



Marown Hall
Main Road, Glen Vine



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- Imposing detached executive home extending to approximately 5,000 sq ft
- Situated in an elevated position in a sought after area close to schools and airport
- Porch, Entrance hall, WC, Cloakroom
- 44ft Lounge, Library, Home Office, with fibre connection
- Modern and well equipped Breakfast Kitchen, Dining Room
- 4 En-Suite Bedrooms, Games Room/ Entertainment Room
- South and west facing gardens with views over surrounding countryside
- Impressive patio terrace with LED lighting for evening entertaining
- Double Garage with Electric Car charging point
- Fibre connection throughout (including outside)
- Viewing highly recommended to fully appreciate
- Private steps leading to Heritage Trail



Accommodation

Vestibule Open Porch

Hardwood door leading to:

Entrance Porch (Approx 5'6 X 4'4)

Oak panelled walls, centre chandelier and coving. A set of glazed panelled doors provide access to:

Entrance Hall (Approx 19'6 X 14'6)

Bright and spacious hall with carpeted centre staircase, modern downlighters, coved ceiling and large built in under stairs storage cupboard.

WC

Fitted with a two piece suite comprising wall mounted wash hand basin with vanity unit below and WC. Illuminated mirror above and heated towel rail. Fully tiled walls and floor. Centre ceiling light, ceiling rose and coving.

Cloakroom

Large cloakroom with centre ceiling light, ceiling rose, coving and carpeted floor.







Living Room (Approx 44'5 X 15'8)

Extensive, triple aspect room accessed off the Entrance Hall via double glazed doors. Feature inglenook fireplace with exposed brick and timber mantel. Chandeliers with ceiling roses, modern downlighters and coving. Concertina bi-folding doors provide access out onto the property's south facing terrace which enjoys uninterrupted views of the countryside.

Library (Approx 15'4 X 12'8)

Situated at the front of the property, this well equipped Library offers built in display cabinets and storage units with matching centre island, built in window seats, panelled walls, modern downlighters. Coving and carpeted floor.

Home Office (Approx 20'7 X 18'11)

Large L-shaped room with built in display cabinets, storage cupboards and large built in desk enjoying views across the lawned gardens. Carpeted floor.

Utility Room (Approx 8'11 X 5'4)

Fitted with matching high gloss base and wall units with granite worksurfaces incorporating a stainless steel sink with mixer tap over. Plumbing for washing machine and tumble dryer, Amtico flooring, modern downlighters and coved ceiling. Glazed door leading out onto the garden.





Dining Room (Approx 16'2 X 14'0)

Accessed via two separate doors off the Entrance Hall and the Kitchen, is a a good size Dining Room with concertina bi-folding doors giving access out onto the properties south facing terrace. Chandelier, downlighters, ceiling rose and coving. Glazed panel door leading to the Kitchen/Breakfast Room.

Kitchen Breakfast Room (Approx 16'2 X 14'0)

A lovely dual aspect room fitted with modern cream high gloss base, wall and display cabinets with granite worksurfaces incorporating a one and a half bowl ceramic sink with Quooker hot water tap and mixer tap over. Centre island with timber units and matching granite worksurface. 4 ring induction hob with Teppanyaki plate to one side, built in AEG appliances including; steam oven, plate warmer, 2 convection ovens, integrated dishwasher, large American style fridge/freezer and 3 wine fridges. Concertina bi-folding doors provide access out onto the property's south facing terrace. Modern downlighters, plinth lighting, chandelier above the island, coving and Amtico flooring. Electric blinds over bifold doors.











Landing (Approx 17'2 X 14'7)

A lovely galleried landing with chandelier, ornate ceiling, modern downlighters, coving and additional wall lighting. Two large built in linen cupboards both accessed via sets of double doors.

Master Bedroom (Approx 18'4 X 15'5)

Generous master bedroom situated at the rear of the property, French patio doors lead out onto a private balcony with iron railings and panoramic views towards the south of the island. Centre ceiling light, ceiling rose, modern downlighters and coving. Door leading to:

En-Suite (Approx 13'0 X 7'0)

Fitted with a modern suite comprising walk in wet room style shower with attachment and overhead rain shower fitting, double ended bath tub with wall mounted mixer taps and shower attachment. 'His' and 'Hers' contemporary wash hand basins with illuminated mirrored storage above, wall mounted WC and heated towel rail. Electric underfloor heating, fully tiled walls and floor, modern sensored down lighters.

Bedroom 2 (Approx 18'4 X 15'5)

Large double bedroom with French patio doors leading out onto a private balcony with iron railings and panoramic views towards the south. Carpeted flooring, centre ceiling light, ceiling rose and coving. Door leading to:

En-Suite (Approx 13'0 X 7'0)

Fitted with a modern four piece suite comprising walk in wet room style shower with shower attachment and overhead rain shower fitting, double ended bath, contemporary wash hand basin with vanity unit below and illuminated wall mounted mirror above, WC and heated towel rail. Fully tiled walls and floor, modern downlighters, electric underfloor heating.

