

TEMPLETON
ROBINSON



47 Seven Mile Straight,
Muckamore,
BT41 4SW

Offers Over
£795,000

Viewing by
appointment with
& through agent
028 90 663030



This stunning detached residence boasts a wealth of architectural features and is set on an impressive site of approximately 1.75 acres including tennis court. Surrounded by beautifully landscaped gardens with mature trees, vibrant flowerbeds, and expansive lawns, the property offers a tranquil and picturesque setting.

Ideally located for commuters, the home enjoys easy access to the International and City Airports, ferry terminals, and major road networks.

Designed with growing families in mind, the accommodation includes a spacious living room, dining room, and a separate family room. The modern fitted kitchen features a breakfast bar and opens into a generous dining area with French doors leading out to

the rear garden. There are four large bedrooms, including a principal suite with en suite bathroom, as well as a main family bathroom. An additional entertainment/games room offers flexible living space.

Externally, the grounds are equally impressive. A sweeping driveway provides ample parking and leads to a double car port, garage, a separate detached workshop and a charming courtyard. Above the garage is a first-floor annex, ideal for guests or additional living space. Outdoor features also include a covered BBQ area with built-in breakfast bar and pizza oven, alongside extensive paved patio areas perfect for entertaining.

- Superb detached family home of modern construction with impressive EPC B-rating
- An array of fine features throughout, occupying a stunning site of circa 1.75 acres with formal gardens & tennis court
 - Spacious reception hall
- Living room with bay window, mahogany surround fireplace and beautiful mature outlook across rolling countryside
 - Separate dining room with cast iron wood burning stove
- Large open plan kitchen/dining/living area with built in breakfast bar open to ample dining area and french doors to rear garden
 - Utility/boot room and ground floor WC
 - Four large double bedrooms
 - Principal with en suite shower room, previously a five bedroom
 - Additional separate games room with laminate wooden flooring
 - Spacious landing with gallery, ideal for relaxing
 - Main bathroom
- Beautifully landscaped gardens with extensive lawns, bushes, flowers and trees
- Large limestone paved patio area ideal for barbecueing and outdoor entertaining
 - Covered BBQ and built in breakfast bar with built in pizza oven
 - Summer house ideal for hot tub and excellent degree of privacy
 - Additional annex/games room/gym
- Garage and double car port with annex above & separate detached workshop
 - A super home for a growing family
- Integrated Solar PV electric system, that includes a transferable ROCS agreement
- Oil fired boiler with underfloor heating and multi-zone Heatmiser smart controls
 - Beam central vacuum system



Telephone 028 9066 3030

www.templetonrobinson.com

The Property Comprises:

Mahogany front door with glazed side light to...

Ground Floor

RECEPTION PORCH: Cermaic tiled floor, glazed inner door and side light to...

SPACIOUS RECEPTION HALL: Minstrel gallery, beech wood stripped floor.



DOWNSTAIRS W.C.: White suite comprising low flush WC, floating wash hand basin, beech wooden floor.

LIVING ROOM: 23' 8" x 22' 9" (7.21m x 6.93m) Measurements into square bay. Glazed double doors, dual aspect windows with beautiful mature outlook across rolling countryside, mahogany surround fireplace with cast iron inset, gas coal fire and slate hearth.



DINING ROOM: 14' 7" x 13' 4" (4.44m x 4.06m) Oak flooring, cast iron fireplace with gas coal fire.



BUILT IN STORAGE CUPBOARD.

FAMILY ROOM: 17' 9" x 15' 7" (5.41m x 4.75m) Wood stripped flooring, cast iron wood burning stove with timber mantle, granite hearth, floor to ceiling brick wall, mature outlook to garden.



KITCHEN/DINING AREA: 30' 2" x 19' 9" (9.19m x 6.02m) Fully fitted kitchen with excellent range of high and low level units, granite worktops, 5 ring gas Siemens hob with extractor fan and canopy above, built in high level double Siemens oven, integrated fridge/freezer, integrated dishwasher, basket unit, plate rack, built in glazed display unit, ceramic tiled floor, dual aspect windows, plumbed for American style fridge/freezer, wine rack, breakfast bar, open to ample dining area, beech wooden floor, mahogany pvc double glazed french doors to rear garden, cornice ceiling, additional built in glazed cabinet for storage, access to...



UTILITY ROOM/BOOT ROOM: 13' 2" x 10' 4" (4.01m x 3.15m)

At widest points. Ceramic tiled floor, plumbed for washing machine, laminate worktops, stainless steel single drainer sink unit with mixer tap, part tiled walls, low voltage spotlight.

