



CRANFORD ACCOMMODATION DETAILS

Hall:

7.07m x 1.98m (23' 2 x 6' 6) Rich Mahogany entrance door with stained leaded and bevelled glass. A stunning and spacious entrance hall located centrally in the house providing easy access to the rest of the house. Large bright Italian porcelain tiled floor. Ceiling cornicing and recessed lighting.

WC:

2.1m x 1.43m (6' 11 x 4' 8) Located off the hallway, there is a generously proportioned WC, which has been designed to be wheelchair friendly.

The WC is finished to a very high standard with Italian porcelain tiled floor panelled with painted timber wainscoting and Quartz upstand over the wash hand basin. A back to wall WC with stone worktop and hand made Christoff framed storage presses either side thereof. All fittings are from the "Waverly" traditional range. Ornate ceiling cornicing and recessed lighting complete same.

Walk In Cloakroom:

3.30m x 1.96m (10'10 x 6' 5) This contains the location of the house services controls and acts as a porch/boot room and allows access from the utility room to the rear garden. It is fitted out with plenty of hanging space, a Natural Oak seat with leather upholstery and fitted storage units for shoes etc.

Lounge:

5.46m x 4.4m (17' 11 x 14' 5) This formal lounge is a light filled room of very generous proportions ideal for receiving guests.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors and a high quality Marble fireplace fitted with an enamel Erin "Waterford Stanley" solid fuel stove. Quartz window cills also feature.

Ceiling cornicing with centre rose and tasteful light fitting and wall lights feature. Room also has facility for 5 amp table lamp sockets.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Dining:

6.19m (To bay) x 4.25m (20' 4 x 13' 11) The formal dining room is a spacious area ideal for formal entertaining or dinner parties.

A special feature of this room is the large bay window.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors and a high quality Marble fireplace fitted with a Tara "Waterford Stanley" solid fuel stove. Quartz window cills also feature.

Ceiling cornicing with centre rose and tasteful light fitting and wall lights feature. Room also has facility for 5 amp table lamp sockets.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Kitchen:

10.27m (To bay) x 6.72m (33' 8 x 22' 1) Extremely large and spacious kitchen with separate family dining area overlooking large mature south facing garden.

A beautiful bespoke hand painted framed fitted kitchen by "Christoff" with fully integrated Neff appliances and an Elan Rangemaster gas / electric cooker hob.

Also featuring an excellent and extensive range of floor and wall units with beautiful curved feature and a central island unit with Walnut finish breakfast counter.

Worktops and in solid treble pencil granite. There are two recessed sinks (1 No. Belfast sink and 1 No. vegetable preparation sink) which are recessed into the granite work top with carved drainage fluting. The walls above the worktops and range are panelled in solid granite to be maintenance free and to create an overall luxurious effect.

The kitchen provides a light filled and spacious family dining area with feature bay window containing a large dining area.

Large attractive French doors with glass side screens provides a bright and spacious effect to the kitchen dining area and leads out onto a large granite slabed south facing rear patio area.

The kitchen floor is tiled with stunning black Italian porcelain slate effect tiles.

Ceiling cornice and attractive light fittings feature. Quartz window cills also feature.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Utility:

3.70m x 2.84m (12' 2 x 9' 4) The house has a large utility room, which is fitted out to the same high specification standard as the kitchen and has integrated "Neff" appliances. The floor is tiled with stunning black Italian slate effect porcelain tiles.

Worktops are in solid treble pencil granite. A sink is recessed into the granite work top with carved drainage fluting. The walls above the worktops and range are panelled in solid granite to be maintenance free and to create an overall luxurious effect.

Ceiling cornice with ample recessed lighting feature.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer

Family Lounge :

4.48m x 4.45m (14' 8 x 14' 7) This large light filled room overlooking the south facing garden with access to the patio through French doors offers the family an ideal environment for quality living and enjoyment. It also serves as yet another room for entertaining on occasion.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors and a high quality Quartz fireplace fitted with an inserted enamel Cara "Waterford Stanley" solid fuel stove.

Ceiling cornice with centre rose and tasteful light fittings and wall lights feature. Room also has facility for 5 amp table lamp sockets.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Stairwell:

One of the most beautiful and eye catching features of the house is a solid mahogany stairs with varnished handrail, newels and goings and painted fluted balustrades and risers. The handrail continues without any obstructions from the scroll and wreath at the bottom to the finish at the top level. Fittingly, such a stairs has been designed to be soundproof as it is fitted on to a concrete structure. The stairs is designed, made and fitted by the renowned Flynn Bros., Tullamore.

The landings of the stairs are well lit and spacious giving the house an elegant feel harking back to the grand houses of the Victorian period.

Master Bedroom Suite:

10.21m (To bay includes walk in wardrobe and en suite) x 6.73m (33' 6 x 22' 1) The master bedroom offers a room of unequalled space and comfort. The bedroom over looks the south facing garden to the rear from the featured bay window.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

Ceiling cornice with centre rose and tasteful light fitting and ample recessed lighting feature.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer. Also wired for video intercom and digital alarm keypad. Quartz window cills also feature.

Master Dressing Room:

The sleeping area of the bedroom is complemented by the provision of a lavish walk in wardrobe fully fitted with Walnut framed units from "Christoff" to cater for his and her needs.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

Ample recessed lighting feature.

