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## Belfield House, 5 Crossgar Road East

Crossgar  
BT30 9ER

**Offers In Region Of £660,000**



## 5 CROSSGAR ROAD EAST, CROSSGAR, BT30 9ER

- **Magnificent Detached c. 3,500 sq ft Family Home Set On c.6 Acres of Land, Built by Michael Galloway in 1992**
- **Formal Sitting Room with Gas Fire, Dining Room with Wood Burning Stove and Family Room**
- **Bespoke Handmade French Oak "Robinsons" Kitchen with Granite Worktop, Island and Oil Fired Aga**
- **Matching Robinsons Utility Room & Beautiful Morning Room with Feature Cathedral Ceiling**
- **Entrance Porch Leading to Gracious Hallway, Downstairs WC and Cloakroom**
- **Five Well Proportioned Double Bedrooms and Study**
- **Master with Ensuite Shower Room & Luxurious Modern Spacious Family Bathroom**
- **Oil Fired Central Heating, Double Glazed Windows & Alarm System**
- **Large Double Garage with Floored and Walled Roof Space Storage**
- **Superb Extensive Gardens, Large Ornamental Pond, Patio Areas, Stables, Paddock and Additional Fields**



This magnificent detached family residence built in 1992 by Michael Galloway is situated on an impressive c. 6 acre site located off the Downpatrick Road in Crossgar. It is approached by sweeping driveway lined by mature chestnut trees through entrance gates. Generous parking area to front with further gated parking to side of property. There are large sandstone paved patio areas to the rear and side of the property.

The ground floor accommodation comprises of a gracious entrance hall, formal sitting room, family room, dining room, morning room, bespoke handmade Robinson's kitchen with oil fired Aga and range of built in appliances, matching utility room and downstairs WC. The first floor comprises of four generously proportioned double bedrooms, master ensuite shower room and luxurious family bathroom all approached by spacious landing. The second floor features a fifth double bedroom and study.

The house is bright and beautifully proportioned throughout with numerous stunning design features such as decorative cornicing, ceiling roses, cathedral ceilings in morning room and chequered flooring in entrance hall. Oil fired central heating and double glazing are also of benefit.

The House is bright benefitting from superb natural light and is beautifully proportioned throughout with numerous stunning design features such as decorative cornicing and ceiling roses by George Nicholl, ceramic black and white tiling to porch, entrance hall and WC. Solid mahogany scalloped internal doors and carved mahogany fireplaces in formal sitting room and dining room and feature mahogany staircases with painted mahogany balustrade. High 9ft ceilings throughout. Oil fired central heating and double glazing are also of benefit.







The site of c. 6 acres also comprises beautifully manicured lawns with numerous mature trees, large ornamental pond with jetty, sandstone patio areas, formal flower beds to front of house, a large pergola with mature planting and large children's play house. There are separate stables with fenced paddock and additional fields/ agricultural land.

The enviable location between Crossgar and Downpatrick provides the convenience of everyday amenities such as excellent schools, shops, cafes and restaurants whilst benefitting from an idyllic rural environment only 30 mins from Belfast. Prestigious local golf courses such as Ardglass Golf Club, St Patrick's Golf Club and Spa Golf Club are nearby together with several sailing clubs as well as the National Trust properties of Rowallane and Castle Ward.

This superb unique property with its quality finish and tremendous outside space can only be fully appreciated on viewing.

### Property Comprises

Painted mahogany front door with top light and side lights leading to...

**ENTRANCE PORCH** Ceramic black and white tiled floor. Cornice ceiling. Part glazed inner wooden door with matching side lights leading to...

**HALLWAY** Ceramic black and white tiled floor. Cornice ceiling. Built in cloak cupboard. Alarm panel.

**FORMAL SITTING ROOM 18' 3" x 13' 1" (5.573m x 4.003m) (At Widest Points)** Cornice ceiling. Ceiling rose. Carved mahogany fireplace, slate tiled hearth, brick surround and gas fire insert.









**FAMILY ROOM 17' 5" x 13' 1" (5.313m x 4.005m)** Cornice ceiling. Ceiling rose.

**DOWNSTAIRS WC** Low flush WC. Pedestal sink with single taps. Half tongue and groove walls. Ceramic black and white tiled floor.

**DINING ROOM 14' 5" x 12' 3" (4.406m x 3.754m) (Not Including Bay Window Area)** Slate tiled floor. Multi fuel burning stove. Carved mahogany fireplace with brick surround and slate hearth. PVC door to patio area.

