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PRESTIGE PROPERTY

'Pigott House', 12 Brighter Road, Limavady BT49 9DU



Occupying a generous site in the countryside affording uninterrupted views of Benevenagh and Donegal Hills, this magnificent detached family residence is situated just off the main Limavady to Londonderry Road. The site is approximately half an acre and the house boasts 'Granny Flat'/Annex off. This beautiful property is approached by sweeping tarmac driveway bordered by lawn and mature shrubs. The interior has been modernised and yet is in keeping with the character and style of the original building. The accommodation boasts Lounge/Dining Room, Sitting Room, Kitchen, Three Bedrooms plus Dressing Room/Nursery, Ensuite and Bathroom. The Annex boasts Lounge/Kitchen area with Conservatory off, Bedroom and Ensuite on first floor. Both properties have new Walnut Shaker kitchens installed complete with white goods.

Offers Over £495,000

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Location:

Leaving Limavady towards Londonderry turn right into Brighter Road and No 12 is located to left hand side after approximately 500 yards.

**Accommodation
Comprising****MAIN RESIDENCE:****Entrance Porch:**

Solid mahogany external door. Dual aspect. Tiled flooring. Ceiling cornicing and rose. Ornate archway to Reception Hall.

Reception Hall:

Ornate cornicing and ceiling rose. Smoke alarm. Telephone point. Staircase leading to first floor.

Lounge/Dining Room:

23'3 x 16'4 Cast iron 'horseshoe' fireplace with electric fire, tiled hearth, brass fender, brass wall light fittings, ornamental light fitting to centre rose operated by dimmer switch, open archway dividing lounge/dining area, dual aspect, downlights to ceiling, original stained glass leaded door to side porch with locking system allowing house to remain separate from Annex, if required.

**Sitting Room:**

16'5 x 11'2 Cast iron fireplace, tiled hearth, brass fender, ornate cornicing to ceiling, stained glass feature window, oak solid wooden flooring, downlights to ceiling, door to rear hallway.

Rear Hall:

Solid wooden flooring. Understairs storage cupboard off with shelving.

Boiler House:

Hardwood external door with glazed centre lights. Gas boiler. Automatic washer/dryer.



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Kitchen:

12'6 x 10'2 Superb range of high and low level solid Walnut Shaker style units with matching work surfaces, single drainer stainless steel sink unit with mixer taps, corner display shelving, corner display cabinet, Bosch dishwasher, Belling five ring gas hob, stainless steel canopy over housing extractor fan, Indesit double eye level ovens, saucepan drawer, Fridge/Freezer, ceiling cornicing, half tiled walls and solid oak flooring.

Side Entrance Porch:

Double glazed doors with top and side screens. Tiled floor. Storage wall cupboard with coat hooks. Ornate ceiling cornicing and centre moulding.

FIRST FLOOR

Split Level Landing: Having shelved hotpress and shelved linen cupboards off. Dado rail. Ornate archway through to bathroom. Steps leading to bedrooms.



Bathroom:

10'10 x 5'2 Original three piece white suite by Armitage Shanks, comprising pedestal wash hand basin, low flush wc with pine cover, panelled bath with chrome mixer taps and shower attachment, shower screen, fully tiled walls, solid oak flooring, one wall in mirrors, mirror over wash hand basin wired for lights, shaver point, Chrome heated towel rail.



Master Bedroom with Ensuite Shower Room:

16'4 (max) x 11'2 Dual aspect, solid oak flooring, reading light, downlights to ceiling, cornice and ceiling rose.

Ensuite off:

White three piece suite comprising pedestal wash hand basin with tiled splashback, low flush wc with pine cover, fully tiled walk in shower cubicle with Bristan B104 power shower, extractor fan, downlights to ceiling, half tongue and groove pine panelling to walls, tiled floor. Door through to dressing room/Nursery.

