



The Adam Yard, set within the idyllic grounds of the Castle Upton estate is a recently modernised and very diligently restored collection of ten stone built privately owned properties. No 7 Adam Yard boasts a very comfortable, ample and flexible accommodation. Particular remark must be given to the delightful first floor living room that has a magnificent exposed beam ceiling, wood burning stove, stylish traditional bay window with seating and overlooking a very convenient private rear, stone walled garden with shrubs and borders. The ground floor dining room has three large full height feature windows giving excellent natural lighting to the room, and overlooking the courtyard. Each of the three bedrooms have the benefit of adjacent bathroom or shower room. The property has an additional separately restored tower reaching to a second floor level with the optional potential for conversion to a small adjoining flat, possible mainly due to it having a separate eternal access. There is ample parking and for any golfing enthusiasts private, walking access to the Hilton hotel, golf and country club. Recently installed full fibre broadband and new central heating boiler are now present in the property.

It is convenient to many excellent local amenities in Templepatrick, plus the International airport and the M2 motorway, yet having a particularly private location. This is a rare opportunity to acquire an especially unique house.

Offers Around
£525,000

7 The Adam Yard,
Templepatrick,
BT39 0BE

Viewing by
appointment
through agent
028 9042 4747



- Truly magnificent stone built family home sympathetically and comprehensively renovated
- Fantastic setting within the enchanting grounds of the Castle Upton Estate
- Spacious dining room with beamed ceiling, feature windows and solid wooden floor
- Modern kitchen with pine units, integrated appliances and dining area
- Separate utility room
- Three generous bedrooms with the flexibility of changing the use of the other rooms to create a fourth or fifth if required
- Stunning first floor drawing room with exposed beam lattice, wood/multi fuel burning stove and window box seating
- Library/Sitting room overlooking dining room
- Ground floor WC and bathroom/first floor bath and shower rooms
- Oil fired central heating, hardwood glazed sash style window frames
- Recently restored tower with breathtaking sitting room boasting 360 degree views and bedroom/potential kitchen below
- Attached garage, immaculate walled gardens in lawn with mature beds, access through the castle grounds to the Hilton Hotel and golf course

The Property Comprises:

Ground Floor

Hardwood double glazed front door to . . .

SPACIOUS RECEPTION HALL: Solid wood floor.



CLOAKROOM OFF: Victorian style WC, vanity unit, extractor fan, cloaks area off with pressurised oil fired boiler.

LIVING ROOM: 24' 3" x 11' 3" (7.39m x 3.43m) Matching floor, original oak beamed ceiling, three feature arched windows, window seating, low voltage spotlights.



UTILITY ROOM: 10' 5" x 4' 11" (3.18m x 1.5m) Range of high and low level units, worksurfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, oil fired boiler, space for fridge freezer, ceramic tiled floor, low voltage spotlights. Door to . .

GARAGE: 16' 11" x 15' 9" (5.16m x 4.8m) (T shaped room at widest points) Separate storage cubicle, original style timber doors, power and light, tap.

KITCHEN/DINING AREA: 23' 4" x 11' 6" (7.11m x 3.51m) Range of high and low solid pine units, Corian work surfaces, inset double old Belfast style sink, part tongue and groove panelled walls, space for range with extractor fan and canopy over, Neff integrated dishwasher, integrated microwave, glazed display cabinets, separate integrated Miele fridge and freezer, low voltage spotlights. Stable door to rear. Hardwood double glazed door to front courtyard.



INNER HALLWAY:

FAMILY BATHROOM: White suite comprising Victorian style roll top bath, Trevi shower, vanity unit with granite work surfaces, half tongue and groove panelled walls, part tiled walls, picture rail, low voltage spotlights, Amtico floor.



BEDROOM (1): 15' 5" x 13' 3" (4.7m x 4.04m) (at widest points) Picture rail.



Stairs to . . .

First Floor

DRAWING ROOM: 23' 0" x 19' 5" (7.01m x 5.92m) Feature hole in the wall fireplace with wood/multi fuel burning stove, chimney breast with tiled hearth and carved oak mantel, magnificent vaulted ceiling with original exposed beam lattice.



DRESSING AREA: Shelved hotpress with pressurised stainless steel cylinder and Willis type immersion heater.

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, Trevi shower, tongue and groove panelled bath, half tongue and groove panelled walls.

BEDROOM (2): 22' 2" x 16' 5" (6.76m x 5m) Feature original ceiling with exposed mahogany beams, low voltage spotlights, built-in storage cabinet, 2 Velux windows, feature porthole windows.

