SKEA HALL

94 MOSS ROAD, CARRYDUFF, BELFAST

Exceptional detached residence extending to approximately 6,500 sq. ft set in about 5 acres of formal grounds

Fetherston Clements
485 Lisburn Road
Belfast
BT9 7EZ
+44 (0) 28 9066 1111
Email: info@fetherstonclements.com

Savills Belfast
2nd Floor Longbridge House
16-24 Waring Street
Belfast
+44 (0) 28 9026 7820
Email: belfast@savills.ie

savills.co.uk

SKEA HALL

94 MOSS ROAD, CARRYDUFF, BELFAST BT8 8HX

Carryduff 1 mile, Belfast City 7 miles, Lisburn 8 miles, Belfast City Airport 9 miles, Belfast International Airport 22 miles

Accommodation

Ground Floor

Hall, Dining Room, Lounge, Bedroom, Shower Room, Kitchen/Living Area, Utility Room, WC

First Floor

Master Bedroom with En Suite and Dressing Room, 2 Further Bedrooms (1 En Suite, 1 Bathroom), Study/Bedroom, Playroom/Home Office

Outbuildings

Double Garage and Car Port, Various Outbuildings/Sheds, Storage Units, Office

Grounds

Gated Entrance, Asphalt Driveway, Extensive Car Parking, Formal Gardens, Enclosed Separate Yard

About 5 Acres in total

For Sale By Private Treaty

LOCATION

The property is located 1 mile south of Carryduff which offers a range of amenities to include convenience stores, pharmacy, dentist, post office, restaurant and takeaways. It also conveniently lies a short distance from other towns including Saintfield (5 miles), Ballygowan (6 miles) and Lisburn (8 miles).

Belfast (7 miles) is connected to Carryduff by the A24 primary road. The city provides a full range of services, education and cultural activities. It includes world-class tourist attractions (such as the shipyards where Titanic was constructed, and which now form part of the Titanic Experience). Belfast's rich and cultural heritage is reflected in its vibrant theatres and thriving arts scene.

Belfast City Airport is 9 miles distant and offers flights to destinations throughout Europe and the rest of the UK, while Belfast International Airport is about 22 miles distant.

A park and ride service is available 3 miles from the property at Cairnshill and is served by a dedicated bus service operating to and from Belfast City Centre every 15 minutes.

The keen golfer is well catered for with a choice of superb courses nearby which include Temple Golf Club, Rockmount Golf Club and Malone Golf Club. Malone Golf Club is widely considered as one of the best parkland courses in Ireland, with 27 holes of golf situated around a magnificent 20 acre lake.

Local primary schooling is available at Carryduff Primary School (1 mile), St Joseph's Primary School (2 miles), Carr Primary School (2 miles), Millennium Integrated Primary School (3 miles), and St Itas Primary School (4 miles) whilst secondary schooling is available at Lagan College (5 miles), Victoria College (7 miles), and Strathearn (8 miles).

DESCRIPTION

This magnificent detached county home extending to about 6,500 sq ft is set on an elevated site of 5 acres of beautiful mature gardens and offers excellent privacy and security. It is approached by a sweeping asphalt driveway through private electric wrought iron gates with parking at the front and rear.

The property was designed by award winning architect Des Ewing and constructed in 2008 by the current owners who spared no expense in the level of detail and specification of finish. Features such as the Lonsdale kitchen, high quality sanitary ware and ornate feature fireplaces are just a few to mention.

The accommodation briefly comprises five bedrooms, three reception rooms, family bathroom, two ensuites, plus shower room and home office/playroom/home cinema. Drawings have been prepared for the existing playroom to create a self-contained living space or two additional bedroom suites, subject to obtaining the necessary planning consents. Plans can be made available by request. The bright, internal accommodation is well laid out over two levels which is ideal for entertaining and family living. There is also a large double garage integrated with a car port.

The house has underfloor heating fuelled by oil, an audio entertainment system, broadband supply and 2 phone lines. Further benefits of a Beam central vacuum system and external nine camera security system are also noteworthy.

The accommodation is set out on the accompanying plans.

GARDEN

The formal garden grounds are enclosed by hedging and a variety of tree species which adds an extra layer of privacy and seclusion. The perimeter of the site further benefits from secure dog fencing. The grounds are predominantly laid to lawn and are manicured and kept in perfect condition by three Husqvarna robotic lawnmowers, operated from an app with their own GPS assisted navigation system.

