



Islandreagh,  
2 Islandreagh Road,  
Dunadry,  
Antrim,  
BT41 2HF

Offers Over  
£795,000

Viewing by  
appointment with  
& through agent  
028 90 663030





'Islandreagh' is a beautiful, Georgian Home built circa 1757. It offers an array of architectural features throughout and occupies a stunning site of circa 3.3 acres in total with landscaped, mature surrounding gardens with an array of trees, bushes and flowers with extensive lawns. The location is super for someone wishing to commute with close proximity to the International Airport, City Airport and Ferry terminals and other main arterial links.

This fine home offers excellent growing family accommodation comprising; formal drawing and dining room, modern fitted kitchen with

breakfast area and a separate living room. There are four well proportioned bedrooms, two with ensuites and master with walk in dressing room and main bathroom. There is an annex comprising; lounge with feature fireplace and bedroom or bedroom 5.

Externally the site extends to approx 3.3 acres with beautifully landscaped formal gardens, dual driveway access for several cars, stone barn incorporating; storage shed, tool shed, two former byers, covered car port and bin store.





- B2 Listed Georgian Home Built Circa 1757
  - An Array of Fine Feature Throughout and Occupying a Stunning Site of circa 3.3 Acres in Total with Formal Gardens and Rear Paddock of Circa 1.5 Acres
    - Reception Hall with Cloakroom/wc
    - Formal Dining Room and Drawing Room with Patio Access to the Front and Rear
    - Modern Fitted Kitchen with Breakfast Room
  - Utility Room and Cloakroom/wc
  - Rear Annex with Living Room and Feature Fireplace and Bedroom (Bedroom5)
    - Four Well Proportioned Bedrooms, Master with Ensuite and Walk in Robe and Second Bedroom with Ensuite Shower Room
      - Main Bathroom
  - Beautifully Landscaped Formal Gardens and Paddock of Circa Four Acres with Extensive Lawns and Bushes, Flowers and Trees
    - Stone Barn to the Rear Incorporating; Storage Rooms, Former Byers, Log Store, Covered Car Port and Bin Area
  - A Super Home for a Growing Family, Priced to Allow for some Modernisation

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The Property Comprises:

## Ground Floor

Hardwood front door and glazed fan light and side panels to . . .

REAR HALLWAY: Cornice ceiling.

CLOAKROOM/WC: Low flush wc, pedestal wash hand basin, ceramic tiled floor, cloaks area, heat exchange unit.

FORMAL DINING ROOM: 13' 11" x 13' 11" (4.24m x 4.24m) (at widest points). Cornice ceiling.

DRAWING ROOM: 31' 7" x 18' 11" (9.63m x 5.77m) (at widest points). Vaulted tongue and groove ceiling, exposed brick walls, sliding door to patios on both sides.

REAR HALL: Ceramic tiled floor, door to rear patio.

LIVING ROOM: 14' 0" x 13' 0" (4.27m x 3.96m) Feature wooden fireplace with electric inset wood burner type fire, cornice ceiling, low voltage spotlights.

MODERN FITTED KITCHEN OPEN PLAN TO BREAKFAST ROOM: 24' 1" x 15' 5" (7.34m x 4.7m) (at widest points). Range of wooden high and low level units, work surfaces, 1.5 bowl sink unit with drainer, space for American fridge freezer, integrated dishwasher, integrated oven, integrated hob, stainless steel extractor fan, part tiled walls, ceramic tiled floor, low voltage spotlights, uPVC door to front.

UTILITY ROOM: 19' 10" x 12' 8" (6.05m x 3.86m) Excellent range of high and low level units, work surfaces, stainless steel sink unit with double drainer, plumbed for washing machine, space for tumble dryer, larder cupboard, ceramic tiled floor, low voltage spotlights.

Steps to . . .

INNER HALL: Ceramic tiled floor, door to rear, two cupboards.

CLOAKROOM/WC: Low flush wc, pedestal wash hand basin, ceramic tiled floor.

Double doors to annex.

LOUNGE: 22' 7" x 17' 1" (6.88m x 5.21m) (at widest points). Brick fireplace with electric wood burner and slate hearth, door to front. Steps to . . .

BEDROOM (5): 22' 4" x 17' 5" (6.81m x 5.31m) (at widest points). Doors to rear.

## First Floor

SPACIOUS LANDING: Cornice ceiling, airing cupboard, window seat.

MASTER SUITE:

BEDROOM: 15' 11" x 15' 10" (4.85m x 4.83m) (at widest points).