GROUND FLOOR WC: White suite comprising low flush WC, vanity unit with chrome mixer tap and built in cabinet below.

REAR HALLWAY: Access door to courtyard, access to additional storage room with cloaks area, access to boiler house with oil fired boiler and shelving.

First Floor

LANDING: Low energy LED spotlighting, spacious landing with gallery for relaxing, mature outlook to front. Hotpress with built in shelving and pressurised water cylinder. Additional built in storage cupboard.

PRINCIPAL SUITE: 28' 6" x 24' 4" (8.69m x 7.42m) At widest points. Dual aspect windows with views to rolling countryside, built in wardrobes and storage cupboard.

ENSUITE: White suite comprising low flush WC, panelled bath, vanity unit with mixer tap and built in cabinet below, granite worktops, chrome heated towel rail, walk in shower cubicle with chrome shower unit, plus Aqualisa electric shower unit, fully tiled walls, ceramic tiled floor, Velux window x 2.



BEDROOM (2): 17' 10" x 12' 4" (5.44m x 3.76m) Beech wooden floor, built in study area with shelving, dual aspect windows with views across rolling countryside, built in storage cupboard x 2.

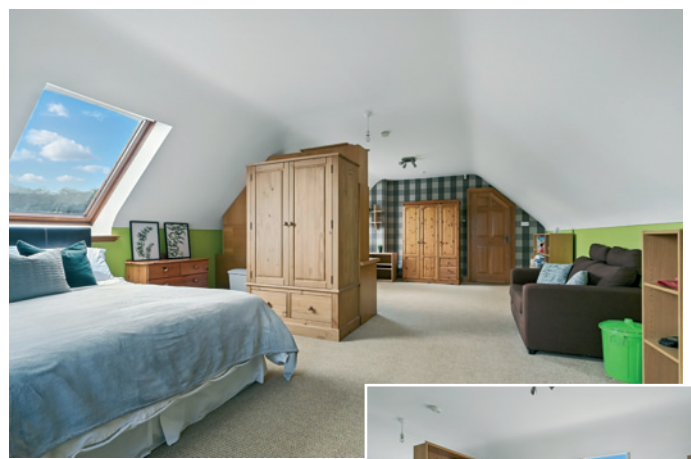


BATHROOM: White suite comprising high flush WC, pedestal wash hand basin, roll top claw foot bath, built in shower cubicle with chrome shower unit and tiled splash back, exposed treated wooden floor, heated towel rail, hatch to roofspace, Low energy LED spotlights.



BEDROOM (3): 14' 5" x 10' 4" (4.39m x 3.15m) Laminate wooden floor, Velux window, built in cupboard.

BEDROOM (4): 25' 6" x 15' 6" (7.77m x 4.72m) Dual aspect windows, Velux window x2.



ADDITIONAL SEPARATE GAMES ROOM: 24' 2" x 20' 3" (7.37m x 6.17m) Laminate wooden floor.

Outside

Tarmac sweeping driveway with wrought iron electrically controlled entrance gates and access through to carport into paved courtyard. Double carport, insulated with light and power.

FULL SIZED ENCLOSED TENNIS COURT:

GARAGE: 22' 5" x 14' 0" (6.83m x 4.27m) Timber double doors, light and power. Stairs to . . .