Master Ensuite:

The room is completed by a large well appointed en suite, which is fully tiled wall and floor with polished Italian porcelain tiles. There is a step in double shower controlled by a traditional thermostatically concealed valve with high quality Merlin Series 8 Polished Chrome Sliding Shower Door, heated towel rail and his and hers wash hand basins set on a feature stone worktop with fitted presses by Christoff complemented by a large mirror set in a hand painted framed vanity unit with reeded pillars by Christoff. A back to wall WC with stone worktop and hand made Christoff framed storage presses either side thereof. All fittings are from the "Waverly" traditional range. Ceiling cornicing in ensuite and ample recessed lighting feature.

Bedroom 2:

6.17m (To bay) x 4.28m (20' 3 x 14' 1) This is a double bedroom.

A special feature of this room is the large bay window.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

This bedroom has been fitted with built in bespoke hand painted framed curved wardrobes designed by "Christoff" incorporating a fitted study desk and library.

Ceiling cornicing with centre rose and tasteful light fitting feature.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Bedroom 2 Ensuite:

The room is completed by a large well appointed en suite, which is fully tiled wall and floor with polished Italian porcelain tiles. There is a curved corner shower controlled by a traditional thermostatically concealed valve with high quality Merlin Series 8 Polished Chrome Sliding Shower Door, WC, traditional pedestal whb and heated towel rail. All fittings are from the "Waverly" traditional range. Ceiling cornicing in ensuite and ample recessed lighting feature.

Bedroom 3:

4.51m x 4.41m (14' 9 x 14' 6) This is a double bedroom.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floor. This bedroom has been fitted with built in bespoke hand painted framed wardrobes designed by "Christoff".

Ceiling cornice with centre rose and tasteful light fitting feature.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Bedroom 3 Ensuite:

The room is completed by a large well appointed ensuite, which is fully tiled wall and floor with polished Italian porcelain tiles. There is a step in double shower controlled by a traditional thermostatically concealed valve with high quality Merlin Series 8 Polished Chrome Sliding Shower Door, WC, traditional pedestal whb and heated towel rail. All fittings are from the "Waverly" traditional range. Ceiling cornicing in ensuite and ample recessed lighting feature.

Bedroom 4:

4.48m x 4.46m (14' 8 x 14' 7) This is a double bedroom.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

This bedroom has been fitted with built in bespoke hand painted framed wardrobes designed by "Christoff" incorporating a fitted study desk and library.

Ceiling cornice with centre rose and tasteful light fitting feature.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Bedroom 4 Ensuite:

The room is completed by a large well appointed en suite, which is fully tiled wall and floor with polished Italian porcelain tiles. There is a step in double shower controlled by a traditional thermostatically concealed valve with high quality Merlin Series 8 Polished Chrome Sliding Shower Door, WC, traditional pedestal whb and heated towel rail. All fittings are from the "Waverly" traditional range. Ceiling cornicing in ensuite and ample recessed lighting feature.

Family Bathroom:

3.20m x 1.90m (10' 6 x 6' 3) Magnificent large bathroom suite incorporating WC and pedestal wash hand basin, fine double bath with Waverly deck mounted bath / shower mixer including kit and a heated towel rail. The bathroom is fully tiled wall and floor with Italian porcelain tiles. All fittings are from the "Waverly" traditional range. Ceiling cornicing in bathroom with ample recessed lighting feature.

Hot press:

There is a large walk in hotpress offering ample space for an airing room if required.

The floor is tiled with polished Italian porcelain tiles. It is maintenance free.

Second Level ~ Second Level Landing:

There is a spacious landing at this level, which is naturally lit by a gable window. Tasteful light fitting adorns.

The landing features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

Second Level Bedroom 5:

6.73m x 5.27m (22' 1 x 17' 3) Spacious and bright room naturally lit with South facing Velux windows and traditional side Sliding Sash window. It is open to a family to customise this room as a games room / play area / gymnasium etc.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

This room contains floored attic storage in the roof space either side of this room.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Walk In Wardrobe:

Off the landing and adjacent to this bedroom there is a fully fitted natural oak walk in wardrobe provided.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

Bedroom 5 Ensuite:

4.11m x 1.98m (13' 6 x 6' 6) There is a large ensuite, which is fully tiled wall and floor with polished Italian porcelain tiles. There is a step in shower controlled by a traditional thermostatically concealed valve with Polished Chrome Sliding Shower Door and heated towel rail. There is a traditional pedestal whb and back to wall WC with stone worktop and handmade framed storage units either side by Christoff. All fittings are from the "Waverly" traditional range.

Office:

4.53m x 3.07m (14' 10 x 10' 1) Magnificent fully fitted out framed Mahogany home office providing substantial space and privacy. The room is naturally well-lit with South facing Velux roof lights and traditional side Sliding Sash window.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer..

Second Level Hotpress:

There is a fully fitted out hotpress in framed American White Oak by Christoff.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

Exterior ~ Outbuilding:

Entrance through rich solid Mahogany door to a tasteful hand painted framed kitchen. The room is naturally lit by traditional side Sash window.

Granite worktops with recessed sink with carved drainage fluting and granite upstand with electric supply and sockets. Walls panelled in timber wainscoting. Outbuilding fully tiled in Italian Porcelain tiles.

Outbuilding also contains separate WC and a traditional pedestal WHB. This is also fully tiled wall and floor in Italian porcelain tiles.

Note:

All measurements are for guidance purposes only and measurements in rooms with bay windows give the longest measurement into the bay itself.

