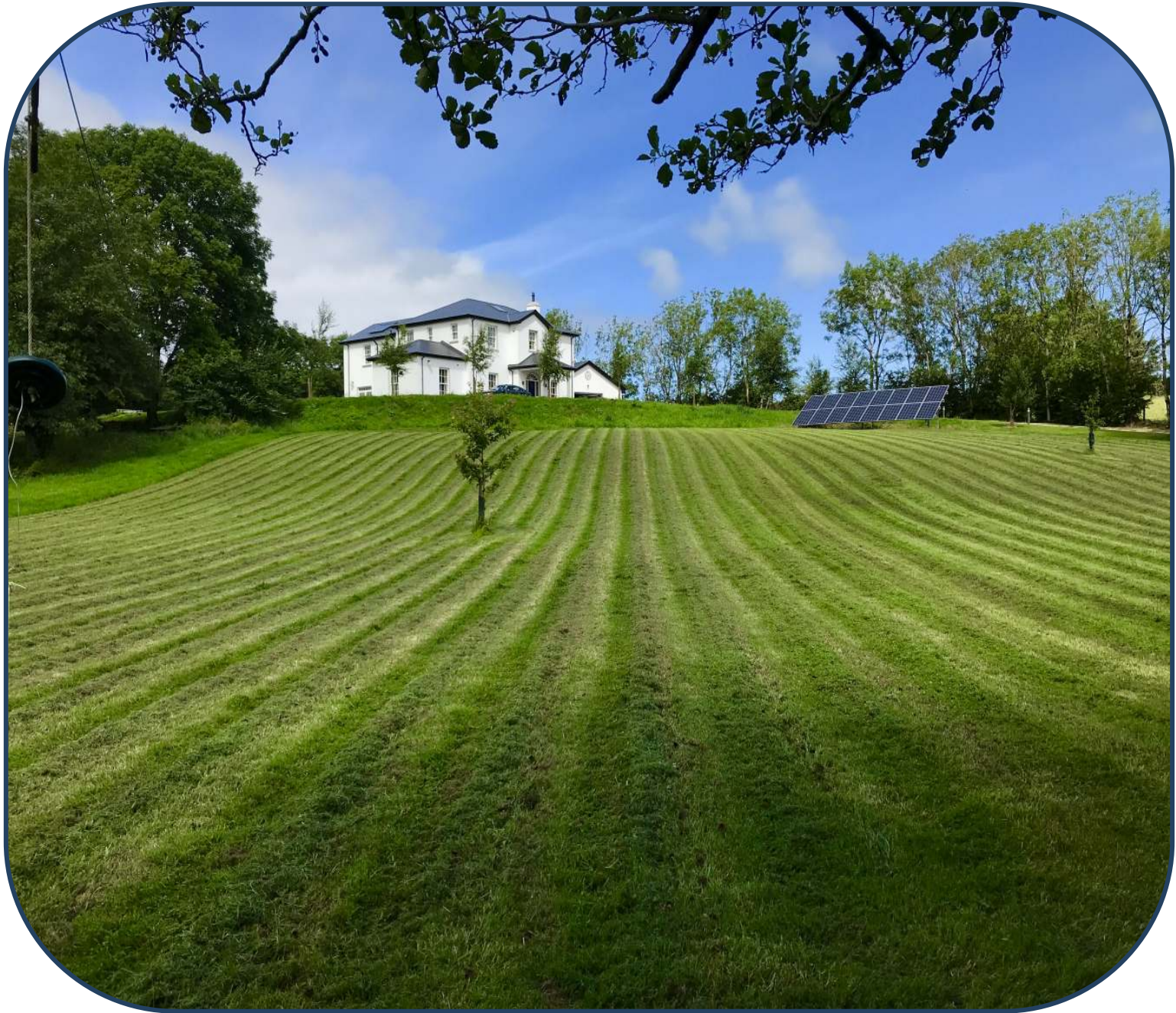
Property approached pillared entrance and sweeping stoned driveway with ample parking area to front and side. Cobbled brick patio area to rear with mature gardens laid in lawn surrounding the property dotted by mature trees and bordered to one side by stream. Exterior lighting and outside tap.

