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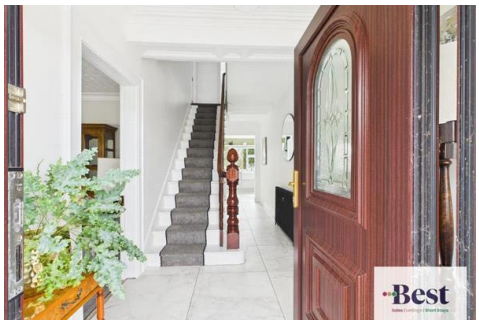
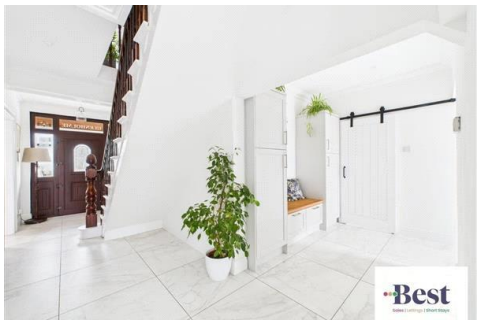
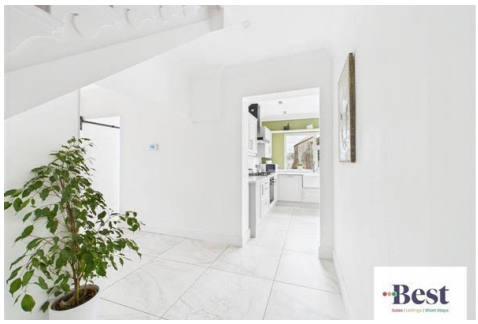






CHURCH ROAD, BALLYMENA

£390,000

Where to begin! The property and outbuildings that just keep giving. Fully renovated four bed detached residence with numerous renovated outbuildings, garage and stable, horse paddock of approx 1/3 acre and lots of garden, parking and outdoor space. Full details below

Beautifully presented and recently renovated detached property.
Situated halfway between Larne and Ballymena with easy commute in all directions within Northern Ireland.
Spacious and bright Lounge / Dining room with fireplace
Second reception also with fireplace
Modern white gloss kitchen
Utility Room
Downstairs WC
Feature rear hall way
Four Generous Bedrooms on first floor
Upstairs WC
Separate Shower room
Oil heating with recently installed high end pressurised system
Triple glazing to front
New PVC throughout
Modernised and decorated while maintaining character features
Numerous (fully in use) outbuildings plastered, re roofed and with light and power
Private rear garden patio and lawn area
Stable block with accommodation level above which may be suitable for conversion (subject to necessary approvals)
Garage (approx 10mx 5m)
Numerous stores
Large outdoor parking / work areas laid in concrete and stone
Horse paddock of approx 1/3 acre
Outstanding countryside views in all directions.
Situated on the Main Church Road/ Shanes Hill Road between Larne and Ballymena this property is such a deceptive gem with so much hidden to the rear. Viewing is essential to fully appreciate the quality accommodation and additional spaces on offer.

Entrance hall

Accessed though a large PVC door with arched fanlight above and glazed side panels this open hall is bright, modern and light. Porcelain tiled flooring that runs to the rear of the property and feature mahogany gallery staircase with attractive stair runner provide a quality, elegant feel from the minute you step inside.

Lounge/diner

w: 6.25m x l: 4.26m (w: 20' 6" x l: 14')

Original internal door leads to a beautiful lounge and dining room.
Dual aspect windows and side patio door give outstanding views in all directions. Living room benefits from an inset wood burning stove with wooden mantel and tiled hearth. Ample dining space with access to side patio. Oak flooring.

Lounge

w: 4.23m x l: 3.94m (w: 13' 11" x l: 12' 11")

Dual windows to front and feature fireplace with mahogany surround, cast iron inset and tiled hearth. High ceilings with cornicing and coving.

Rear hall

Open space with clever built in storage cloaks and boot room with solid wood block bench.

Kitchen

w: 3.03m x l: 2.92m (w: 9' 11" x l: 9' 7")

Well designed U shape kitchen - light grey units with contrasting Stratus White Sinquastone worktop and splashbacks.
Bosch gas hob and under oven. Black extractor fan. Integrated dishwasher and Fridge. Heritage Shanks Belfast sink.
Pleasure to cook in.

