



We are delighted to present to the market this exceptional detached family home, that offers excellent accommodation that's both modern and flexible.

The accommodation on the ground floor comprises of a most impressive entrance hall with bespoke staircase to the first floor, are three reception rooms including a family room, living room and sunroom, a luxury fitted kitchen that boasts amazing countryside views. There is also a bedroom, bathroom, utility room and separate cloakroom all on the ground floor.

On the first floor there are three well-proportioned bedrooms, the principal bedroom with ensuite, study / walk in wardrobe, shower room and a mezzanine gallery that overlooks down to the kitchen.

Outside the property is approached via a set of pillars and a stoned driveway to an elevated site, there is a detached garage and surrounding gardens laid in a mixture of lawns and paving. Views extending across the countryside and beyond. The property also benefits from a host of amenities within a short drive, including shops, schools, and excellent transport network, and is located five minutes drive from CAFRE Loughry Campus & Mid Ulster Sports Arena & Northern Ireland Fire & Rescue Learning & Development Centre and less than a ten minute drive to the centre of Cookstown with easy access to M1 & M2.

We advise that interest be made know to us as soon as possible to help avoid disappointment.

Offers Over
£399,950

58B Grange Road,
COOKSTOWN,
BT80 8SH

Viewing by
appointment
through agent
028 9066 3030



- Exceptional detached home on an elevated site
- Modern and flexible accommodation
- Three reception rooms on the ground floor
- Luxury fitted kitchen with stunning views across countryside
- Bedroom and family bathroom on ground floor
- First floor has three well-proportioned bedrooms, principle with ensuite shower room
- Walk in wardrobe / study
- Family shower room
- Mezzanine living area overlooking into kitchen
- Detached garage and garden laid in lawns and paving
- Oil fired central heating / Underfloor Heating on the Ground Floor / Reclaimed Radiators on the First Floor
- Burglar Alarm
- Close to Cookstown and many amenities
- Site Adjacent to House For Sale by Separate Negotiation

The Property Comprises:

Ground Floor

Solid wood and cast iron 'church' style front door to . . .

DOUBLE HEIGHT ENTRANCE HALL: Decorative fireplace, solid oak and wrought iron bespoke staircase, decorative ceramic tiled floor, access to storage.



FAMILY ROOM: 19' 3" x 14' 7" (5.87m x 4.44m) Feature square bay window, wooden panelling, cast iron fireplace plumbed for gas, with granite hearth, herringbone style wood effect tiled floor.



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KITCHEN WITH LIVING AREA: 23' 9" x 14' 4" (7.24m x 4.37m) Fitted solid oak kitchen with extensive range of high and low level units, reclaimed red brick cooker alcove with reclaimed timber beam and tiled splash back, Rangemaster range style cooker, 1.5 bowl stainless steel sink unit, integrated fridge freezer, integrated dishwasher, large kitchen island with additional storage, additional glazed kitchen units with granite work surfaces, part tiled walls, ceramic tiled floor, picture window with countryside views.



Open plan to . . .

LIVING AREA: 14' 4" x 13' 2" (4.37m x 4.01m) Cast iron wood burning stove with granite hearth, matching ceramic tiled floor.



SUN ROOM: 16' 0" x 12' 9" (4.88m x 3.89m) Double patio doors to rear garden and patio area, matching ceramic tiled floor.



BACK HALL: uPVC stable style door to rear, decorative ceramic tiled floor.

UTILITY ROOM: Extensive range of high and low level units, plumbed for washing machine, space for tumble dryer, integrated half fridge, integrated microwave, stainless steel sink unit, work surfaces, tiled splash back, ceramic tiled floor.



DOWNSTAIRS CLOAKROOM.: White suite comprising low flush wc, wash hand basin, vanity unit, wood panelled walls, ceramic tiled floor.

BEDROOM (4): 13' 1" x 11' 8" (3.99m x 3.56m) Built-in wardrobe.

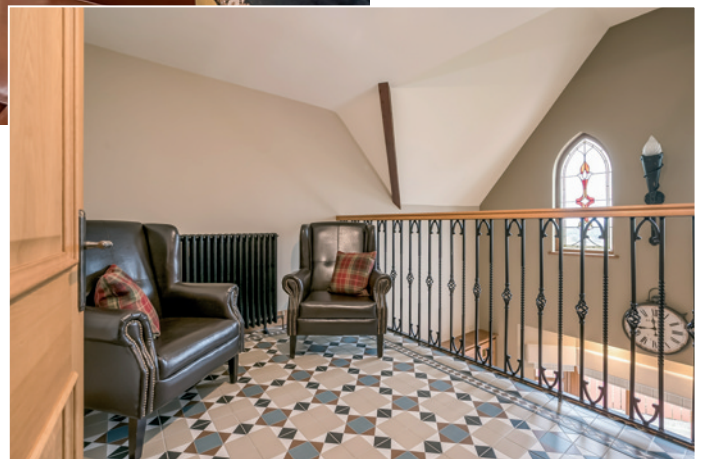


DOWNSTAIRS BATHROOM.: White suite comprising free standing roll-top bath, low flush wc, wash hand basin with vanity unit, part tiled walls, ceramic tiled floor, extractor fan.