OUTBUILDINGS

The extent and quality of the outbuildings are a notable feature of the property. There is an impressive range of secluded outbuildings and storage units consisting of a large concrete and tarmacadam apron, extensive workshops, storage space and office. The outbuildings are all of modern construction and benefit from a separate alarm system and a three-phase electrical system.

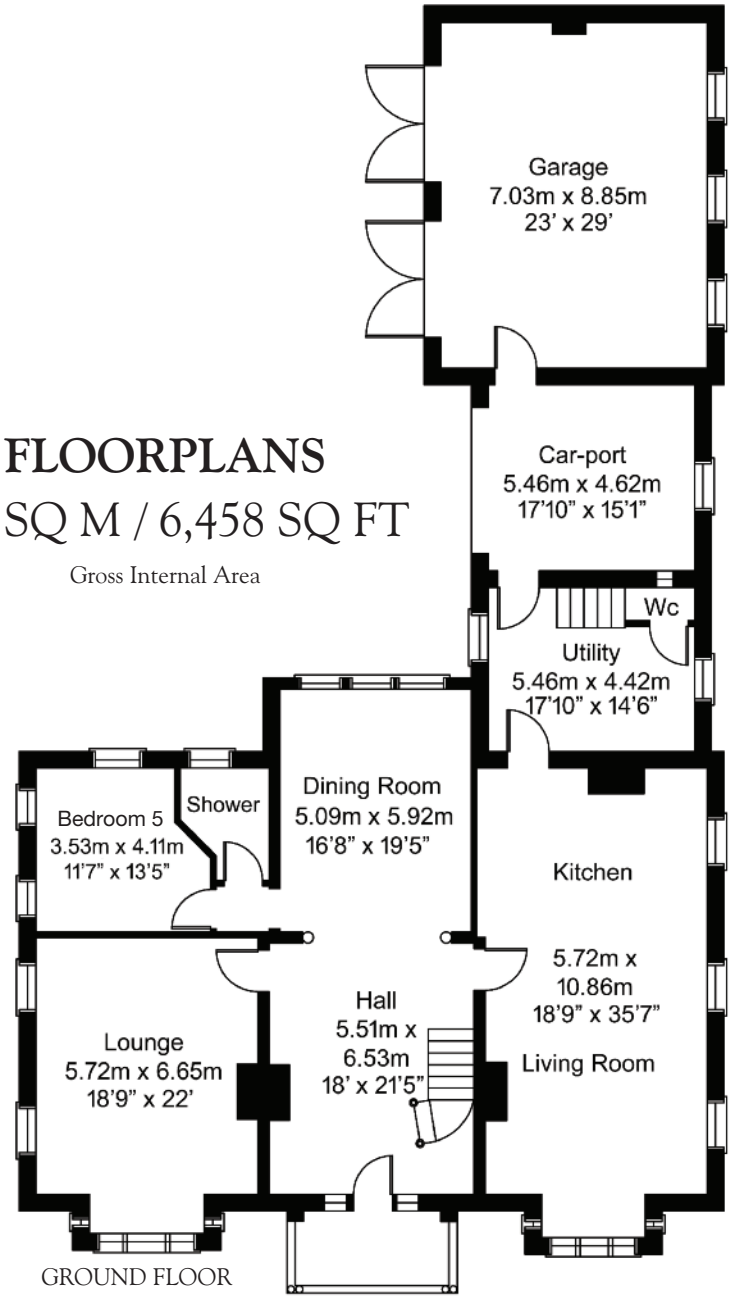
The outbuildings are set out in the accompanying plans.