Utility

w: 2.11m x l: 1.67m (w: 6' 11" x l: 5' 6")

range of units with solid woodblock worktops. Space for appliances. plumbed for washing machine. Ample storage

WC

w: 2.15m x l: 1.38m (w: 7' 1" x l: 4' 6")

Low flush WC and pedestal wash hand basin. Tiled flooring

FIRST FLOOR:

Landing

Grand gallery landing with feature windows, nooks and stoarge.

Bedroom 4

w: 423m x l: 2.12m (w: 1387' 10" x l: 6' 11")

lovely peaceful room with rural aspect

WC

w: 1.99m x l: 0.84m (w: 6' 6" x l: 2' 9")

High level traditional victorian style WC.Tiled flooring, tiled walls, pvc panelled ceiling recessed lighting.

Shower

w: 1.86m x l: 1.69m (w: 6' 1" x l: 5' 7")

Double shower tray with dual rain shower above. Attention to detail evident with inset shelf niches and towel hooks etc.
Vanity unit with large sink.
Tiled flooring, tiled walls, pvc panelled ceiling recessed lighting.

Bedroom 3
w: 4.27m x l: 2.73m (w: 14' x l: 8' 11")

Bedroom 2
w: 4.26m x l: 3.31m (w: 14' x l: 10' 10")
wooden flooring

Bedroom 1
w: 4.25m x l: 3.91m (w: 13' 11" x l: 12' 10")

Outside
Outbuilding 1 - 5.98 x 4.9m

Outbuilding 2 - 9.88m x 4.9m

Outbuilding 3 - 7.02m x 4.9m

Outbuilding 4 - 3m x 4.9m

Outbuilding 5 - 6.09m x 4.9m

NB measurements on outer buildings are approx indication. This block is all on right side - each outbuilding has sliding door, light and power. recently plastered and re re roofed

Stable / Barn block :
Store/ room 3.75 x 2.86m - freshly plastered
Stable 4.7m x 3.74m - stable door
Additional Store / room
Upper floor - 8.13m x 3.87

Garage - 10.1m x 5.19m reroofed, re wired with individual consumer unit
Roller Shutter Door and side door

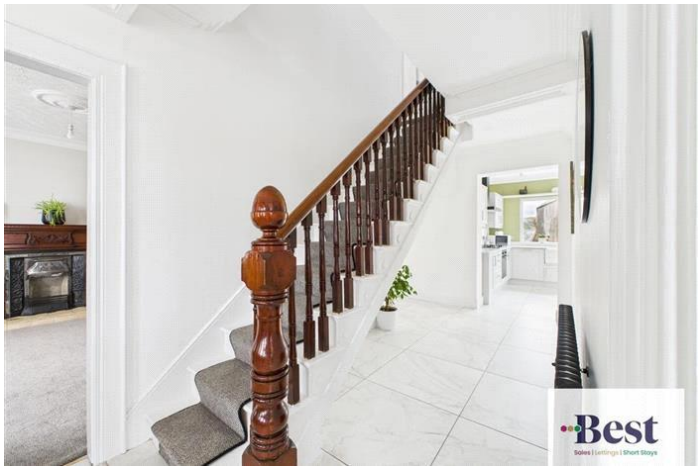
Grounds :
Horse paddock approx 1/3 acre
Stoned area ideal for parking / storage / outdoor working
Large concrete lane leading to upper parking

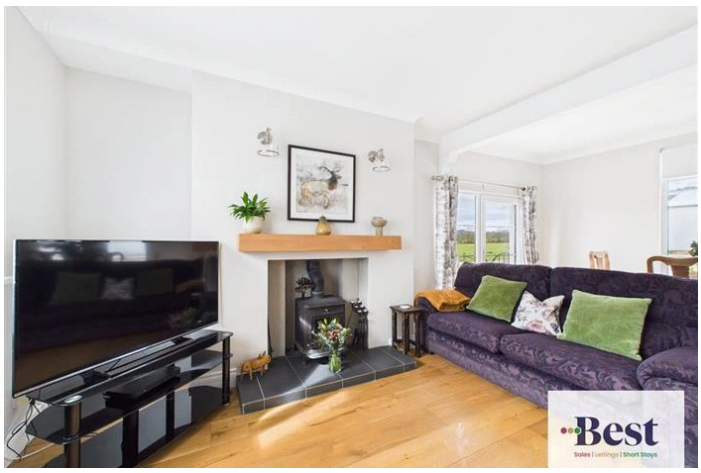
Secret garden maintained to a high standard with trees, plants, shrubs, borders and stone walls
Stepped up to rear paved seating area with garden play house.
Perfect private quiet area for sitting out and entertaining with trellis and plants