First Floor

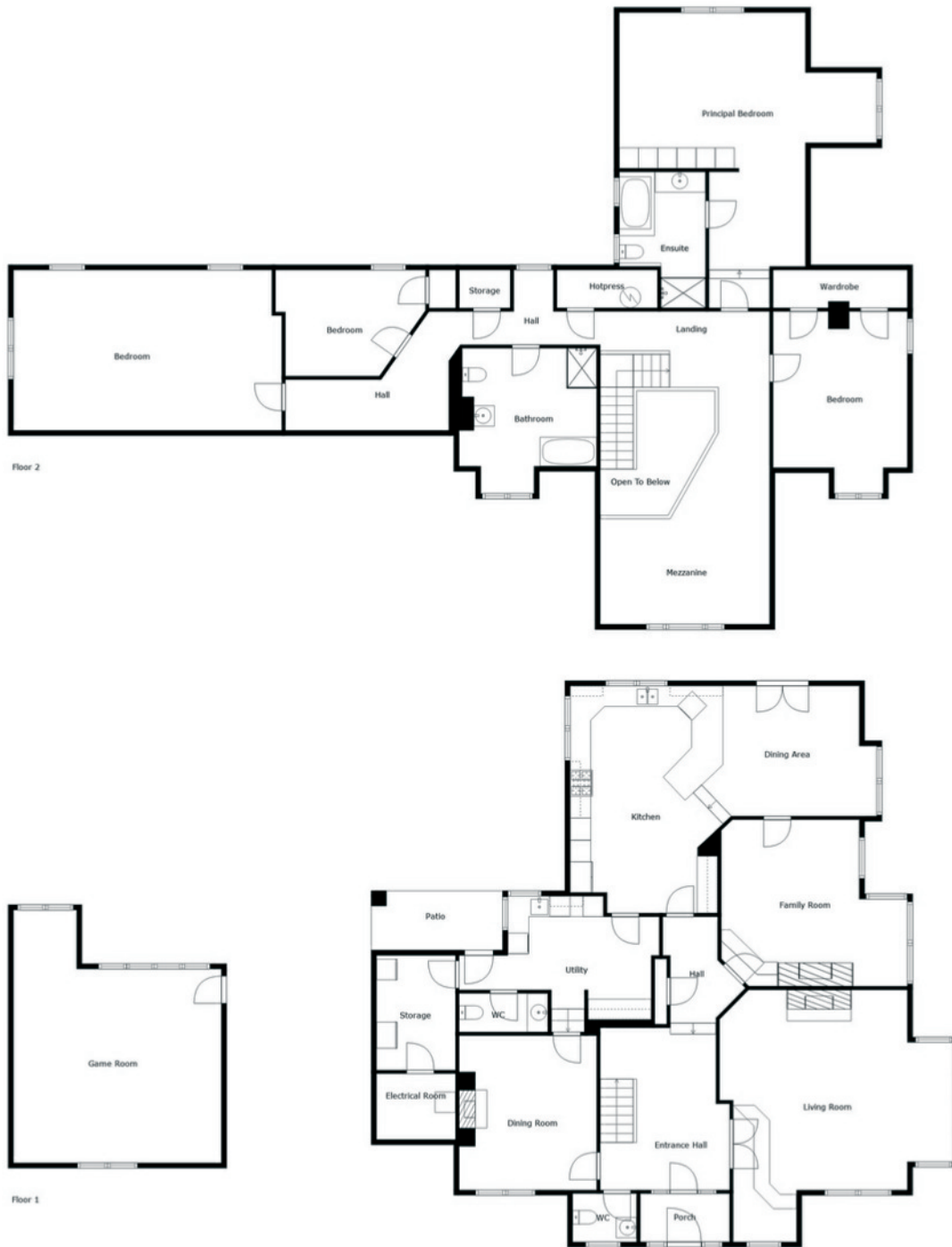
ANNEX/ADDITIONAL GAMES ROOM: 39' 5" x 12' 0" (12.01m x 3.66m)

SEPARATE DETACHED WORKSHOP: 42' 8" x 21' 4" (13m x 6.5m) Cavity wall and insulated roof construction, two electrically operated steel roller shutter doors, mezzanine floor. Fully wired for power and light. Sink unit.

Beautiful front, side and rear gardens laid in extensive lawns with an array of flower beds, shrubs and mature trees and plants. Outdoor covered barbecue area with built-in barbecue, built-in breakfast bar with timber worktop, pizza oven. Limestone paved patio area ideal for outdoor entertaining, additional raised patio area. Summer house ideal for hot tub, excellent degree of privacy.







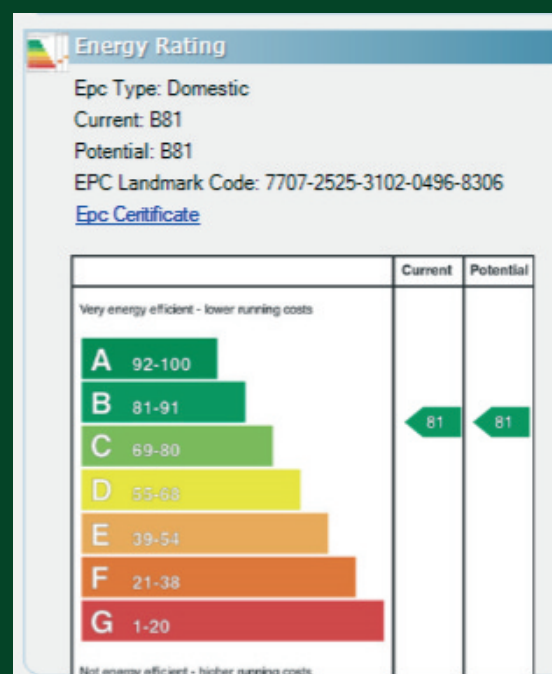
Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Take airport road from Templepatrick and turn left onto Old Ballyrobin Road at junction with Seven Mile Straight turn right, the property is on the left hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

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