Bedroom 3 (Approx 15'8 X 13'11)

Double bedroom situated at the front of the property with built in wardrobes to one corner. Loft hatch giving access into the roof space and carpeted flooring. Door leading to:

En-Suite (Approx 10'5 X 7'0)

Fitted with a modern three piece suite comprising walk in wet room style shower with shower attachment and overhead rain shower fitting, contemporary wash hand basin with vanity unit below and mirrored vanity unit above, wall mounted WC and heated towel rail. Electric underfloor heating and heated towel rail, modern downlighters and fully tiled walls and floor.







Bedroom 4 (Approx 15'8 X 13'3)

A good size double bedroom with centre ceiling light, ceiling rose and coving. uPVC double glazed bay window to front aspect and carpeted floor. Door into:

En-Suite (Approx 10'5 X 7'0)

Fitted with a modern three piece suite comprising walk in wet room style shower with shower attachment and overhead rain shower fitting, contemporary wash hand basin with vanity unit below and illuminated mirror above and WC. Heated towel rail, electric underfloor heating and modern downlighters.

Games Room/ Entertainment Room (Approx 20'3 x 18'11)

A superb room accessed via Bedroom 4, offering additional space, fitted with a timber bar to one corner with space for under counter fridge and plenty of storage. Offering views both to the front and rear aspect of the property with carpeted floors.



Garage (Approx 18'6 x 17'11)

Fitted with a remote controlled electric up and over door with water, electricity, strip lighting and access to the attic space. Houses a Worcester Bosch oil fired central heating boiler. Concrete floor. Fitted to the exterior of the garage is an Electric Car charging point and lamp.

