

**simonBRIEN**  
RESIDENTIAL

33 Caddy Road,  
Randalstown, Antrim, BT41 3DL

**Offers Over £750,000**

Telephone: 028 9066 8888  
Website: [www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Magnificent Detached Family Home Dating back to 1720
- Retaining a Host of Period Features, Character and Charm
- Deceptively Spacious and Adaptable Accommodation
- High Standard Of Finish Throughout
- Five Bedrooms
- Drawing Room, Conservatory, Dining Room And Family Room
- Country Style Kitchen with Aga Range And Casual Dining Area
- Family Bathroom, 2 Ensuite Bathrooms Plus Additional Shower Room/Wet Room
- Utility Room And Cloakroom
- Oil Fired Central Heating
- Superb Elevated Site Approximately 2 Acres With Beautiful Views Over River Maine Renowned For It's Trout And Salmon Fishing
- Beautiful Terrace And Lower Terrace With Delightful Outlook Over River
- Formal Gardens in Lawns with Feature Pond And Patio Areas
- Detached Garage And Garden Store
- Outside Home Office/Study/Art Studio
- Popular And Convenient Semi Rural Location Close To Randalstown With Its Array Of Local Amenities
- Belfast Approximately 30 Minutes, International Airport 20 Minutes, Ballymena 10 Minutes
- Viewing By Private Appointment

#### SUMMARY

Beautifully situated on the periphery of the popular town of Randalstown this handsome detached country residence is positioned on a stunning elevated site with breath-taking views along the River Maine.

The property itself dates back to 1720 and has abundance of character and charm typical of houses of this era and yet provides a modern layout with accommodation deceptive from an external appraisal.

In brief the accommodation provides for five bedrooms, four reception rooms together with country style kitchen with dining, family bathroom, shower room, 2 ensembles and utility room.

Externally the site extends in total to 2 acres with well tended gardens in lawns and patio areas, garage, garden store and external office/study, ideal for those working from home.

Randalstown has a host of excellent local amenities and is a short distance from the M2 and M22 Motorway networks giving comfortable access to Belfast which is approximately 30 minutes away, Ballymena 10 minutes, 20 minutes from International Airport and 35 minutes from the North Coast.

Viewing is strictly by private appointment through our Belfast Office on 02890 668888.





**LIVING ROOM:**  
17' 5" x 15' 8" (5.31m x 4.78m)  
Original stone fireplace with open fire. Exposed beams.

**ACCOMMODATION**

**ENTRANCE**

**ENTRANCE HALL:**

Hardwood door to tiled entrance hall.

**GROUND FLOOR**





**KITCHEN/DINING:**  
17' 4" x 16' 3" (5.28m x 4.95m)

Range of high and low level units with Belfast sink. Aga Range. Integrated dishwasher. Integrated fridge. Tiled floor and double doors to Conservatory.





**CONSERVATORY:**  
29' 6" x 10' 4" (8.99m x 3.15m)  
Tiled floor. Access to rear patio. Mature Bougainvillea plant.



**DINING ROOM:**  
18' 8" x 15' 7" (5.69m x 4.75m)

Marble fireplace. Exposed beams. Solid oak panelling.

**FAMILY ROOM:**  
15' 3" x 9' 4" (4.65m x 2.84m)

Brick fireplace inset gas fire. French doors leading to patio.

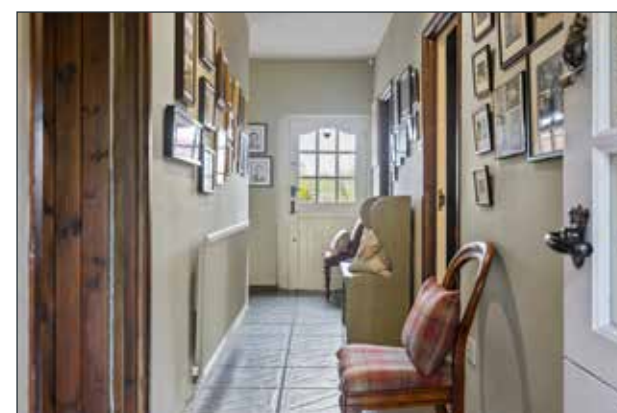


**BATHROOM:**

Feature free standing claw and ball foot roll top cast iron bath with telephone hand shower. Separate shower enclosure. Low flush WC. Wash hand basin with vanity unit.