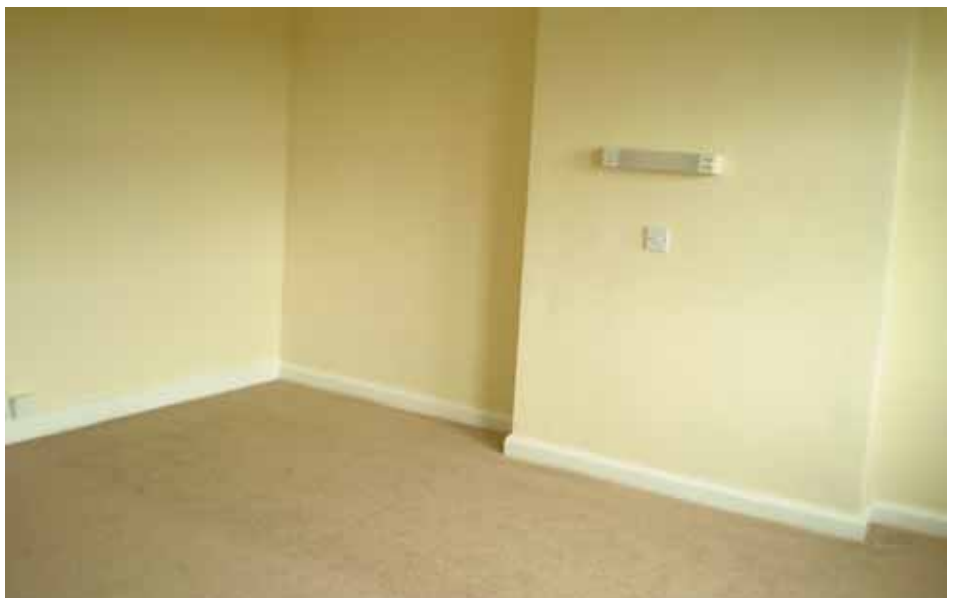


Dressing Room/Nursery:

12'8 x 7'10 Excellent range of built in double and single robes with drawers. Situated off Ensuite and adjoining Master Bedroom, this room is ideal for a nursery or child's bedroom.

Bedroom (3):

13'0 x 10'10 Telephone point. Reading light. Ornate ceiling cornice and moulded centre piece.



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Bedroom (4):

16'4 x 8'10 Ornate ceiling cornicing and moulded centre piece, reading lamp, dual aspect, French doors to small balcony overlooking rear garden.



Double Detached Garage:

Dual remote controlled roller doors with light and power. Roofspace access. Pedestrian access and dual aspect. Insulated loft area. Garage floor painted.



'GRANNY FLAT'/ANNEX:

Lounge/Kitchen/Dining:

15'6 x 14'10 Feature cast iron horseshoe fireplace with open fire, back boiler, marble hearth and ornate fender. Understairs storage area with shelving and space for coats. Dual aspect. Door leading to staircase to Bedroom area. Shaker solid Walnut high and low level units with matching work surfaces, single drainer stainless steel sink unit with mixer taps, solid four ring Nardi hob, Nardi electric underoven, Tricity Bendix automatic washing machine, corner display cabinet, Zanuzzi fridge, ceiling cornicing and rose, TV point, French doors to conservatory.



Conservatory:

Solid oak flooring. Door leading to rear garden.



Bedroom:

18'8 x 11'4 Range of built in robes. Hotpress. Velux window. TV point. Dual aspect.

Ensuite Shower Room:

7'6 x 7'4 Comprising pedestal wash hand basin with tiled splashback, low flush wc, 1100 mm shower cubicle with Mira Sport electric shower, part uPVC cladding to shower cubicle and wall, tiled flooring.

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Exterior Features:

Front garden is enclosed by timber fencing and laid out in lawn. Sweeping tarmac driveway to front and side of property affording parking for several vehicles. Rear garden is landscaped and laid out in various "rooms" and must be seen to be appreciated. There is a summer house to the rear of the property together with double garage with remote controlled garage doors. There are various stores and sheds and a dog kennel to the rear. Seldom does such a property come to the market and early viewing is a must.



Other Features:

Generous site of approximately half an acre with uninterrupted views of surrounding countryside.

Main Residence boasts two and a half receptions and four bedrooms; Annex or Granny Flat boasts open plan Lounge/Kitchen and Dining area with Conservatory off and Bedroom with Ensuite Shower Room off.

Gardens to the property have been landscaped and laid out in 'rooms' with each room having a feature of its own. It also boasts a Summer House and various stores and sheds.

Seldom does such a property come on the open market and early viewing of same is an absolute must. It has been extensively modernised and refurbished by present owner but totally in keeping with the character of the original house.

Main property has gas central heating while Annex/Granny Flat has oil fired central heating. Entrance to the Granny Flat is via the side porch and offers both the main residence and annex separate access, if necessary.



Solicitor:
Martin King French & Ingram, Limavady.

For further details and permission to view
contact selling agents.

Property Reference:
CR3247.SM.260607



B.C 28.06.07

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