First Floor

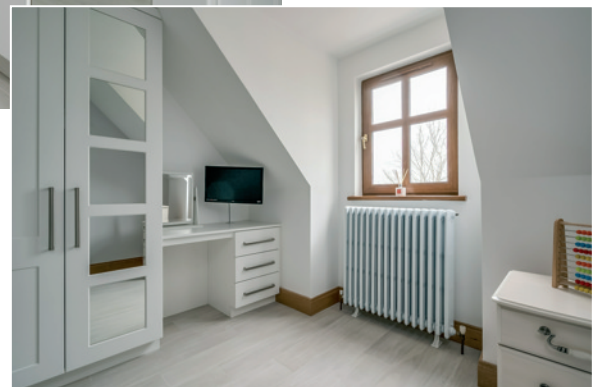
LANDING: Storage cupboard.



PRINCIPAL BEDROOM: 14' 5" x 12' 2" (4.39m x 3.71m)



BEDROOM (2): 16' 0" x 14' 9" (4.88m x 4.5m)



ENSUITE SHOWER ROOM: White suite comprising shower cubicle, low flush wc, ceramic tiled floor, extractor fan.



BEDROOM (3): 14' 9" x 10' 6" (4.5m x 3.2m) Built-in wardrobe and drawers.



DRESSING ROOM/STUDY/ADDITIONAL STORAGE: 11' 3" x 8' 11" (3.43m x 2.72m) Range of built-in wardrobes and drawers.

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MEZZANINE: 14' 11" x 8' 2" (4.55m x 2.49m) Overlooking the kitchen and views across the countryside.



SHOWER ROOM: Large shower cubicle with feature tiled splash back, low flush wc, wash hand basin with vanity unit.



Outside

DETACHED GARAGE: 20' 6" x 20' 4" (6.25m x 6.2m)

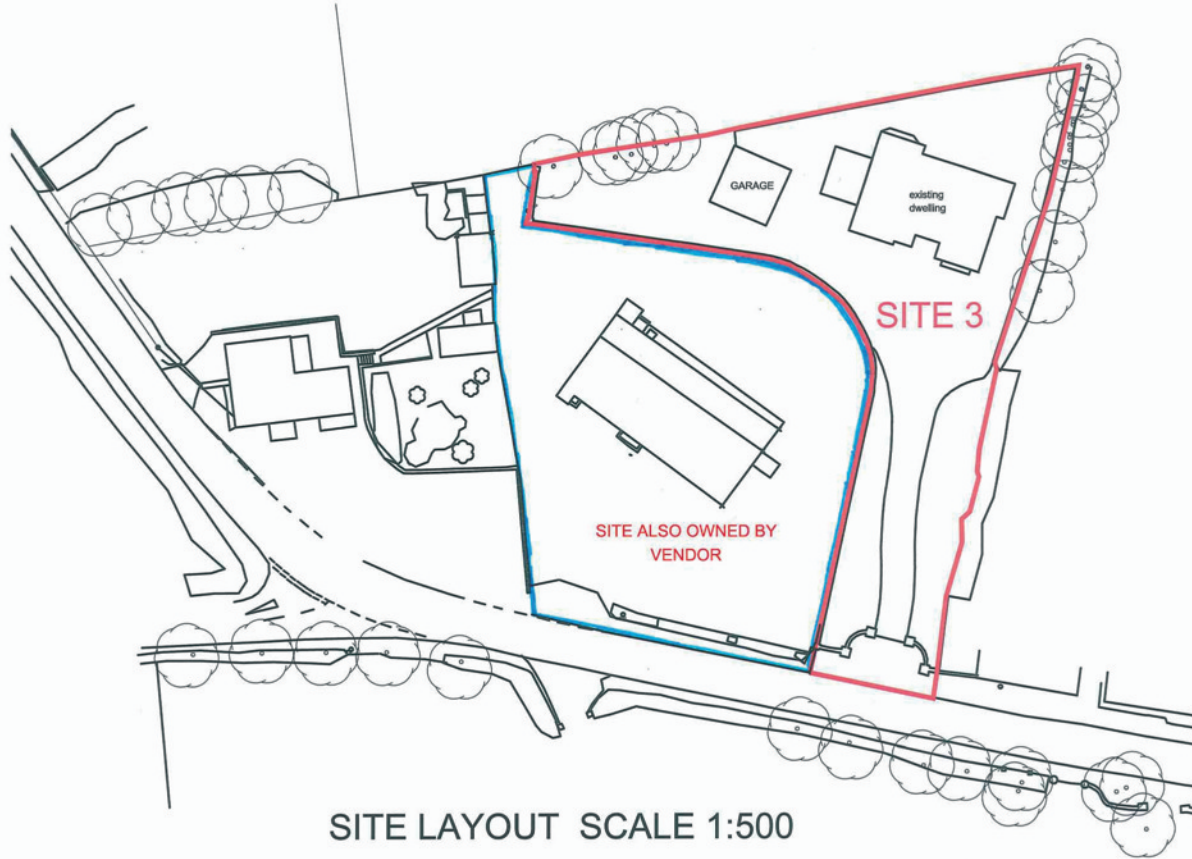
Wrought iron entrance gates with cabling for exterior lighting on the driveway. Stone driveway leading to an elevated site and detached garage. Surrounding gardens laid in a mixture of lawns and paving. Views extending across the countryside and beyond.



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Location:

Leaving Cookstown on the A29 pass Asda and at next roundabout and take the first exit onto the Tullywiggan Road, and take the first left onto Grange Road. No 58B Grange Road is on the left hand side.



Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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Energy Rating

Epc Type: Domestic
 Current: C69
 Potential: C69
 EPC Landmark Code: 8432-9627-0000-0802-3222
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	69	69
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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