Additional Information: Tenure: Freehold

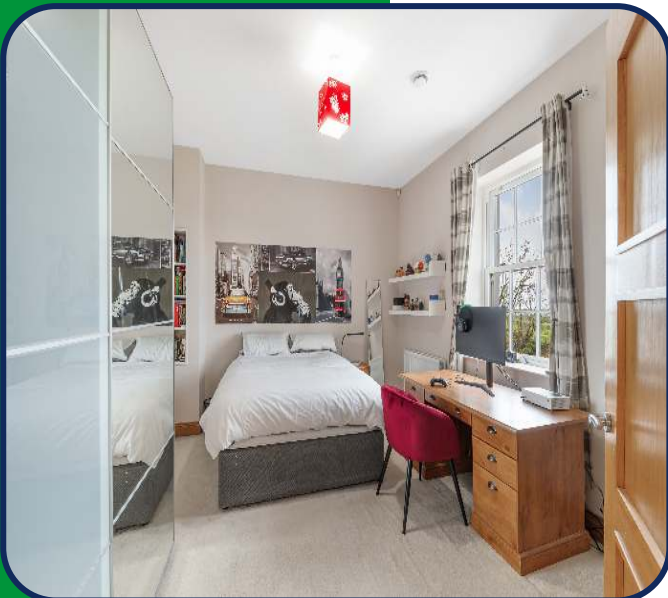
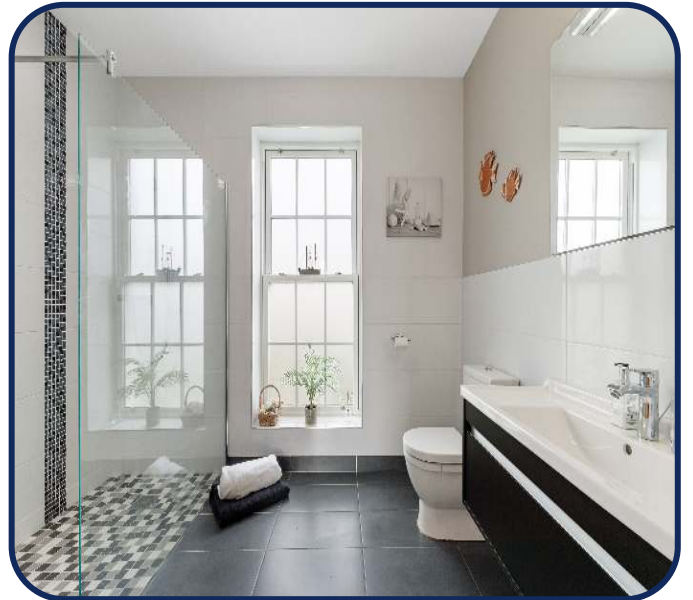
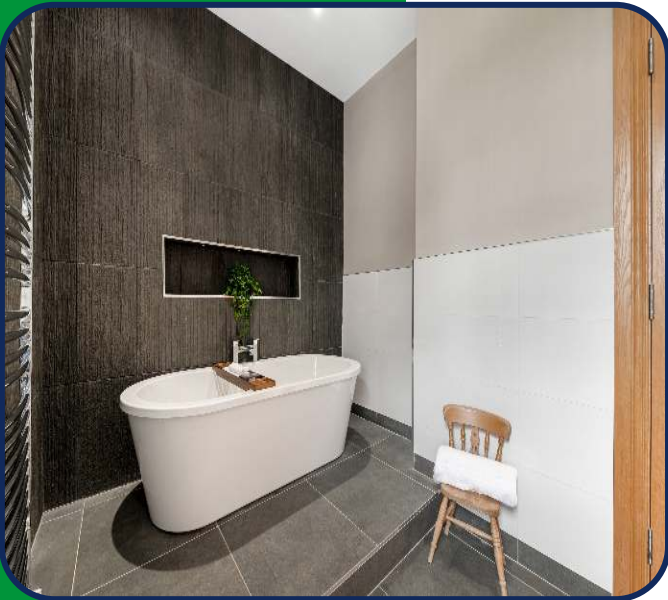
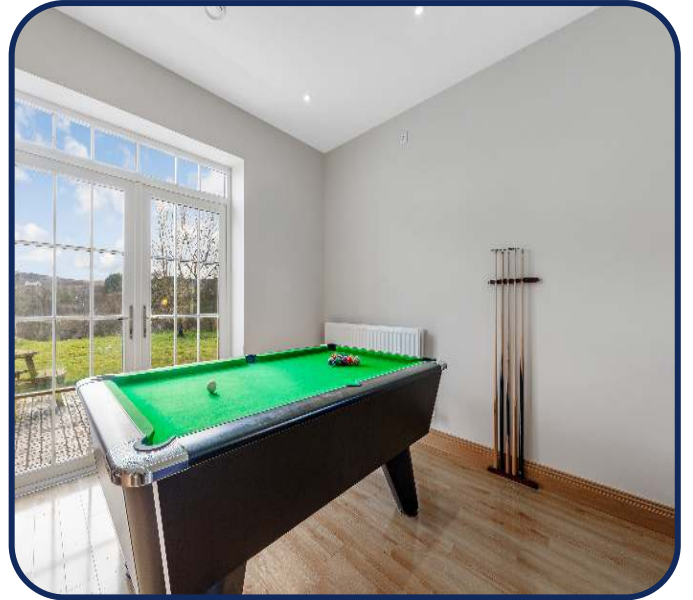
Rates: £3,235.32 per annum as per LPS online