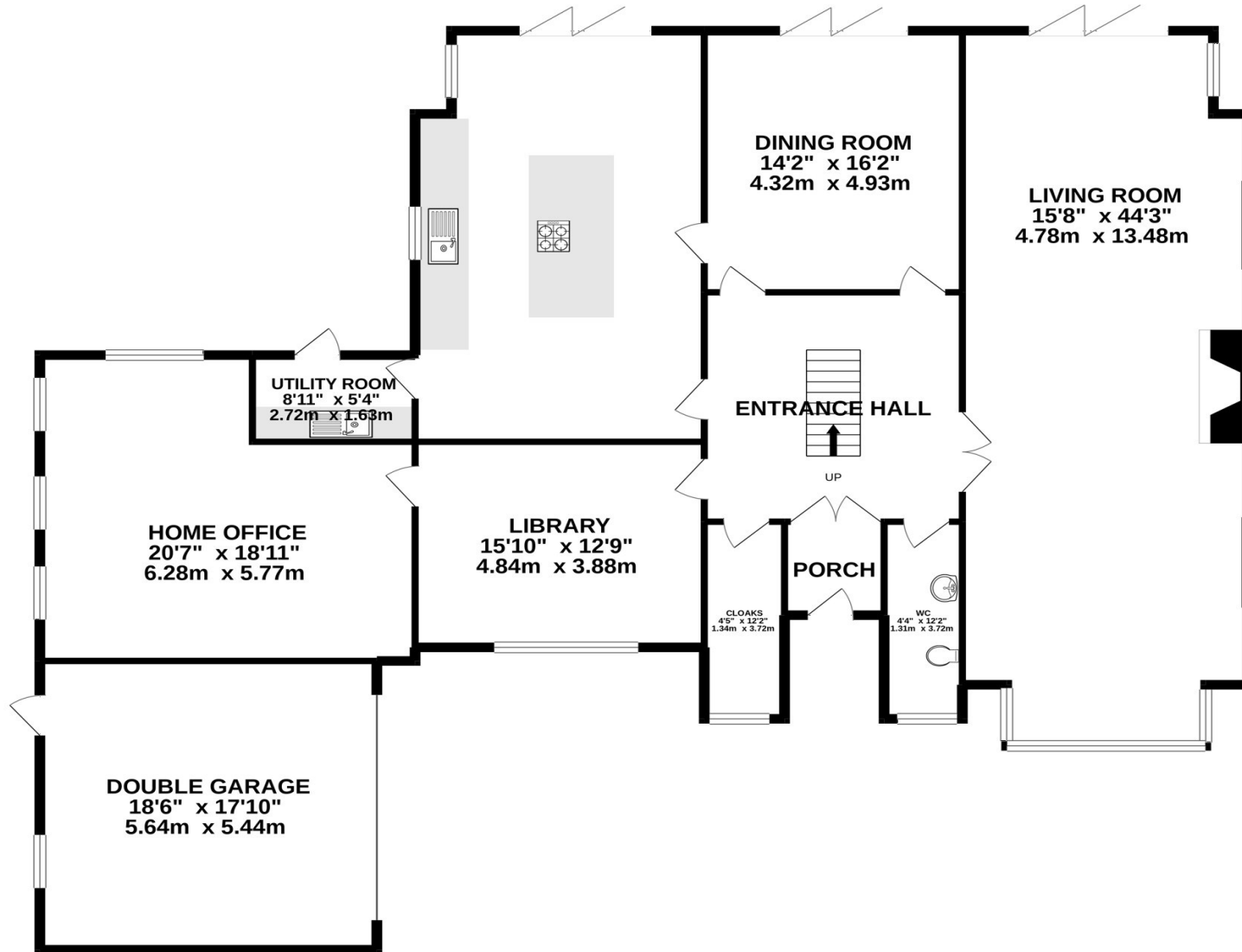


Outside

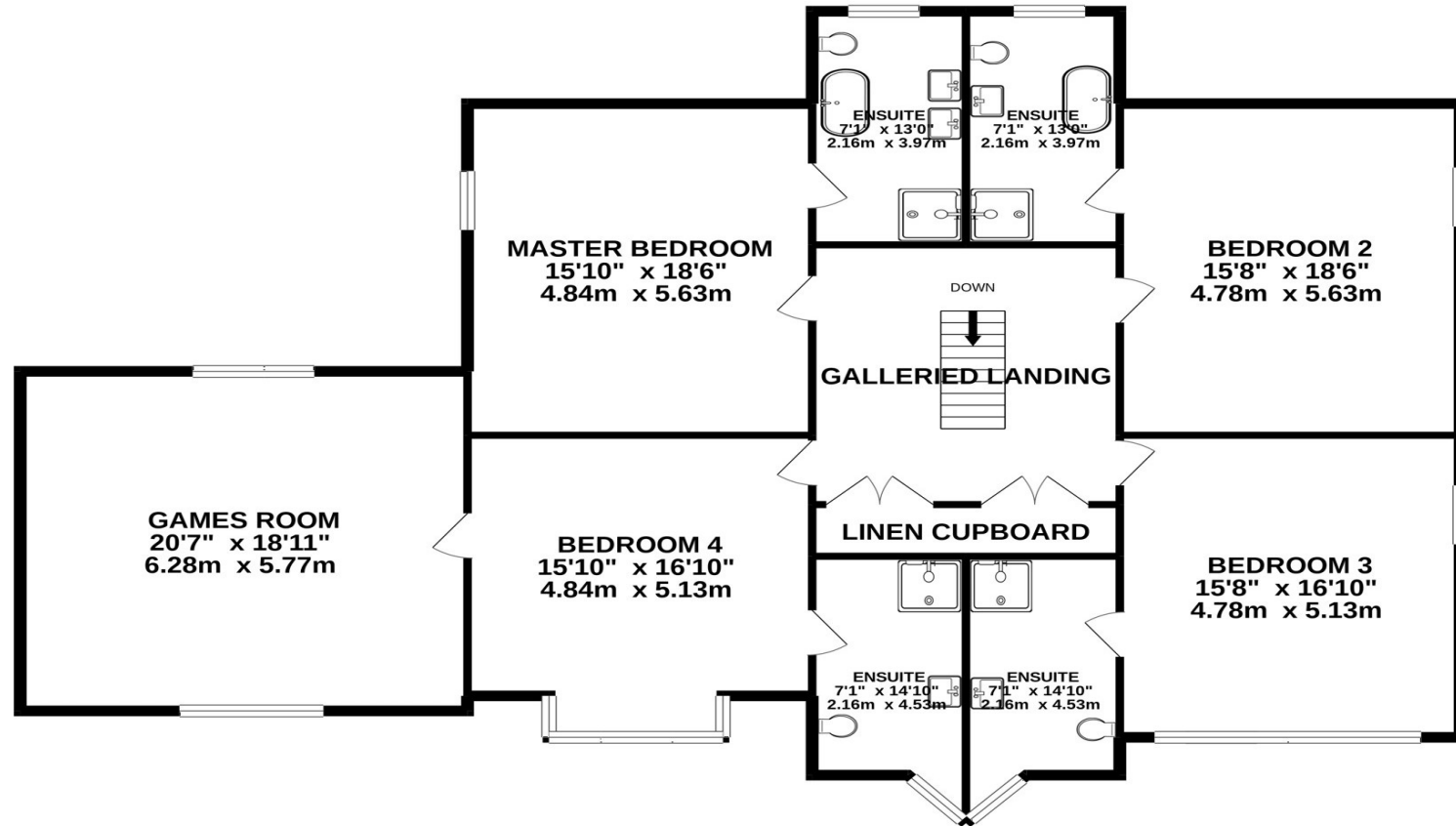
Marown Hall occupies a generous and private south facing plot, to the front of the property is a fully block paved winding driveway which leads to a set of private wrought iron gates giving access onto the property's front forecourt which has parking for several cars. To the rear of the property is a lawned garden with timber fencing and iron railings. Accessed via the Lounge, Dining Room and Kitchen through bi-folding doors is a newly installed raised terrace with granite paving, glass balustrades with steps leading down to the main garden. The terrace is fitted with LED lighting to the terrace and stairs. External wall lights.



GROUND FLOOR
2532 sq.ft. (235.2 sq.m.) approx.



1ST FLOOR
2096 sq.ft. (194.7 sq.m.) approx.



TOTAL FLOOR AREA : 4628 sq.ft. (429.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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