



'Ashtree House'
35 Edenticullo Road,
HILLSBOROUGH,
BT26 6PH

Offers Around
£1,100,000

Viewing by
appointment with
& through agent
028 90 663030



- Magnificent Detached Family Residence Extending To Approximately 6,000 Sq Ft
 - Unrivalled Standard Of Finish Throughout
- Well proportioned ground floor reception rooms to include Drawing Room, Living Room open to Kitchen Diner & Family Room (Office)
- High Quality Robinsons Fitted Kitchen with Central Island Unit And Aga Range Cooker
 - Five Double Bedrooms Plus Study across the first floor
 - Large Luxury Family Bathroom with contemporary suite
- Two Ensuites Shower Rooms plus a Downstairs Shower Room
- Spacious Integral Double Garage connecting to Inner Hallway
 - High Quality uPVC Double Glazing throughout
 - Underfloor Oil Fired Central Heating throughout
 - Central Vacuum System
 - Intruder Alarm System Installed
- Beautifully Landscaped Formal Gardens Extending to c.1 Acre
- Adjoining Fields of c.2 Acres ideal for those with an Equestrian interest
- Hugely desirable & Convenient Semi Rural Location on Periphery of Royal Hillsborough
 - Early viewing by private appointment with the agent is highly recommended



We are delighted to present 'Ashtree House' to the market in Royal Hillsborough. Approached via a sweeping driveway and set on a mature elevated site, this magnificent detached family residence which was constructed in 2009 is sure to impress even the most discerning of purchasers.

No expense has been spared by the present owners in terms of the level of finish and specification with the highest quality floors throughout, a Robinsons kitchen with Aga Range, marble fireplaces in the reception areas and luxury bathroom and ensuites.

The accommodation which extends to approximately 6,000 Sq Ft is adaptable to suit individual requirements and comprises the option of six bedrooms (three with walk-in wardrobes), three reception rooms, principle bathroom, two ensuites, plus shower room together with home office and large double integral garage.

There is the added benefit of bedroom 5 being utilised as a granny flat or teenager annex with its own private entrance to the rear.

Externally the formal gardens which are beautifully maintained extend to c. 1 acre. In addition there are two adjoining fields of c.2 acres which would suit those with an equestrian interest.

Ideally located some 20 minutes' drive from Belfast City Centre and 30 minutes from International Airport the property has all the benefits of its rural surroundings and yet is only a short drive from the popular village of Hillsborough and the many specialist shops and restaurants it has to offer.

View without delay as this home can only be fully appreciated by internal inspection.

The Property Comprises:

Ground Floor

ENTRANCE Hardwood front door leading to:

ENTRANCE PORCH: Limestone floor. Half Glazed double doors to:

RECEPTION HALL: 24' 0" x 16' 0" (7.32m x 4.88m) Feature antique marble fireplace with cast iron inset and tiled hearth. Limestone floor. Cornicing. Feature oak staircase to first floor.



DRAWING ROOM: 19' 6" x 17' 8" (5.94m x 5.38m) Feature black marble fireplace. Solid French oak flooring. Corniced ceiling.



LIVING ROOM OPEN TO DINING AREA 30' 0" x 17' 8" (9.14m x 5.38m) Sandstone fireplace with cast iron multi fuel burning stove. Limestone flooring.



Open plan to:

LUXURY ROBINSONS KITCHEN 023' 6" x 18' 2" (7.16m x 5.54m) Excellent range of high and low level units. Black Aga Range four ring gas hob. American style fridge freezer. Central island unit. Inset sink. Granite work tops. Integrated dishwasher. Wine rack. Limestone flooring. Low voltage lighting. Adjoining pantry with excellent range of high and low level units.



UTILITY ROOM: 11' 8" x 6' 5" (3.56m x 1.96m) High and low level units. Single drainer sink unit. Plumbed for washing machine. Ceramic tiled floor.

STUDY 9' 0" x 7' 5" (2.74m x 2.26m) Built-in units. Ceramic tiled limestone flooring.

SHOWER ROOM: Fully tiled shower enclosure with multi jet shower system. Low flush WC. Wash hand basin. Built-in cupboards. Ceramic tiled floor.

