

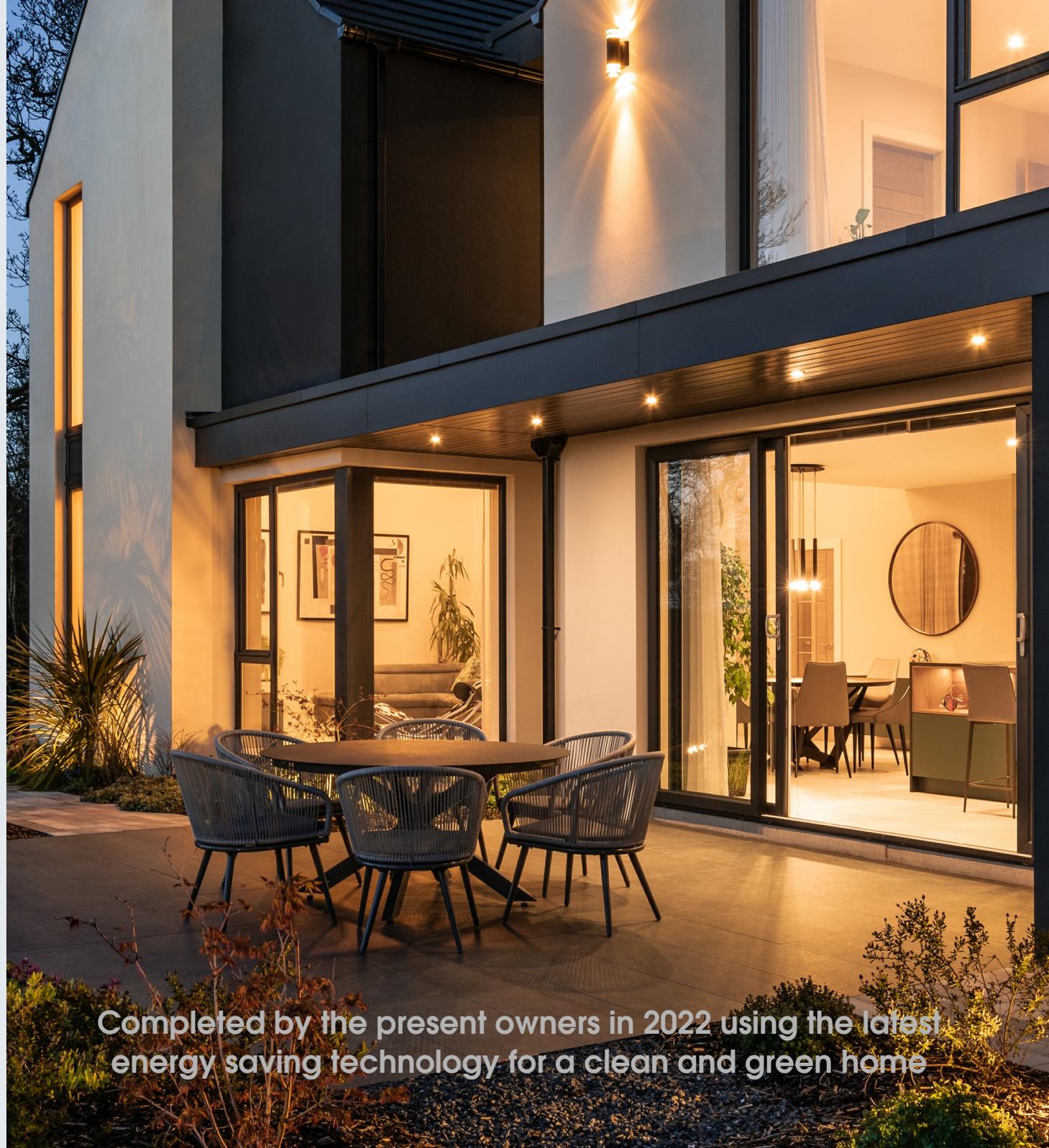


stewart
estate agents

Wedge House
5 LURGILL LANE
Ballinderry Upper BT28 2SG

Wedge House

- A crisp and contemporary country home
- A bespoke front door with extensive glazing leads to a double height entrance hall with a bespoke staircase in Walnut and glass
- Drawing room with triple aspect and feature corner window
- A truly impressive double height family room open to the kitchen with dining area. Kitchen with top quality appliances include a Quooker hot and filtered water tap, Bora induction hob, Liebherr fridge and freezer, twin AEG app controlled ovens and an AEG comfort lift dishwasher for easy access and fully fitted pantry
- Rear boot room with mirrored storage leading to the fully fitted utility room with beautifully designed fitted units for concealed washing machine and dryer. Integrated storage and larder freezer. Floating under lit wall shelving and large inset sink with copper tap
- Downstairs cloakroom with WC and floating vanity unit and complimentary copper finishes
- Master bedroom with exceptional views, fitted dressing room, en suite with double sinks and walk in shower
- Second bedroom with fitted dressing room and en suite shower room
- Bedroom three with fitted wardrobes and access to the family bathroom
- The fourth bedroom is wedge shaped with double aspect windows
- The bathroom has a Adamsez free standing bath with bespoke black gloss outer finish. All bathrooms have floating vanity units, low flush WC's, heated towel radiators, glazed shower enclosures with thermostatic controls and drench shower
- Porcelain tiles and zoned under floor heating throughout
- Large detached double garage with insulated remote control panelled door
- Anthracite PVC double glazed windows
- Extensive exterior lighting with landscaped and paved patio areas in various locations