**REAR HALLWAY**





**SHOWER ROOM:**  
Walk-in-shower Enclosure. Low flush WC. Pedestal wash hand basin.



**UTILITY ROOM:**  
9' 7" x 7' 9" (2.92m x 2.36m)  
High and low level units. Single drainer sink unit. Plumbed for washing. Access to roofspace.

**CLOAKROOM/BOOT ROOM:**  
Oil Fired boiler



**BEDROOM (3):**  
14' 2" x 11' 1" (4.32m x 3.38m)

**BEDROOM (4):**  
10' 3" x 9' 8" (3.12m x 2.95m)

**BEDROOM (5):**  
9' 5" x 9' 3" (2.87m x 2.82m)  
Built in Wardrobe units.



**FIRST FLOOR**

**BEDROOM (2):**  
9' 5" x 9' 0" (2.87m x 2.74m)

**ENSUITE:**  
White suite comprising panelled bath with mixer taps. Telephone hand shower. Low flush WC. Pedestal wash hand basin.



**PRINCIPAL BEDROOM:**  
16' 6" x 16' 1" (5.03m x 4.9m)



**ENSUITE:**

White suite comprising panelled bath with mixer taps. Telephone hand shower. Low flush WC. Pedestal wash hand basin.



**OUTSIDE**

**DETACHED GARAGE:**  
23' 5" x 11' 7" (7.14m x 3.53m)

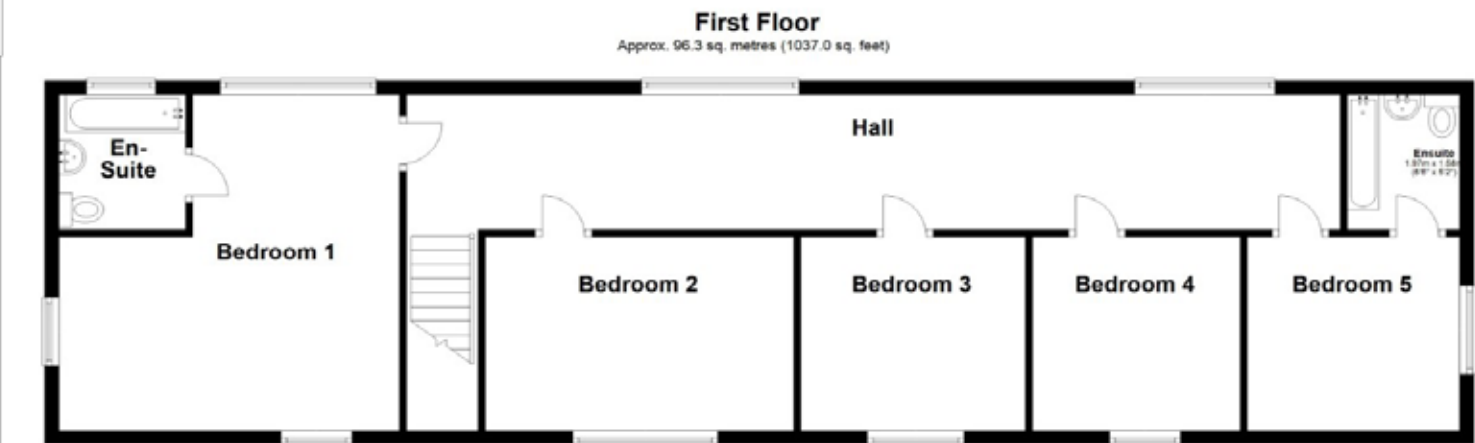
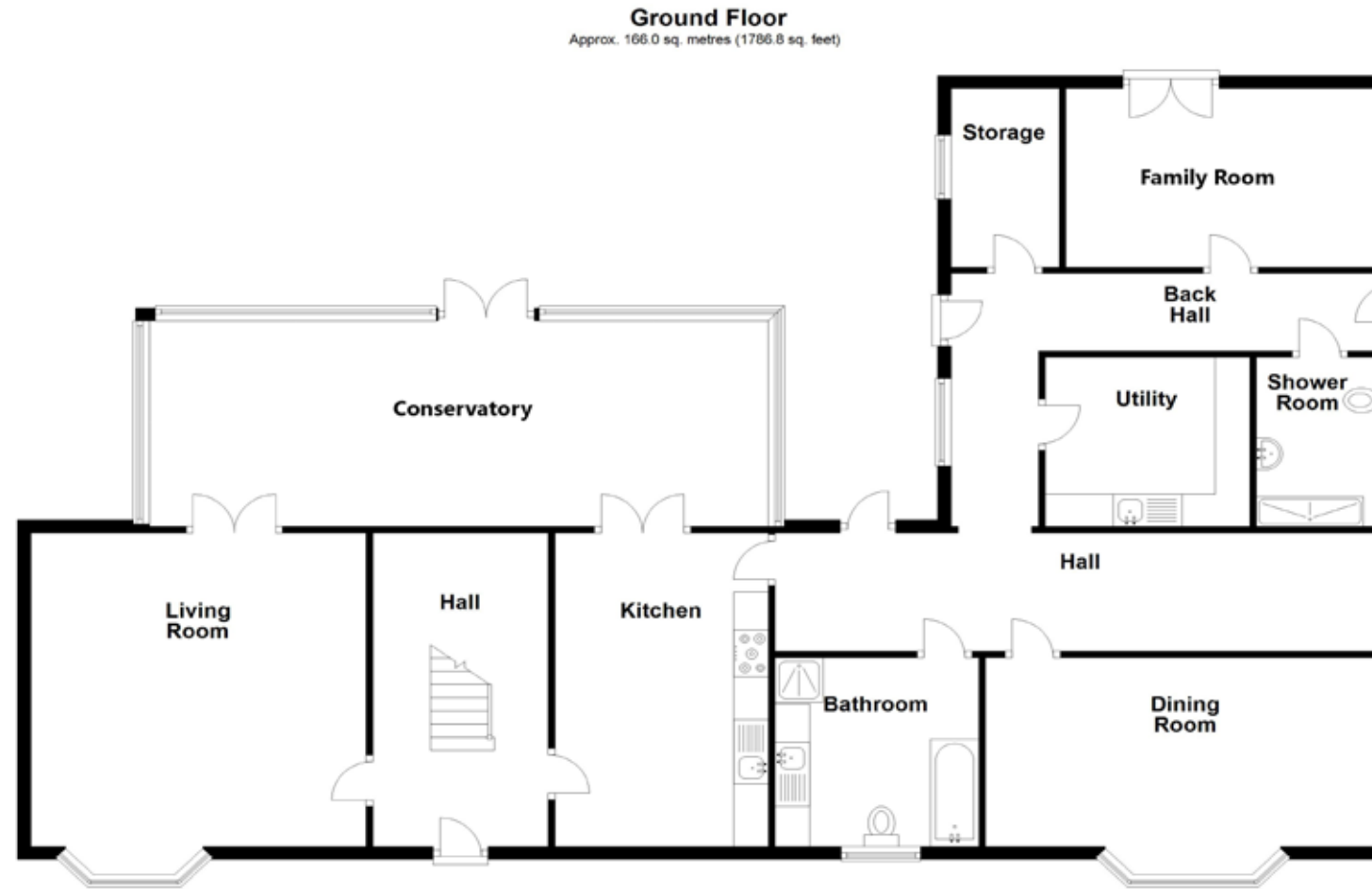
**SHED:**  
11' 8" x 11' 5" (3.56m x 3.48m)

**OUTSIDE HOME OFFICE/STUDIO/ART STUDIO:**  
15' 7" x 8' 5" (4.75m x 2.57m)

Extensive site extending to 2.5 acres laid predominantly in lawn with patio areas and greenhouse with views over River Maine.



**FLOOR PLANS**





# Location



REF: ML/E/23/SP



**South Belfast**  
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**Newtownards**  
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## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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