mcafee PORTSTEWART

For Sale

Kildollagh House, 190 Loughan Road, Loughan, Coleraine BT52 1UD

Offers Over **£289,500**

Property Overview

- Detached Residence - "Kildollagh" meaning "little church on the hill"
- 4 Bedrooms, 3 Reception Rooms
- Oil fired heating
- uPVC double glazed windows
- Character property having retained many of its original features and much of its charm
- Elevated site with view overlook the River Bann
- Situated on approximately 1.75 acres of mature grounds
- Formally Kildollagh Parish Church's Rectory, built circa. 1871
- Burglar alarm installed
- Rates: The assessment for the year 2016/2017 is £2150.12
- EPC Rating - D59

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Entrance Porch:
With uPVC French doors, tiled floor, cornice, glass panel door and side panels leading to:

Entrance Hall:
With recess display glass shelving, cornice, telephone point.

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Lounge:
23'5 x 13'0 (7.14m x 3.96m) with marble fireplace, multi fuel stove, cornice, centre piece, picture rail, shutters on windows, wired for wall lights, dimmer switch controls.

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Family Room:
14'11 x 13'0 (4.55m x 3.96m) with mahogany surround fireplace, tiled inset and hearth, multi fuel stove, cornice, picture rail, shutters on window, wired for wall lights, dimmer switch controls, glass panel French doors with shutters leading to:

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Sun Lounge:
14'1 x 12'9 (4.29m x 3.89m) with uPVC glass panel door to the front of the property.

Rear Hall:
With under stairs storage, mahogany glass panel rear door.

Shower Room / Cloakroom:
Comprising shelved storage cupboard, wash hand basin set in vanity unit, w.c., shelving, tiled shower cubicle with PVC panelled ceiling, light and Redring electric shower fitting.

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Kitchen:
14'0 x 12'0 (4.27m x 3.66m) with eye and low level units including larder, part tiled walls, space for cooker and fridge / freezer, plumbed for dishwasher, double drainer stainless steel sink unit, extractor fan, concealed lighting, feature beam ceiling with strip lighting.

Utility Room:
Divided into 2 rooms, with eye and low level cupboards, stainless steel sink unit, plumbed for automatic washing machine, vent for tumble dryer.

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Feature turning staircase leading to:

FIRST FLOOR

Spacious gallery style Landing:
With eaves storage, sky light window and light.

Bedroom (1):
14'8 x 11'10 (4.47m x 3.61m) with wash hand basin, light with shaver point, built-in furniture comprising 4 double wardrobes, eye and low level cupboards, dressing mirror.

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Bedroom (2):
14'8 x 11'10 (4.47m x 3.61m) with wash hand basin, medicine cabinet with shaver point, access to roof space, built-in furniture comprising 2 double wardrobes and 1 single shelved unit, book shelves, telephone point.

Bedroom (3):
12'0 x 11'1 (3.66m x 3.38m) (Max) with wash hand basin, light.

Bedroom (4):
12'0 x 9'10 (3.66m x 3.00m) (Max) with wash hand basin, light with shaver point, recess shelving.

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Bathroom:
Comprising panel bath with telephone hand shower, PVC panelled shower cubicle with mains and Redring electric shower fitting, wash hand basin, hot press, built-in linen cupboard, heated towel rail.

Separate w.c.:
Comprising wash hand basin, w.c., access to roof space.

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EXTERIOR FEATURES
The property is approached by a private laneway leading to screened driveway and extensive parking area. Gardens laid in lawn surrounding the property with mature trees and shrubs extending to approximately 1.75 acres. Paviour area to the rear with steps leading up to raised paviour patio area, additional steps leading up to rear garden. The garden to the side may be suitable for a site (subject to necessary consent). Greenhouse. Raised vegetable gardens. PVC oil tank. Water tap to rear. Outside lights to front and rear. Paviour path and patio area to front. Shrub beds to side. Covered log store. Garden Shed. Solar panels for electricity with excess electricity redirected to the national grid, excess can also heat the water. Septic tank.

Garage:
19'6 x 15'10 (5.94m x 4.83m) with roller door, power and strip lighting.

Car port to side:
16'5 x 10'4 (5.00m x 3.15m)

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FLOOR PLANS

Ground Floor

First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

MISREPRESENTATION CLAUSE: McAfee Portstewart, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are Intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Portstewart for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:
On leaving Coleraine along the Mountsandel Road, travel in the direction of the Loughan, continue through the hamlet, St Paul"s Church is on the right hand side, approximately 100 metres after the Church on the left hand side of the road, is the start of the laneway leading to Kildollagh House.

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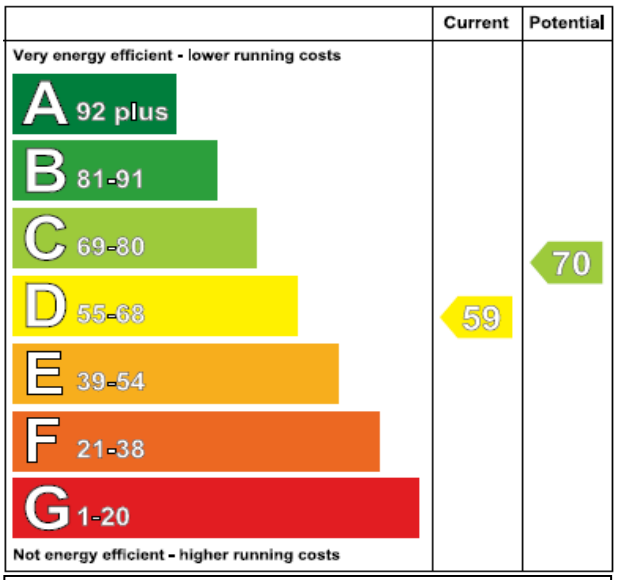

Full EPC available on request

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL
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portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE
PST1133 170117/LM

PC 220517

OUR OFFICE LOCATION

FOLLOW US ON FACEBOOK

The Property Ombudsman