**KITCHEN 19' 1" x 12' 2" (5.842m x 3.726m)** Bespoke handmade trench Oak kitchen with Z-braced doors and solid wood carcass by Robinsons. Granite worktop, upstands and windowsills. Matching island with feature wine rack. Franke sunken sink with mixer tap. Bosch integrated dishwasher. Integrated Neff oven. Oil fired Aga (which also heats water). Spotlights. Tiled floor.

**UTILITY ROOM 9' 8" x 9' 1" (2.948m x 2.774m) (At Widest Points)** Matching bespoke handmade trench oak kitchen by Robinsons. Granite worktop, upstands and windowsill. Twyfords Belfast sink with mixer tap. Space for washing machine. Space for tumble dryer. Space for extra low level fridge or freezer. Tiled floor.

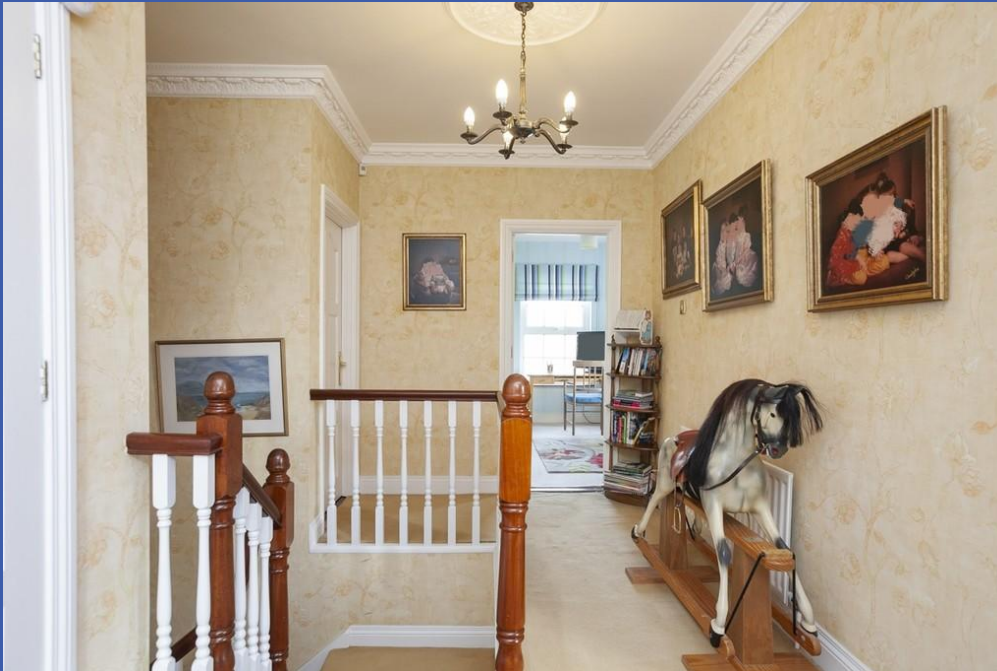
**MORNING ROOM 16' 4" x 15' 6" (4.979m x 4.733m)** Tiled floor. Velux windows. Double glazed doors to garden. Feature cathedral ceiling with oak beams. Underfloor heating. Wide oak window sills/ window seats.

**STAIRS AND LANDING** Cornice ceiling. Ceiling rose. Large hot press with hot water cylinder and linen shelving.









**BATHROOM 12' 4" x 11' 3" (3.775m x 3.444m)** "Kohler" suite including Low flush WC, pedestal sink with mixer tap, free standing bath with mixer tap and telephone shower extension. Large shower cubicle with pressurised drencher shower and PVC panels. Large heated towel radiator. Recessed spotlights. Tiled floor. Tiled walls.

**BEDROOM 3 14' 4" x 12' 3" (4.394m x 3.749m) (At Widest Points)** Built in wardrobe.

**MASTER BEDROOM 18' 3" x 13' 1" (5.574m x 3.998m)** Picture rail.

**MASTER ENSUITE 9' 8" x 9' 5" (2.97m x 2.890m)** Low flush WC. Pedestal sink with mixer tap. Heated towel radiator. Part tiled walls. Tiled floor. Extractor fan. Shower cubicle with drencher shower head (pressurised).