FAMILY ROOM / OFFICE: 17' 8" x 10' 0" (5.38m x 3.05m)



First Floor

SPACIOUS LANDING 40' 0" x 16' 2" (12.19m x 4.93m) Walk-in hotpress.



PRINCIPAL BEDROOM 23' 9" x 18' 0" (7.24m x 5.49m) Feature fireplace with oak surround and cast iron inset. Door to balconette.



DRESSING ROOM: 11' 0" x 9' 2" (3.35m x 2.79m) Twin mirrored slide robes.



PRINCIPAL ENSUITE Shower enclosure with telephone hand shower, Low flush WC. Wash hand basin in vanity unit.



BATHROOM: 18' 0" x 16' 9" (5.49m x 5.11m) White suite comprising freestanding bath with mixer taps and telephone hand shower. Low flush WC. Wash hand basin. Fully tiled shower cubicle. Ceramic tiled floor. Low voltage lighting.



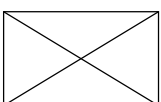
BEDROOM (2): 18' 0" x 12' 9" (5.49m x 3.89m) Walk-in dressing area.



BEDROOM (3): 21' 2" x 13' 3" (6.45m x 4.04m) Built-in robes incorporating wash hand basin in vanity unit.



BEDROOM (4): 15' 6" x 11' 7" (4.72m x 3.53m)



BEDROOM (5)/ANNEX 31' 8" x 18' 5" (9.65m x 5.61m) Wood strip flooring. Access to balcony.

Separate private entrance with porch.

WALK-IN DRESSING ROOM

ENSUITE: Shower enclosure with Mira electric shower. Low flush WC. Pedestal wash hand basin. Extractor fan.

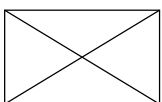


BEDROOM (6)/ STUDY 11' 7" x 9' 10" (3.53m x 3m)

Outside

EXTERNAL AREAS: Stone pillars, entrance over stone bridge to asphalt driveway, electric gates, open courtyard with ample parking area, professionally laid garden partly in sand for all year dryness. Extensive mature and private site. Gardens to front, side, and rear. Shrubs, flowerbeds, and mature trees. Formal gardens extending to c.1 area. Outside lighting. Two adjoining fields of c.2 acres.

INTEGRAL DOUBLE GARAGE: 21' 0" x 29' 0" (6.4m x 8.84m) Remote control up and over doors. High and low level units. Single drainer stainless steel sink unit. Light and power. Oil fired boiler. Central vac system.





TENURE:

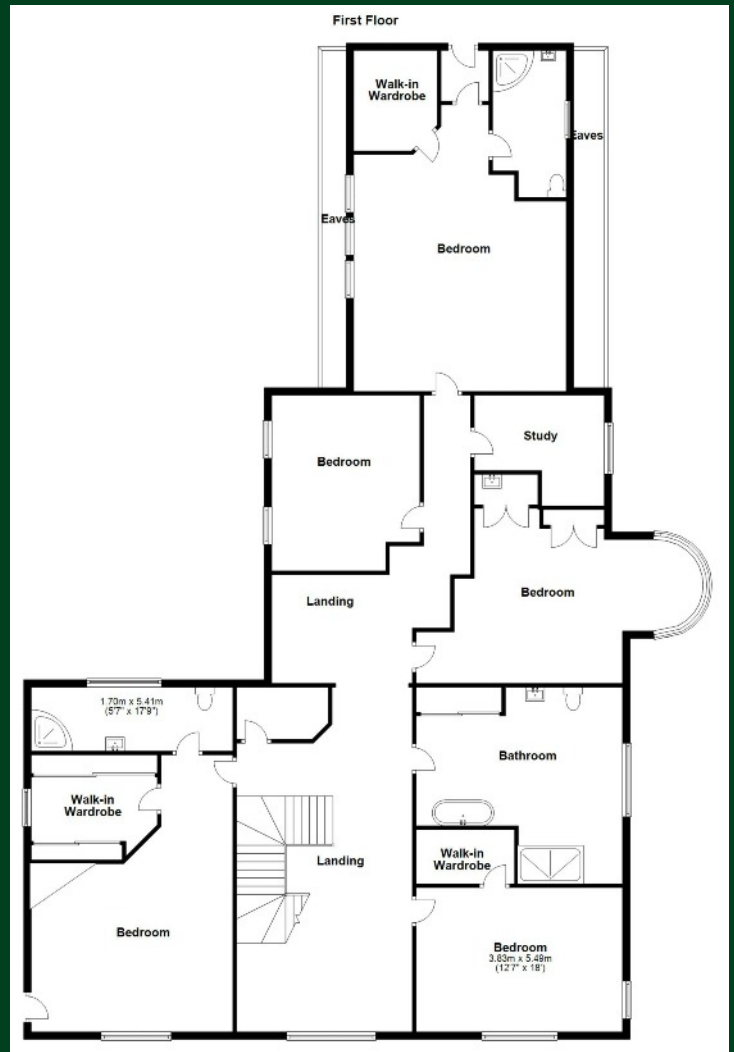
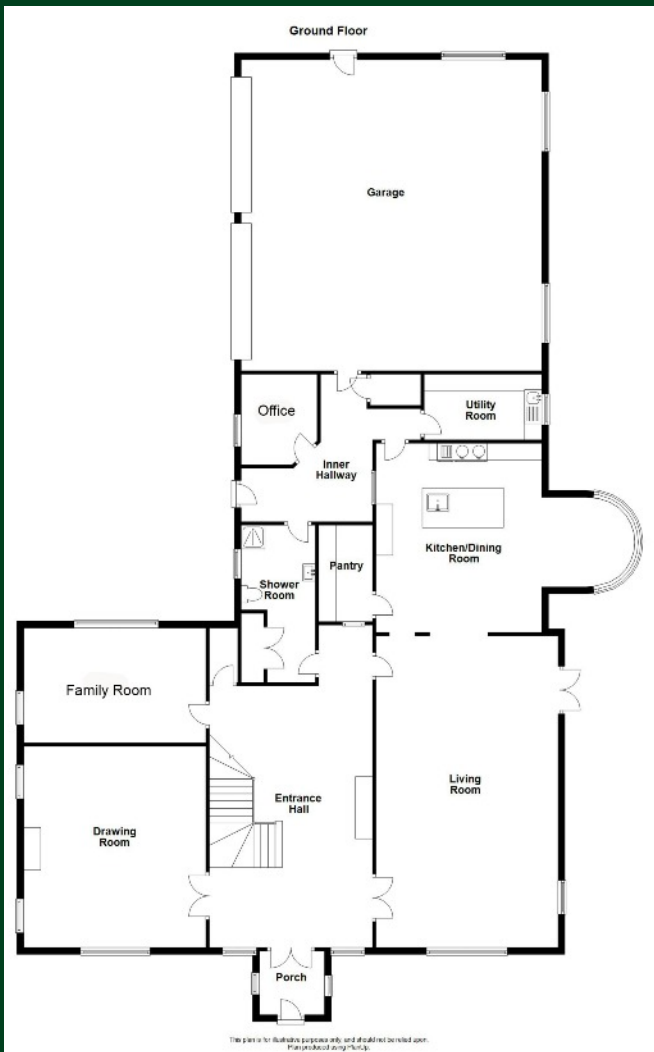
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For the period April 2022 to March 2023 £7,062.30

Location:

Travelling out the Ballynahinch Road from Hillsborough, Edenticullo Road is on your right hand side. 'Ashtree House' is at the top of the road on the right hand side, opposite Hillsborough Forest Park on an elevated site.



Energy Rating

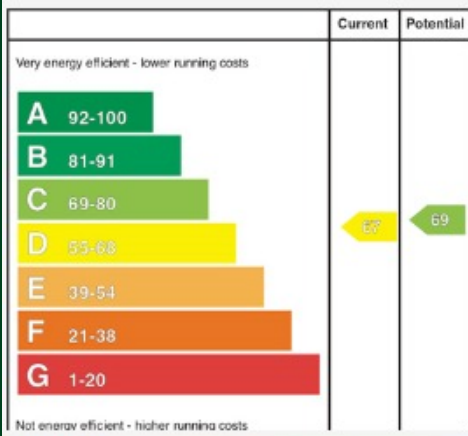
Epc Type: Domestic

Current: D67

Potential: C69

EPC Landmark Code: 2532-3015-3204-5512-8204

[Epc Certificate](#)



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

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