simonBRIEN RESIDENTIAL

# The Rectory, 30 Glebe Road, Rasharkin, Ballymena, BT44 8SS

## Offers Over £795,000

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## KEY FEATURES

- Magnificent Detached Country Residence In Landscaped Grounds Of 2.3 Acres
- Stunning Elevated Site With Views Across To Sperrin Mountains
- Constructed In c. 2005 & Extending To 5,800 Sq Ft Including Garage
- Natural Slate Roof / 18 Inch Rendered Walls
- High Quality Double Glazing
- Exceptional Quality Of Finish & Attention To Detail
- Five Large Reception Rooms
- Currently Four Bedrooms (Three With Ensuite - Master With Dressing Room)
- Magnificent Open Plan Kitchen / Living / Dining Area Opening Onto Orangery
- Rear Hallway Leading To Utility Room
- Downstairs WC / Cloakroom
- Luxury Bathroom
- Feature Central Staircase & Gallery Landing Off Reception Hall
- Beam Vacuum System
- Oil Central Heating With Pressurised System
- Alarm System / Hard Drive Camera System To External Areas
- Double Integrated Garage
- Detached Outbuilding - Approximately 800 Sq Ft
- Private Mature Gardens With Sweeping Driveway & Turning Area
- Highly Regarded Semi-Rural Location - Approximately 50 Minutes From Belfast

## SUMMARY

Set on a magnificent elevated site, with panoramic views to the rear over surrounding countryside towards the Sperrin Mountain, the property is beautifully located on Glebe Road on the site of a former rectory. This stunning home has been built to exacting standards with an exceptionally high quality of finish both externally and internally. The insulated, cavity filled, 18 inch walls provide great insulation, and the floors are formed in concrete on both ground and first floor providing comfort and demonstrates the quality of construction.

Whilst the location enjoys all the attributes of rural living, the property is approximately 50 minutes from Belfast, and 6 miles from the M2 providing excellent provincial connections.

Accommodation extends to 5,800 Sq Ft (including garage) having been beautifully maintained and well presented by the current owner, and is adaptable to suit individual requirements. Set amidst grounds of approximately 2.3 acres, there is ample space to enjoy the gardens and mature trees surrounding the site. A large new build barn occupies the lower part of the site with a hard standing parking or amenity area.

The house featured in the Northern Ireland Home and Interiors magazine and on the BBC Northern Ireland House of the Year show which is testament to the quality of build and specification throughout.

All in all a magnificent family home, appointed to the highest standards, with outstanding views in a peaceful countryside location.

Viewing by private appointment through our South Belfast office on 028 9066 8888.

## ACCOMMODATION

### GROUND FLOOR

### ENTRANCE:

Large entrance door with arched fanlight leading to:

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**RECEPTION HALL:**
**25′ 3″ x 18′ 0″ (7.7m x 5.49m)**

Corniced ceiling. Marble tiled central staircase with ornate cast iron balustrade and hand carved oak hand rail. Polished porcelain floor.

**STUDY:**
**18′ 0″ x 16′ 3″ (5.49m x 4.95m)**

Marble fireplace with cast iron inset, plumbed for gas with open fire and polished granite hearth. Corniced ceiling. Engineered oak floor. Cathedral double oak doors from hall.

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**DRAWING ROOM:**
**21′ 2″ x 16′ 3″ (6.45m x 4.95m) (extending to 20′ into bay)**

Adam style marble fireplace with cast iron inset and open fire with polished granite hearth. Corniced ceiling. French double doors to patio. Cathedral oak doors from hall. Engineered oak floor. Stunning view overlooking countryside.

**DINING ROOM:**
**18′ 0″ x 16′ 3″ (5.49m x 4.95m)**

Adam style marble fireplace with cast iron inset and open fire and polished granite hearth. Engineered oak floor. Corniced ceiling. Cathedral oak doors from hall.

**SITTING ROOM:**
**21′ 3″ x 16′ 3″ (6.48m x 4.95m)**

Brick fireplace with cast iron 'Morso' multi-fuel stove. Polished porcelain floor. Corniced ceiling. French double doors to patio. Superb views with southerly aspect. Polished porcelain floor. Open arch to Country Kitchen. Cathedral oak door to:

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**LIVING ROOM:**
**23′ 7″ x 18′ 0″ (7.19m x 5.49m) (to bay)**

Brick fireplace with 'Dorve 7' cast iron multi-fuel stove. Engineered oak floor. Corniced ceiling. French double doors to patio with southerly aspect. Stunning countryside views.