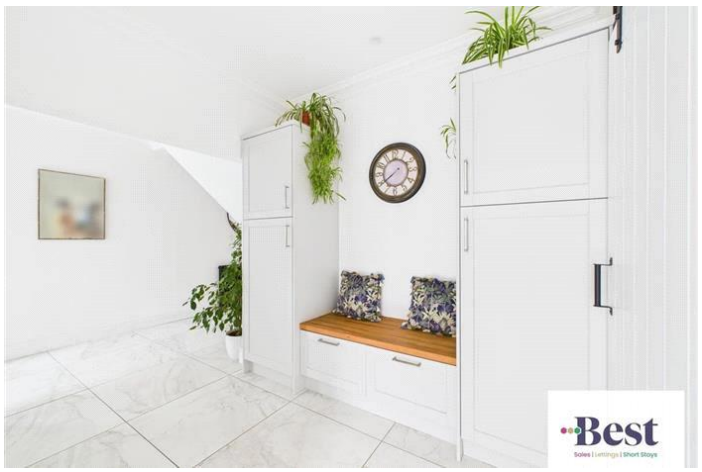
Panoramic countryside views in all directions.

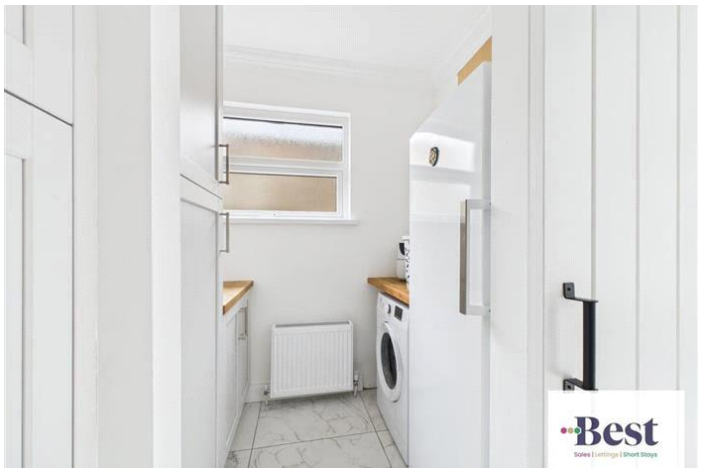
Hot and Cold water taps

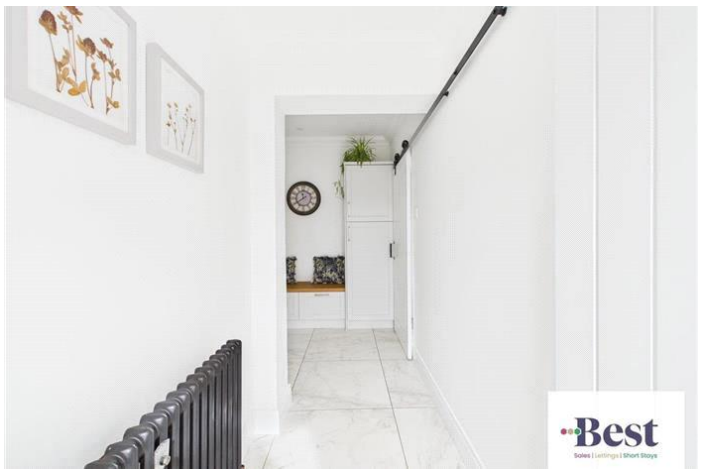
PLEASE NOTE: We have not tested any appliances or systems at this property. Every effort has been taken to ensure the accuracy of the details provided and the measurements and information given are deemed to be accurate however all purchasers should carry out necessary checks as appropriate and instruct their own surveying/ legal representative prior to completion.

