

## "Ballyearl House", 39 Ballynure Road, BT36 5SL

**For Sale**  
Offers Over  
**£795,000**

This impressive large detached residence is set on approximately 2 acres of beautifully landscaped grounds, offering a rare combination of space, privacy, and flexibility. The generous accommodation includes 5 well-appointed bedrooms, each with its own ensuite, ensuring comfort and convenience throughout. The reception rooms provides a spacious setting for entertaining, complemented by a dedicated children's lounge for family living. Outside, the mature gardens surround extensive garaging and an expansive range of outbuildings, including workshops, stables, and a rack room—perfect for a variety of uses. Ideally located with convenient access to major road networks, this unique property is suitable for a wide range of lifestyle or business opportunities. It also presents potential for division and sale in separate lots, offering added versatility to discerning buyers or investors seeking a multi-faceted estate.



**Energy Efficiency Rating E.**

**T: 028 9080 0000**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	48 E
21-38	F		
1-20	G		

- Detached family residence in highly regarded area
- 5 Bedrooms all with ensuite shower rooms, 2 with dressing rooms
- Oil fired central heating
- 4 Reception rooms/ Kitchen
- Childrens play lounge
- Cloaks/ Utility room
- Stables, tack room plus extensive workshops and barns
- Bathroom with white suite and Jacuzzi bath
- Separate independent apartment
- Apartment with 2 bedrooms





GROUND FLOOR

OPEN ENTRANCE PORCH

RECEPTION HALL: Attractive floor tiling, cornicing, picture rail, feature staircase

LOUNGE: 14' 0" x 13' 5" (4.27m x 4.09m) Wooden flooring, feature cast iron fireplace, cornicing, picture rail, centre piece

DRAWING ROOM: 21' 7" x 14' 1" (6.58m x 4.29m) Polished wood flooring, cornicing, feature marble fireplace, downlighters, through to:

FAMILY ROOM: 16' 8" x 15' 1" (5.08m x 4.6m) Polished wood flooring, downlighters, patio doors to patio area

FAMILY/ DINING ROOM (PRESENTLY USED AS DINING ROOM): 18' 1" x 13' 1" (5.51m x 3.99m) Polished wood flooring, downlighters, feature marble fireplace

INNER HALLWAY: Terrazzo flooring, understairs storage

CLOAKROOM: Built in cupboard, ceramic tiled flooring, low flush W/C, pedestal wash hand basin, wall tiling, heated towel rail

KITCHEN/ CASUAL DINING AREA: 22' 2" x 13' 7" (6.76m x 4.14m) Range of high and low level units, granite worksurfaces, inlaid hob unit and oven, ceramic tiled flooring, extractor fan, tiling, dishwasher, fridge freezer, sink unit, display units. Dining area, downlighters.

UTILITY ROOM: 9' 8" x 7' 10" (2.95m x 2.39m) Built in units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, ceramic tiled flooring, plumbed for washing machine

HALLWAY: Ceramic tiled flooring, storage

CHILDRENS PLAY LOUNGE: 17' 10" x 9' 6" (5.44m x 2.9m) Built in robes, stairs with access to garage

FIRST FLOOR

LANDING: Cornicing, picture rail

BEDROOM (1): 14' 0" x 13' 9" (4.27m x 4.19m) Downlighters, cornicing, archway to:

DRESSING AREA: Access to roofspace, built in robes

ENSUITE SHOWER ROOM: Low flush W/C, wall hung vanity unit, heated towel rail, heated towel rail, shower unit with aqua jets, downlighters, ceramic tiled flooring, extractor fan, tiling

BEDROOM (2): 14' 0" x 10' 4" (4.27m x 3.15m) Velux window, cornicing and downlighters, access to roofspace

ENSUITE SHOWER ROOM: Low flush W/C, vanity unit, ceramic tiled flooring, tiling, heated towel rail, shower unit with electric shower, downlighters, extractor fan

BEDROOM (3): 13' 10" x 13' 6" (4.22m x 4.11m) Cornicing

ENSUITE SHOWER ROOM: Low flush W/C, vanity unit, shower unit with electric shower, downlighters,

extractor fan, ceramic tiled flooring, heated towel rail

BEDROOM (4): 18' 0" x 13' 11" (5.49m x 4.24m) Cornicing

DRESSING ROOM: Range of built in robes, downlighters

ENSUITE SHOWER ROOM: White suite, corner bath, Jacuzzi, built in units, wash hand basin, shower unit with controlled shower and aqua jets, W/C, fully tiled walls, heated towel rail

BEDROOM (5): 14' 0" x 10' 7" (4.27m x 3.23m)

ENSUITE: Low flush W/C, vanity unit, shower unit with electric shower, heated towel rail, downlighters

SEPARATE FIRST FLOOR APARTMENT (ACCESSED BY YARD)

RECEPTION HALL: Laminate wood flooring

LOUNGE/ KITCHEN/ DINING: 23' 5" x 11' 2" (7.14m x 3.4m) Laminate wood flooring, range of high and low level units, round edge worksurfaces, inlaid hob unit and under oven, island unit,

BEDROOM (1): 13' 9" x 12' 0" (4.19m x 3.66m)

BEDROOM (2): 13' 9" x 11' 2" (4.19m x 3.4m)

HALLWAY TO:

SHOWER ROOM: Low flush W/C, vanity unit, shower unit with controlled shower, extractor fan, heated towel rail

OUTSIDE : 2 Oil storage tanks  
Extensive yard with access from Ballynure Road suitable for commercial vehicles  
Hellypad

STABLE (1): 16' 1" x 13' 8" (4.9m x 4.17m)

STABLE (2): 31' 5" x 17' 1" (9.58m x 5.21m) Light and power

STABLE (3): 58' 6" x 24' 0" (17.83m x 7.32m) Access door, light and power

EXTENSIVE STORAGE SHED/ WORKSHOP: 33' 8" x 16' 4" (10.26m x 4.98m) Cobbled flooring, oil fired boiler, single slide glass door

LEAN TO STORE : 26' 0" x 13' 7" (7.92m x 4.14m) Up and over door, light and power, side access door

GARAGE (ACCESSED BY HOUSE): 21' 2" x 20' 2" (6.45m x 6.15m) Up and over door, light and power, side access door

GARAGE: 26' 5" x 9' 11" (8.05m x 3.02m) Light and power

WORKSHOP: 15' 5" x 10' 5" (4.7m x 3.18m)



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