**KITCHEN WITH DINING AREA:**
**21′ 3″ x 16′ 2″ (6.48m x 4.93m)**

Full range of hand painted units with polished granite work surfaces. Stainless steel 'Falcon' cooker range with extractor hood over. Two dishwashers. Recess for fridge/freezer. Stainless steel double sink unit. Central island unit with polished granite work surface, breakfast bar, and built-in microwave. Polished porcelain floor. Vaulted ceiling with 4 keylight windows. Stunning countryside views. Open arch to:

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**REAR HALLWAY**

**UTILITY ROOM:**
**12′ 8″ x 7′ 1″ (3.86m x 2.16m)**

Range of units. Stainless steel sink unit with mixer taps. Plumbed for washing machine. Polished porcelain floor.

**ORANGERY:**
**14′ 8″ x 11′ 9″ (4.47m x 3.58m)**

Polished porcelain floor. Stunning views to countryside.

**CLOAKS CUPBOARD:**

**CLOAKROOM:**

Low flush WC. Vanity unit with marble plinth. Built-in mirror. Fully tiled walls. Polished porcelain floor.

**INTEGRAL DOUBLE GARAGE:**
**25′ 2″ x 24′ 1″ (7.67m x 7.34m)**

Twin remote controlled up and over door. Shutter doors.

## FIRST FLOOR

### STUNNING GALLERY LANDING
### 25′ 3″ x 18′ 0″ (7.7m x 5.49m)

Feature horseshoe minstrel gallery. Vaulted ceiling.

### BEDROOM (1):
### 16′ 4″ x 12′ 2″ (4.98m x 3.71m)

Dual aspect. Built-in wardrobes.

### ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with thermostatic shower and overhead rain shower. Vanity unit. Low flush WC. Chrome towel radiator. Fully tiled walls. Ceramic tiled floor.

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**BEDROOM (2):**
**18′ 4″ x 18′ 0″ (5.59m x 5.49m)**

French double doors to balcony terrace with stunning views.

**DRESSING ROOM:**
**13′ 2″ x 9′ 7″ (4.01m x 2.92m)**

Built-in wardrobes. Polished porcelain floor. Walk through hot press.

**ENSUITE BATHROOM:**
**11′ 0″ x 10′ 4″ (3.35m x 3.15m)**

White suite comprising; 'Whirlpool' bath. Large enclosed steam room shower. Twin vanity units with mixer taps. Chrome towel radiator. Fully tiled walls. Ceramic tiled floor.

**BEDROOM (3):**
**16′ 3″ x 12′ 8″ (4.95m x 3.86m)**

Dual aspect. Stunning views. Built-in wardrobes.

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle with instant heat electric shower. Vanity unit with mixer taps. Fully tiled walls. Ceramic tiled floor.

**BEDROOM (4):**
**16′ 5″ x 16′ 3″ (5m x 4.95m)**

Dual aspect.

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle with thermostatic shower and overhead rain shower. Vanity unit with mixer taps. Chrome towel radiator. Fully tiled walls. Ceramic tiled floor.

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## OUTSIDE

Set amidst grounds of approximately 2.3 acres, there is ample space to enjoy the gardens and mature trees surrounding the site. A large new build barn occupies the lower part of the site with a hard standing parking or amenity area.

## BARN:

**40’ 0” x 20’ 7” (12.19m x 6.27m) (800 Sq Ft)**

Two roller doors.