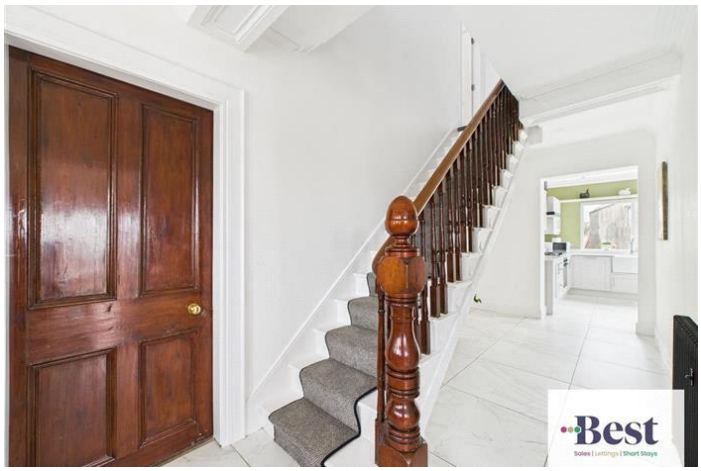


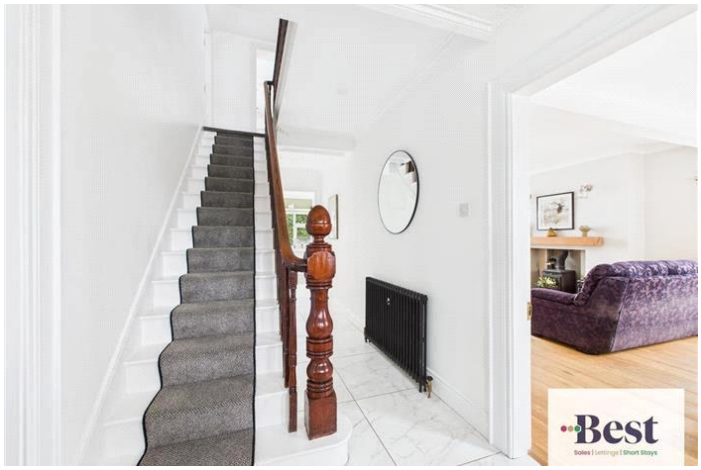


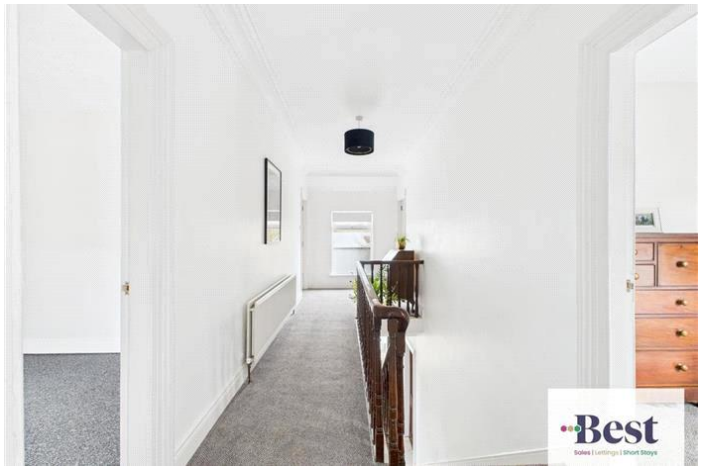


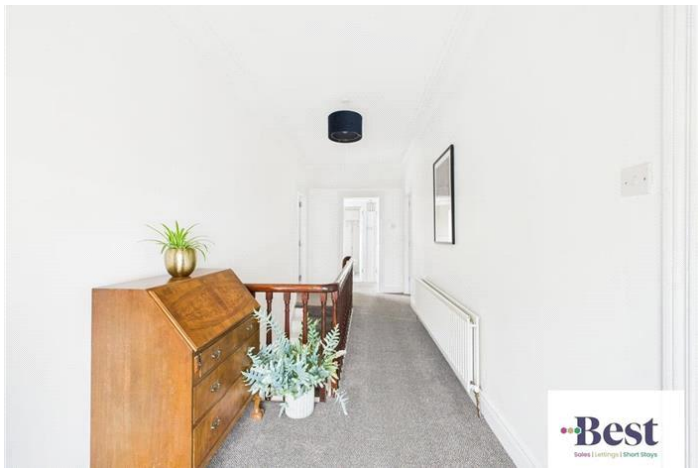


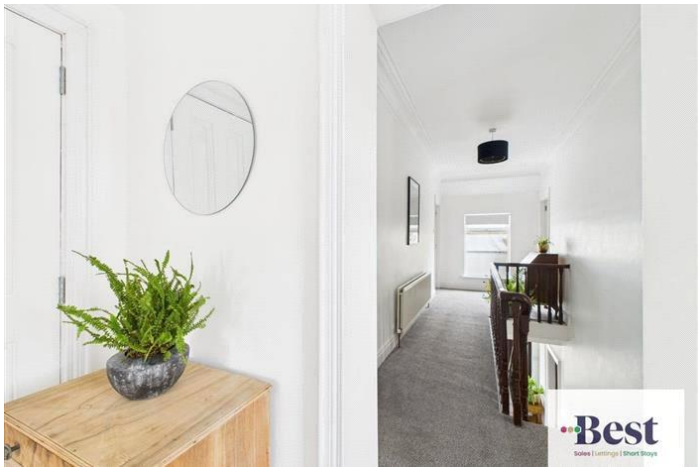