Completed by the present owners in 2022 using the latest energy saving technology for a clean and green home



Smart Phone Controls

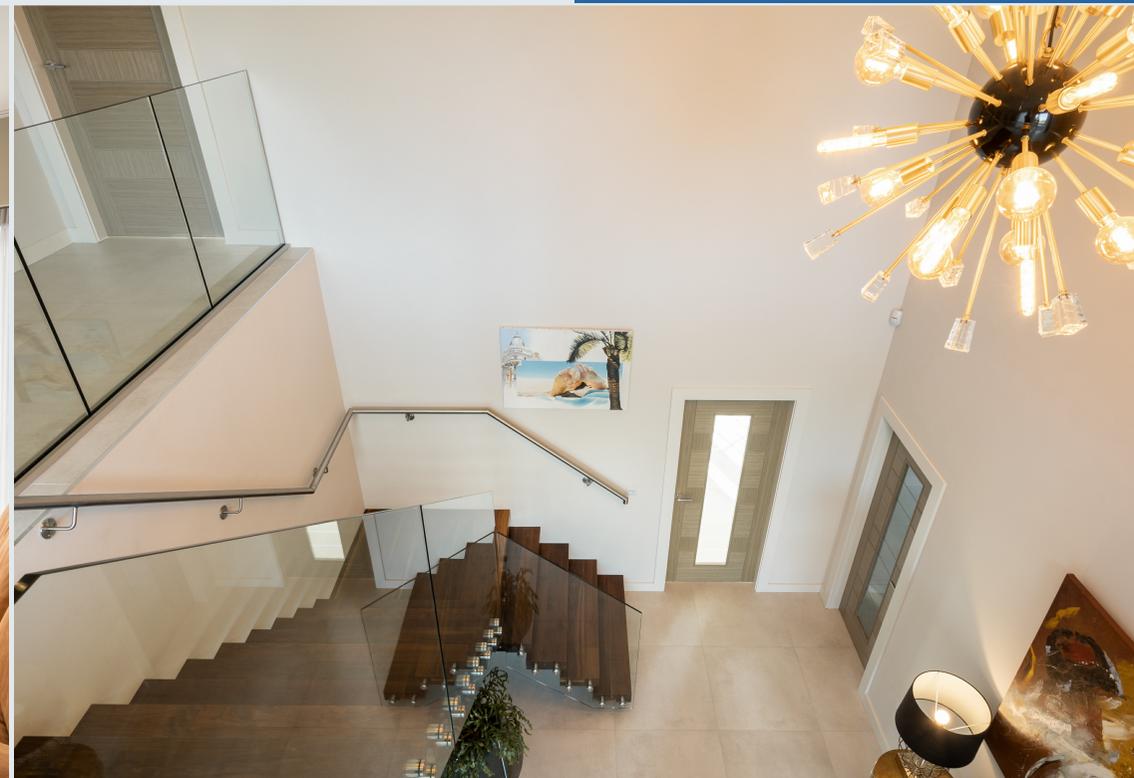
- Heating and thermostat
- Alarm / security system
- CCTV
- AEG ovens
- Entrance gates
- Provision for robotic lawnmower

Hardwired WIFI throughout

**Ultra fast full fibre
broadband available**

Healthy and sustainable home

Grant Air Source Heat Pump in combination with The Beam Mechanical Ventilation and Heat Recover System provides a highly efficient and entirely renewable heat source for all heating and hot water needs, with the added benefit of improved indoor air quality and reduced energy costs



Description

Wedge House is the latest addition to the private demesne of Lurgill Lane in Ballinderry Upper. Completed in 2022, the current vendors commissioned a light filled showcase home with innovative technologies to offer maintenance free comfort and energy efficiency.

Upon entering Wedge House you are greeted by an impressive, double height entrance hall with a bespoke staircase to the galleried landing, a formal drawing room with triple aspect and Wedge shaped study.

The crisp kitchen with a walk in pantry and dining area opens into a bright and airy family room with a feature double height window and views towards Portmore Lough.

The Master suite on the first floor has uninterrupted views of open countryside, Portmore Lough and towards Lough Neagh as well as fitted dressing room and en suite with double sinks. Three further bedrooms each with individual features adds further interest to this already intriguing home.

The creative design combined with the latest technologies and landscaped setting creates a feeling of well being and makes for a healthy and sustainable place to call home.

Viewing strictly by appointment with Nicolas Stewart 028 9261 2121

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Location:

From Moira take the A26 (Airport Road) and proceed approximately 4.5 miles and then turn left into Lough Road and Lurgill Lane is approximately 2 miles on the left hand side through attractive stone entrance pillars and electric gates.



“...modernist architecture in a stunning rural setting”







Please Note: Floorplans are for identification purposes only. Measurements are approximate and are taken using a laser measuring device.



IMPORTANT INFORMATION:

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.