94

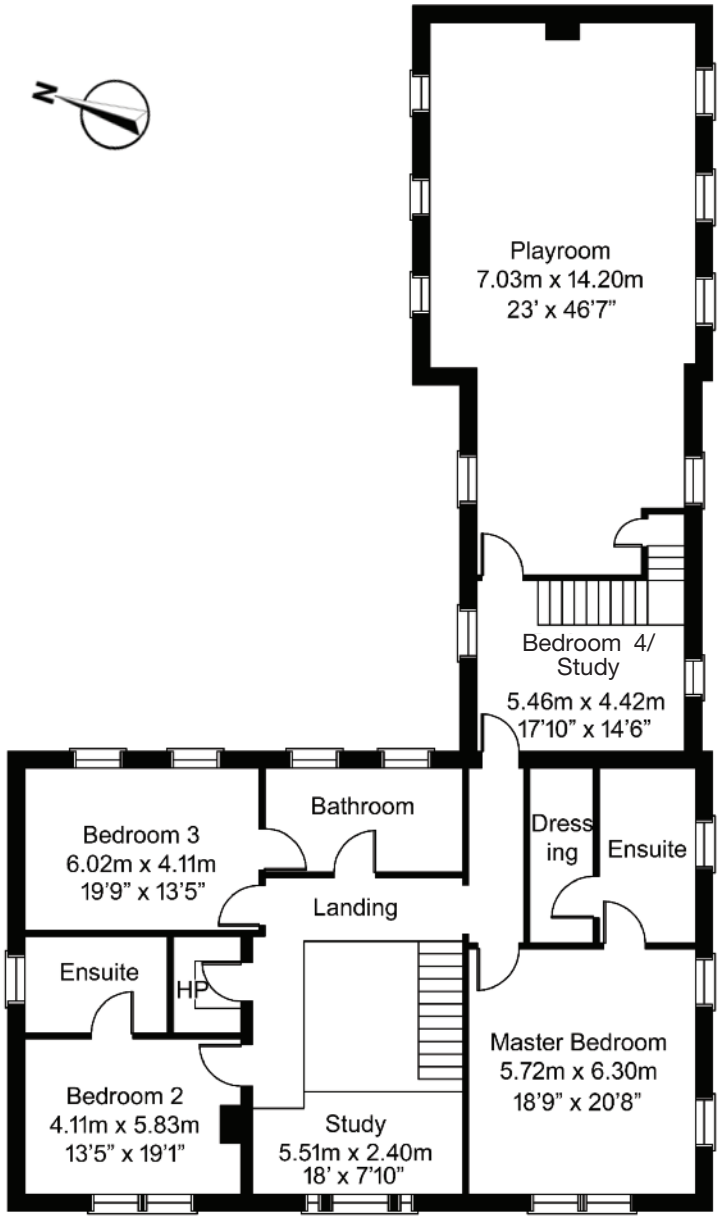
FLOORPLANS

600 SQ M / 6,458 SQ FT

Gross Internal Area



GROUND FLOOR

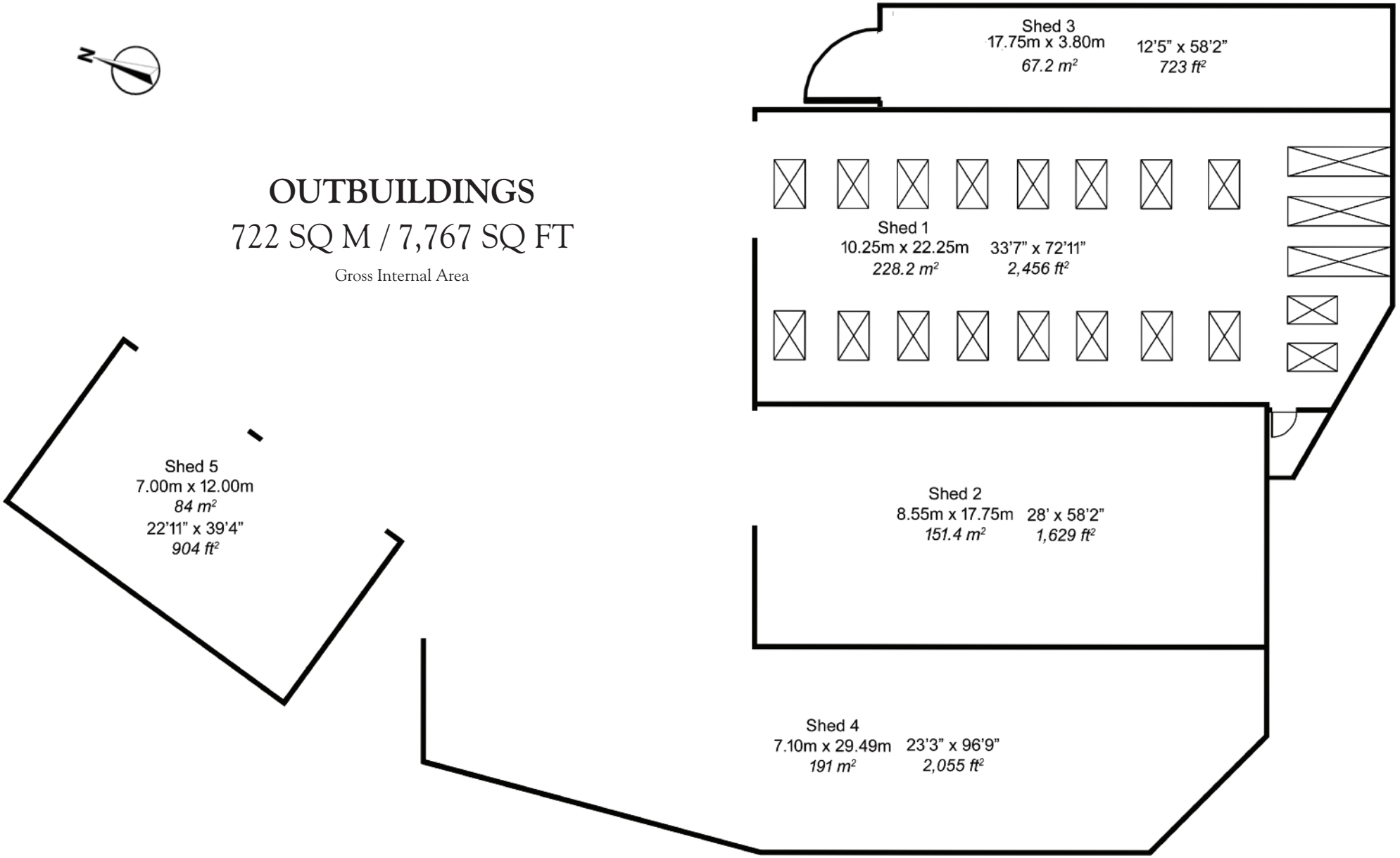


FIRST FLOOR

OUTBUILDINGS

722 SQ M / 7,767 SQ FT

Gross Internal Area



GENERAL REMARKS

VIEWING
Strictly by appointment with the joint selling agents.

DIRECTIONS
The postcode for the property is BT8 8HX.

AIRPORTS
Belfast International Airport (www.belfastairport.com)
Belfast City Airport (www.belfastcityairport.com)

FIXTURES & FITTINGS
Any integrated items and light fittings are included in the sale.

All further fixtures and fittings are excluded from the sale including: garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

SERVICES
Mains electricity and water supplies, underfloor oil-fired central heating, beam central vacuum system, broadband, private drainage, sound system and an external, 9-camera security system.

Please note that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

ENTRY
Entry is by agreement.

OFFERS
Offers may be submitted to the selling agents:
Savills Belfast, 2nd Floor Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX
Tel: 028 9026 7820 Email: belfast@savills.ie
Fetherston Clements, 485 Lisburn Road, Belfast, BT9 7EZ
Tel: 028 9066 1111 Email: info@fetherstonclements.com

EPC
EPC Rating: C
EPC Reference: 9458-0533-6630-6655-7906

CLOSING DATE
A closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

FINANCIAL GUARANTEE
All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

SOLICITORS
David Holley – Johnsons Solicitors
Johnson House, 50/56 Wellington Place, Belfast, BT1 6GF – Tel: +44 (0) 28 9024 0183
Email: david.holley@johnsonslaw.co.uk