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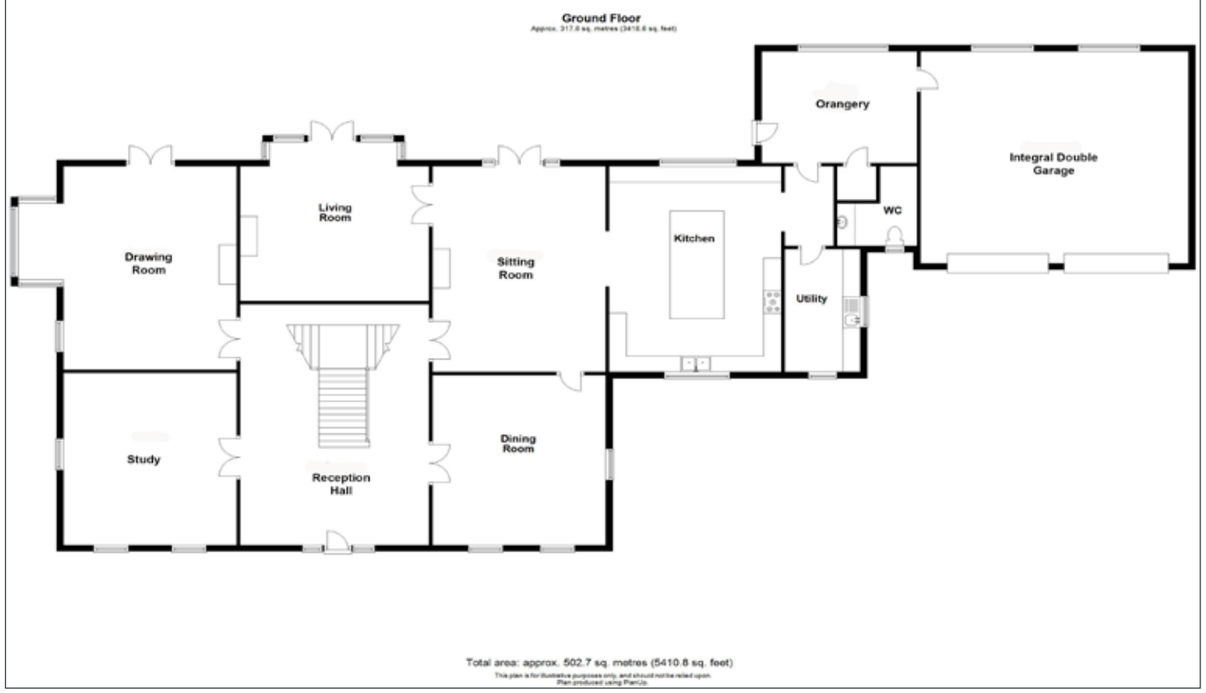
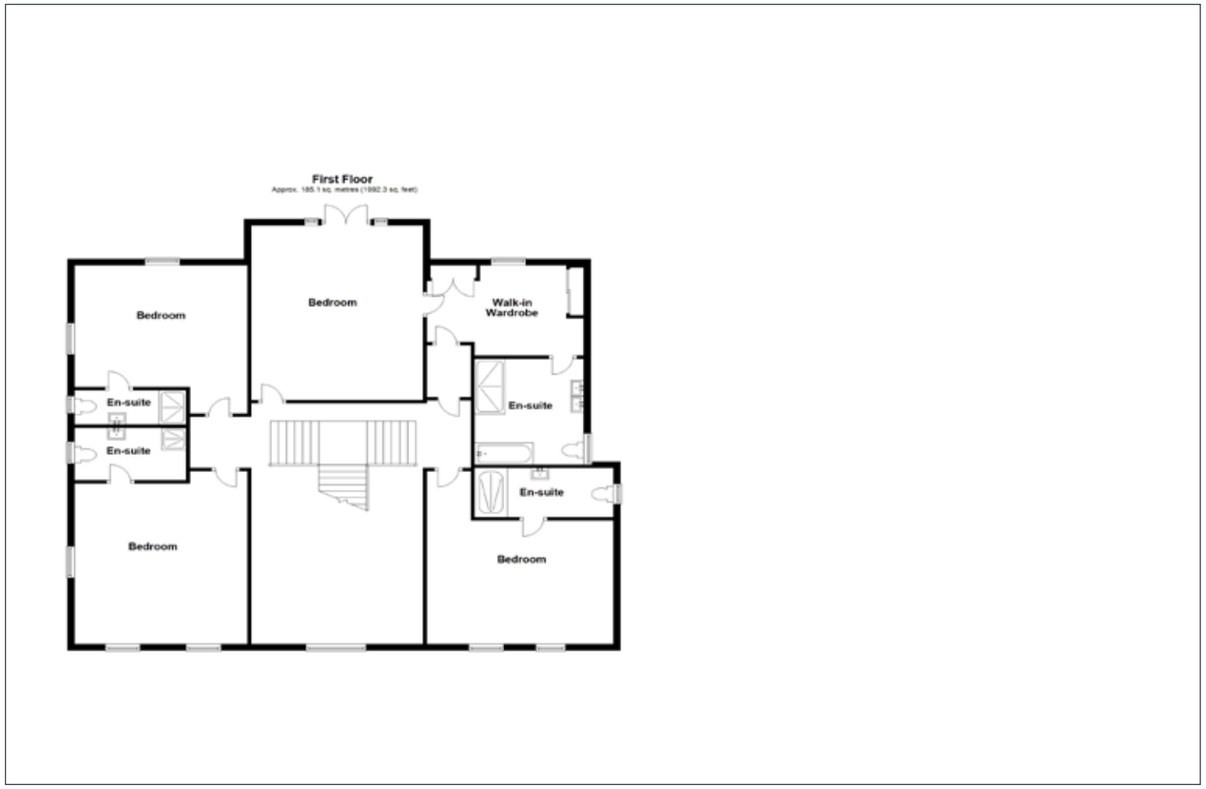
# FLOOR PLANS