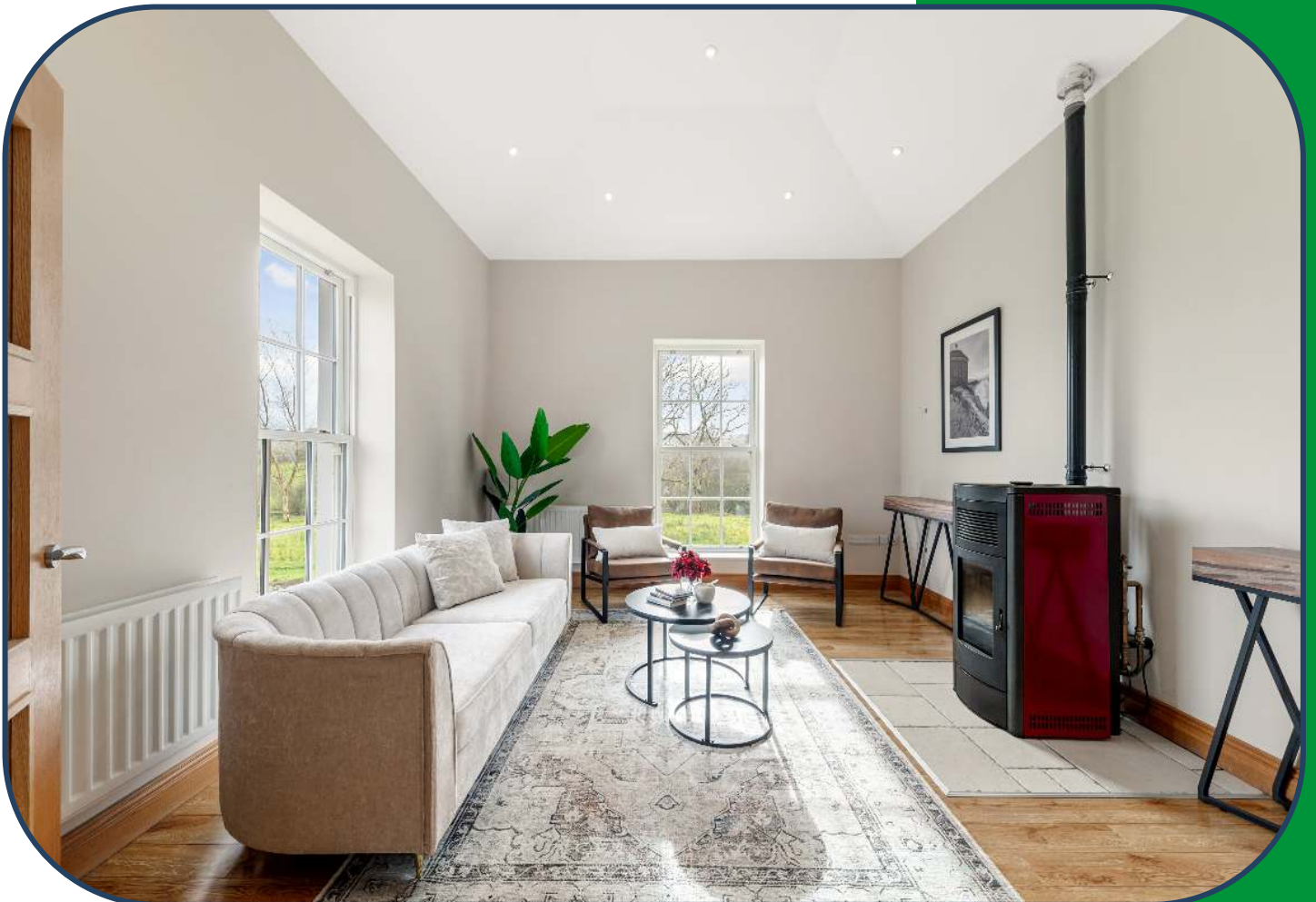
Broadband & Mobile: Broadband - Ultrafast fibre (see Ofcom checker for more details - <https://www.ofcom.org.uk>)













Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
 9 Dunmore Street, Coleraine
 Tel. 028 703043677/21133
www.bensonsni.com

Please be aware of the changes to Stamp Duty Land Tax (SDLT) rates from 1st April 2025 when buying /selling your property. For further information please speak to one of our team.

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