WALK-IN ROBE:

ENSUITE BATHROOM: Coloured suite comprising low flush wc, pedestal wash hand basin, shower cubicle with electric shower, panelled bath with telephone hand shower.

BEDROOM (2): 14' 1" x 10' 3" (4.29m x 3.12m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with electric shower.

BEDROOM (3): 13' 10" x 10' 7" (4.22m x 3.23m) (at widest points).

BEDROOM (4): 13' 11" x 10' 11" (4.24m x 3.33m) (at widest points).

MAIN BATHROOM: White suite comprising low flush wc, wash hand basin, panelled bath, fully tiled shower cubicle with electric shower, part tiled walls.

Door from landing, stairs to roofspace.









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## Outside

STONE BARN: 29' 8" x 17' 11" (9.04m x 5.46m) (at widest points). Stairs to first floor.

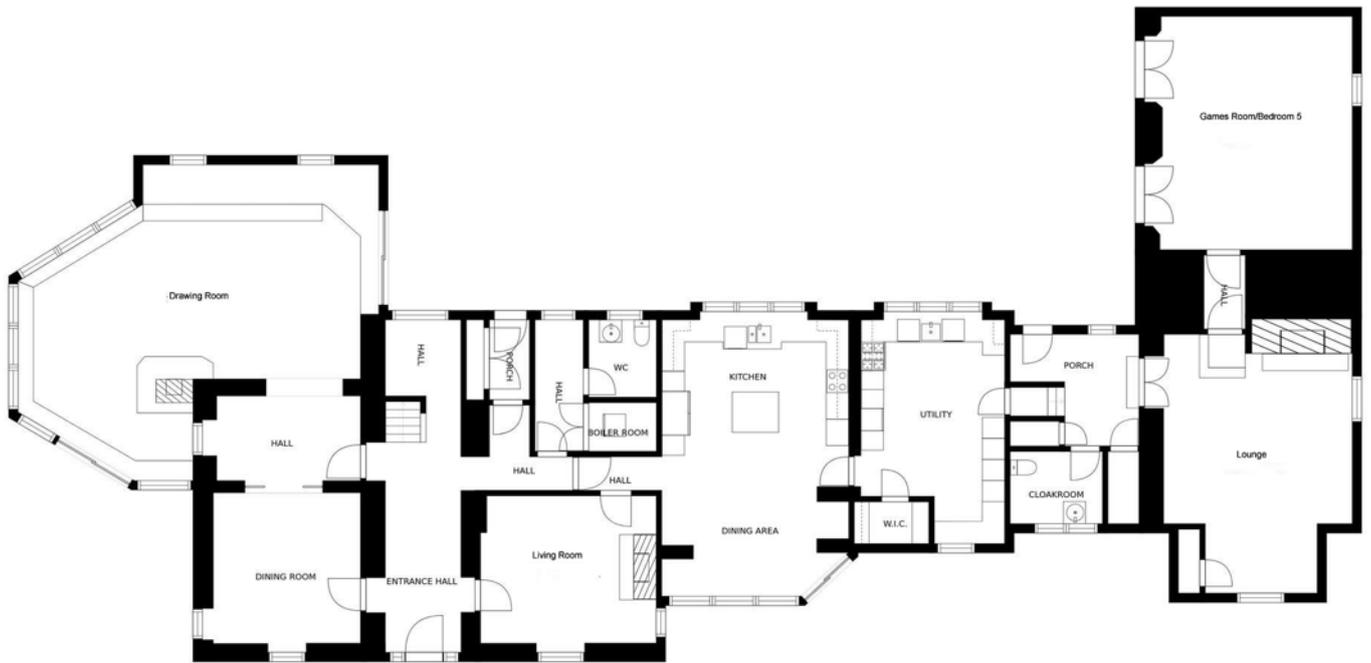
TOOL SHED: 18' 0" x 10' 0" (5.49m x 3.05m) (at widest points).

Boiler room to rear with two boilers. Covered carport and bin store. Formal gardens of circa three acres in extensive lawns, trees, beds, flowers and shrubs and one acre paddock to rear with separate access. Cupboard with oil tank on side of property. Dual driveway access and superb parking area.

FORMER BIAR: 22' 1" x 18' 8" (6.73m x 5.69m)

LOG STORE: 23' 1" x 20' 9" (7.04m x 6.32m) (at widest points).





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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**Location:**

From Dunadry, pass the Dunadry Hotel on your left hand side and continue on the Belfast Road, Islandreagh Road is on your right hand side. Islandreagh is then the first house on the left.

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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