**BEDROOM 2 15' 10" x 13' 1" (4.831m x 4.008m)** Built in wardrobe.

**BEDROOM 4 12' 0" x 10' 4" (3.677m x 3.167m)** Two built in wardrobes.

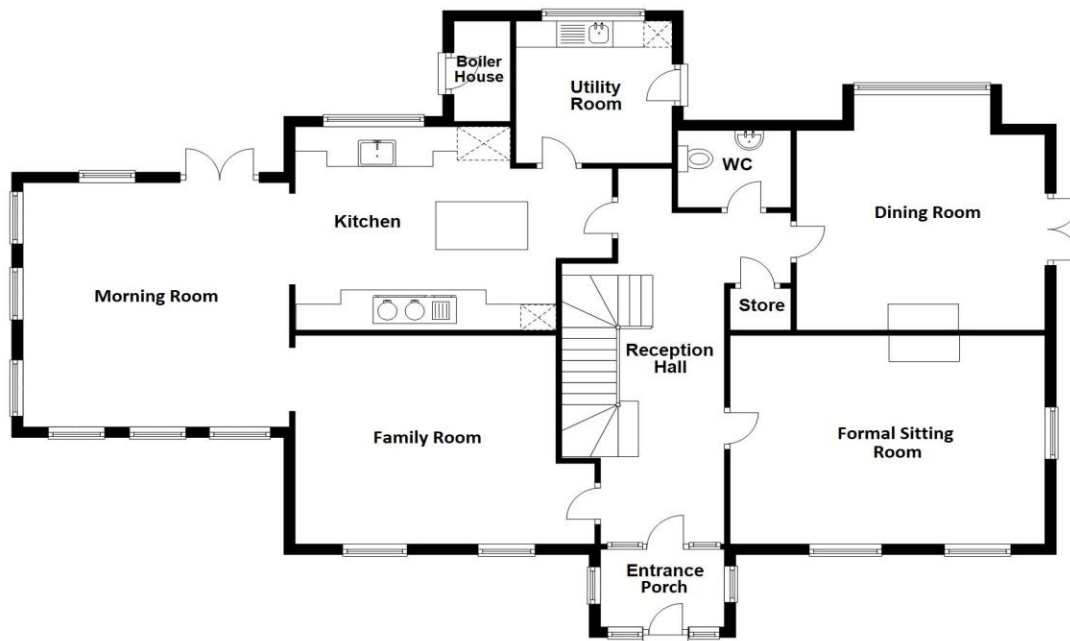




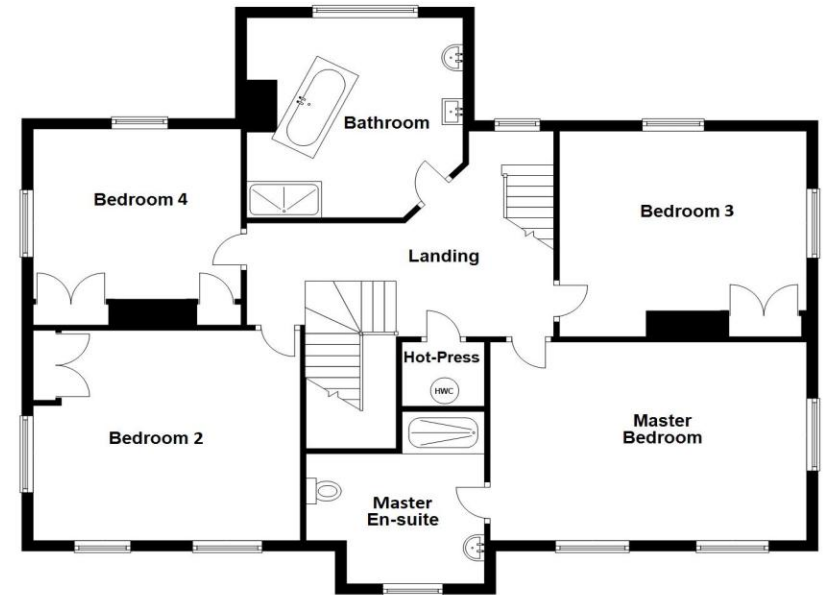




Ground Floor



First Floor



Second Floor







**STAIRS TO TOP FLOOR LANDING** Velux window. Built in wardrobe/ storage.

**BEDROOM 5** 13' 3" x 11' 3" (4.064m x 3.440m) Eaves storage. Velux window.

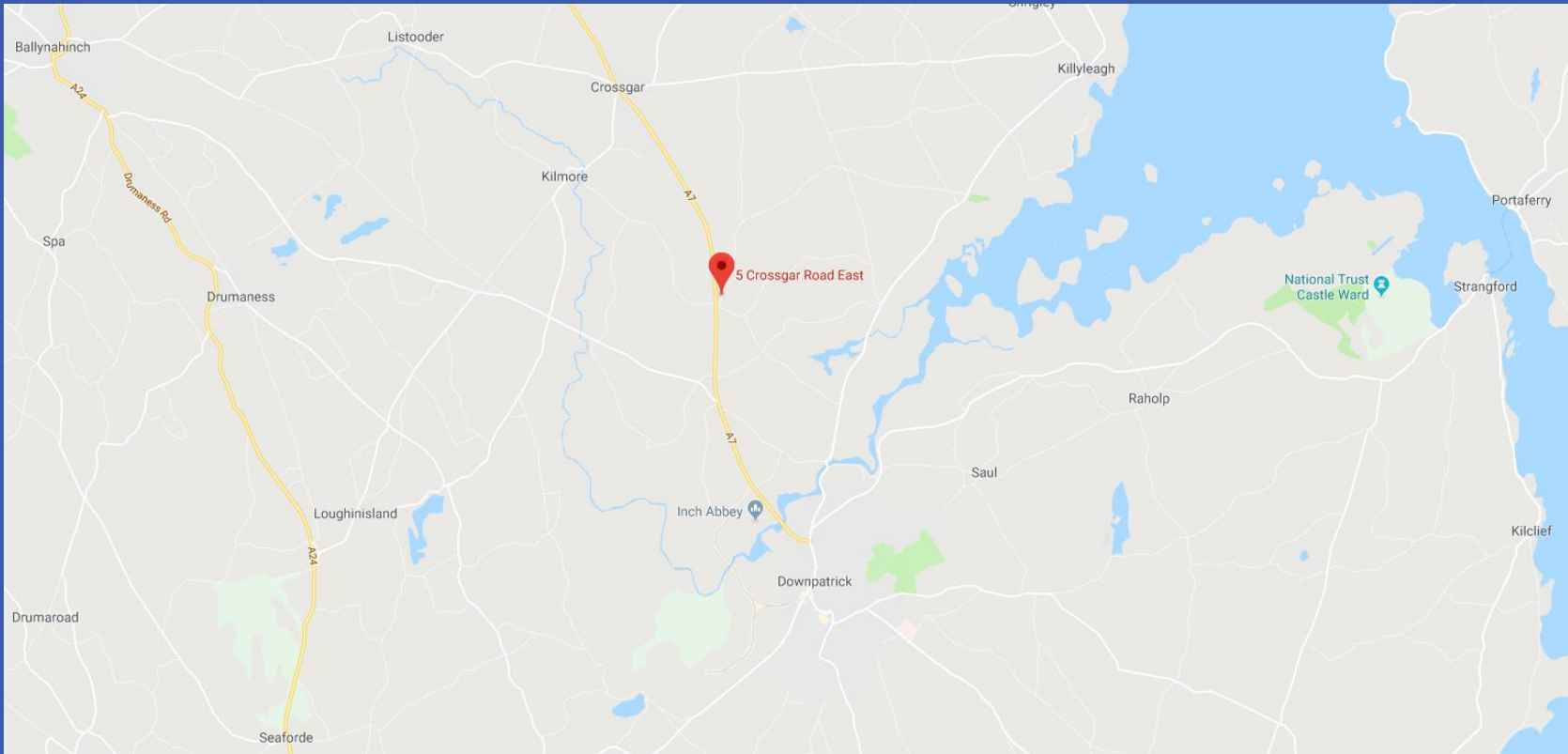
**STUDY** 10' 5" x 6' 6" (3.179m x 1.995m) Velux window. Bookshelves.

**GARAGE** 21' 8" x 21' 3" (6.61m x 6.48m) Two up and over doors. Light and power. Hatch with slingsby ladder to floored, walled and insulated roofspace for additional storage. Side door access to garage. Double glazed windows.

**EXTERIOR** Circa 6 acres of landing comprising- Front and rear gardens in well maintained lawn. Additional land/ meadows ideal for horses. Feature beautiful pond with wooden jetty and gazebo summer house. Horse stables with three compartments and light and power with paddock/ meadow. Feature children's wooden playhouse and feature pergola with mature flowering. Sandstone patio to rear of property. Ample parking at front and gated parking to side.

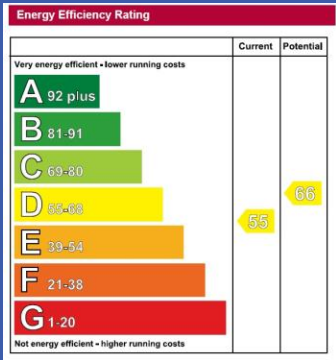






**Directions:**

See map. Crossgar Road East can be accessed via A7 Downpatrick Road.



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