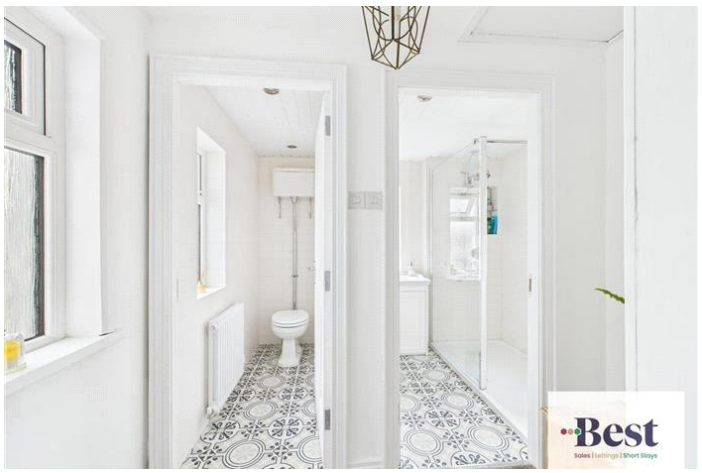


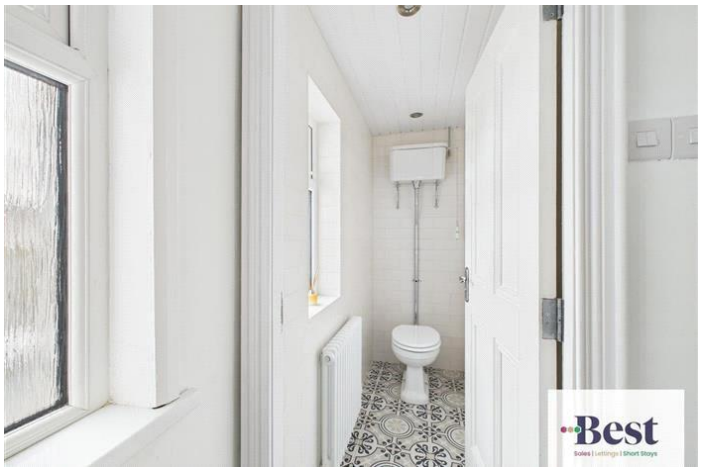












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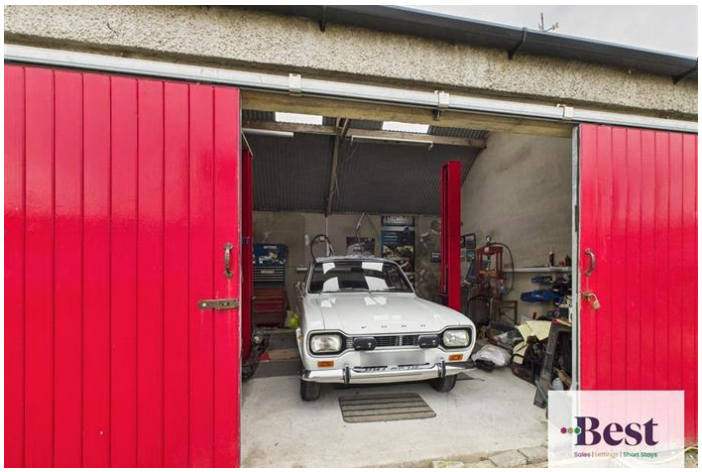

Ford

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.