LIBRARY/SITTING AREA: 24' 4" x 11' 3" (7.42m x 3.43m) Feature porthole windows, exposed beamed ceiling. Door to . .

LANDING: Separate access from courtyard.

BEDROOM (3): 15' 8" x 8' 0" (4.78m x 2.44m) Feature exposed beam ceiling, low voltage spotlights, 2 Velux windows.

SHOWER ROOM: Victorian style wc, vanity unit, fully tiled shower cubicle with Trevi thermostatic shower, half tongue and groove panelled walls, shelved hotpress with copper cylinder. Access to roofspace, low voltage spotlights.

Staircase to

TOWER Comprising . . .

STUDY: 12' 11" x 11' 4" (3.94m x 3.45m) Wired for kitchen, staircase to . . .

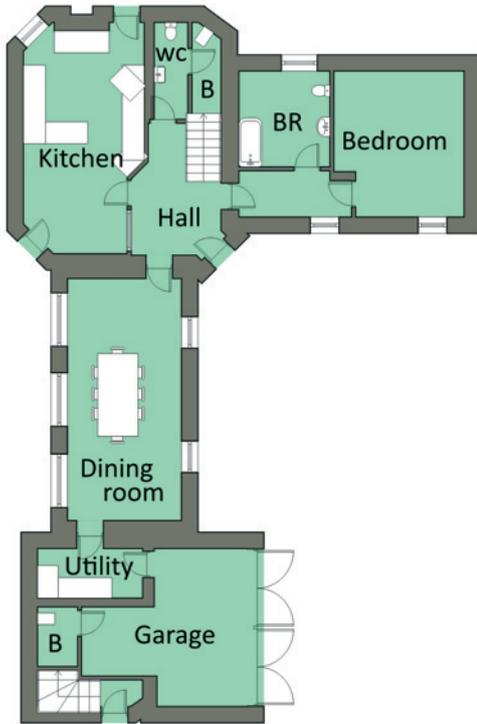
BEDROOM (4)/DEN: 12' 11" x 11' 4" (3.94m x 3.45m) 360 degree views over surrounding countryside, solid wooden flooring.



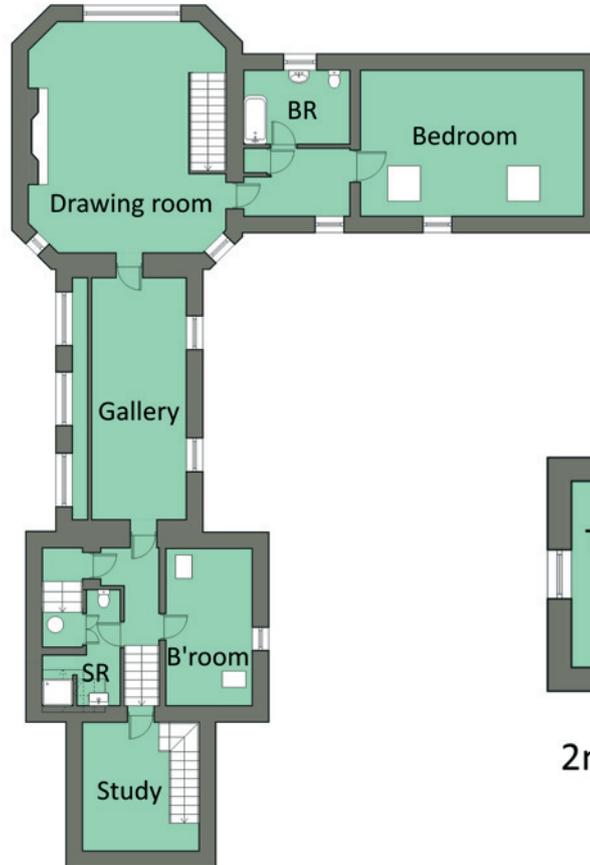
Outside

Courtyard with parking area to front. Enclosed rear garden to rear in lawns, well stocked bed and patio areas. Enclosed by stone walls and timber fencing. Double gates to pedestrian access to detached large brick store. Access through castle grounds to the Hilton Hotel and Golf Course.

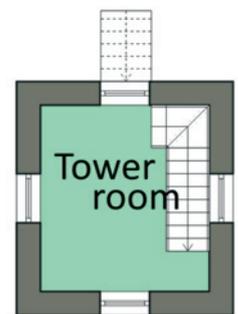




Ground Floor



1st Floor



2nd Floor

Location:

Travelling through Templepatrick from Belfast turn right into Castle Upton shortly after passing the Templeton Hotel on the left.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

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