STIPULATIONS

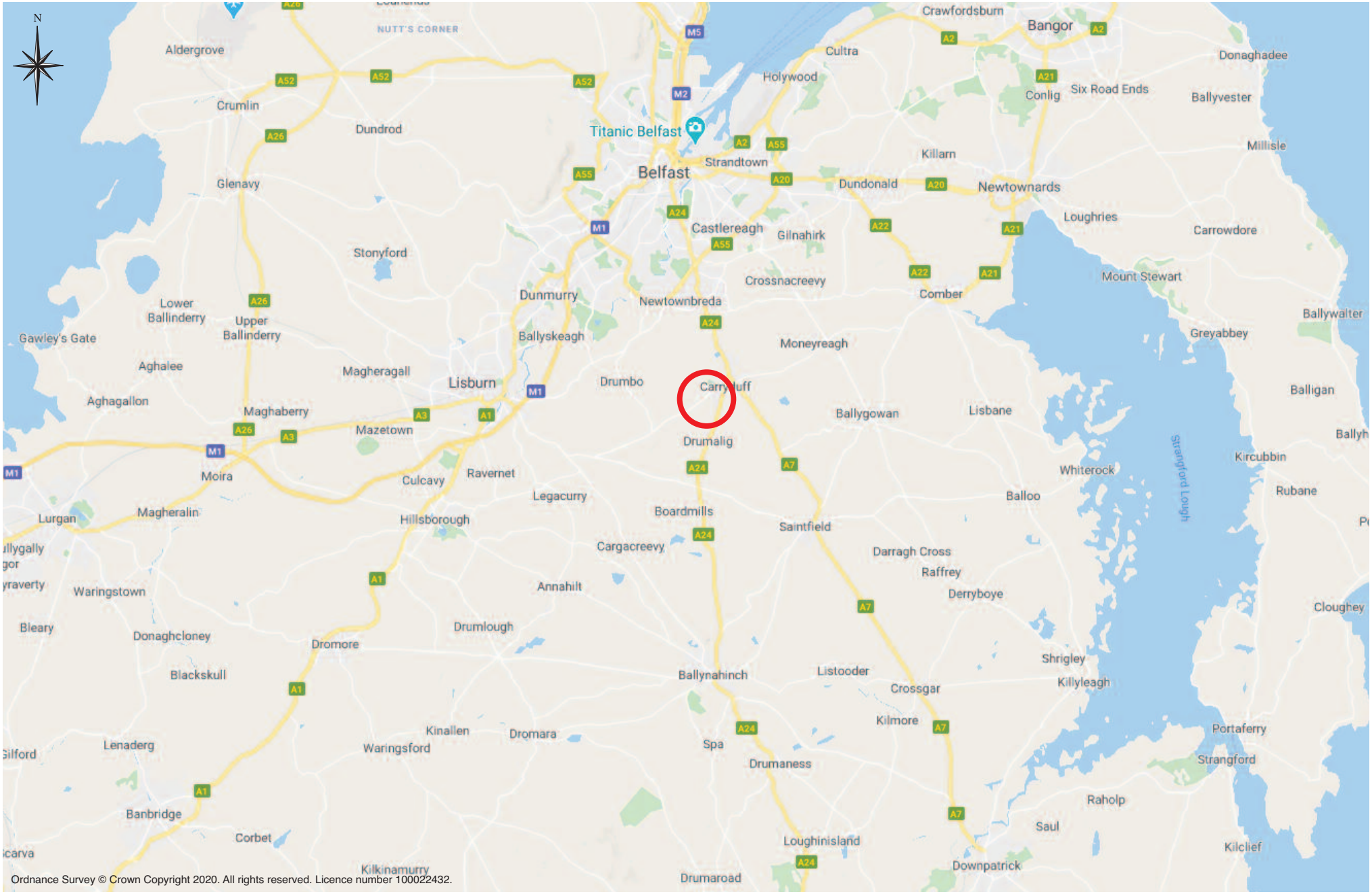
WAYLEAVES AND RIGHTS OF ACCESS
The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

GENERALLY
Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared August 2020.


N
Aldergrove
NUTT'S CORNER
Crumlin
Dundrod
Glenavy
Stonyford
Lower Ballinderry
Upper Ballinderry
Gawley's Gate
Aghalee
Aghagallon
Maghaberry
Moira
Magheralin
Lurgan
Waringstown
Bleary
Donaghcloney
Blackskull
Lenaderg
Banbridge
Corbet
Kilkinamurry
Magheragall
Lisburn
Mazetown
Culcavy
Ravernet
Hillsborough
Dromore
Drumlough
Kinallen
Dromara
Waringsford
Dunmurry
Ballyskeagh
Drumbo
Legacurry
Annahilt
Cargacreevy
Titanic Belfast
Belfast
Strandtown
Holywood
Cultra
Crawfordsburn
Bangor
Donaghadee
Conlig
Six Road Ends
Ballyvester
Millisle
Killarn
Dundonald
Newtownards
Loughries
Carrowdore
Castlereagh
Gilnahirk
Newtownbreda
Crossnacreevy
Comber
Mount Stewart
Ballywalter
Greyabbey
Moneyreagh
Carryduff
Drumalig
Ballygowan
Lisbane
Balligan
Whiterock
Balloo
Kircubbin
Rubane
Strangford Lough
Boardmills
Saintfield
Darragh Cross
Raffrey
Derryboye
Cloughey
Ballynahinch
Listooder
Crossgar
Killyleagh
Shrigley
Kilmore
Spa
Drumaness
Portaferry
Strangford
Raholp
Saul
Kilclief
Loughinisland
Downpatrick
Drumaroad
Ordnance Survey © Crown Copyright 2020. All rights reserved. Licence number 100022432.

Fetherston Clements
485 Lisburn Road
Belfast
BT9 7EZ
+44 (0) 28 9066 1111
Email: info@fetherstonclements.com

Savills Belfast
2nd Floor Longbridge House
16-24 Waring Street
Belfast
+44 (0) 28 9026 7820
Email: belfast@savills.ie