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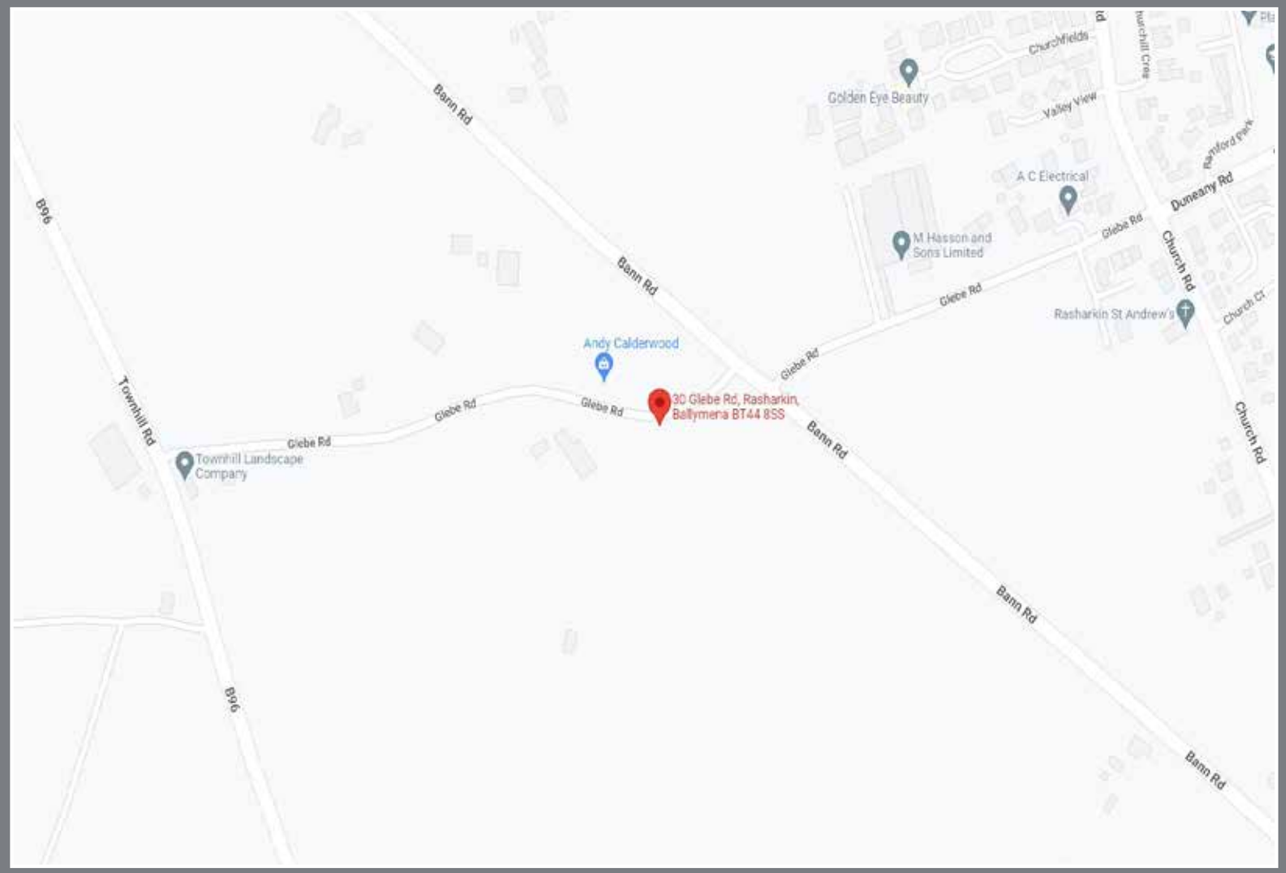
# Location

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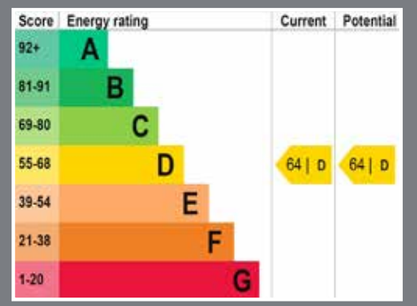


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**South Belfast**
525 Lisburn Road
Belfast BT9 7GQ
T 028 9066 8888
E southbelfast@simonbrien.com

**North Down**
48 High Street
Holywood BT18 9AE
T 028 9042 8989
E holywood@simonbrien.com

**East Belfast**
237 Upper Newtownards Road
Belfast BT4 3JF
T 028 9059 5555
E eastbelfast@simonbrien.com

**Newtownards**
17 High Street
Newtownards BT23 4XS
T 028 9180 0700
E newtownards@simonbrien.com



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