

"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.

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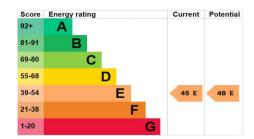












- Detached family residence in highly regarded area
- 5 Bedrooms all with ensuite shower rooms, 2 with dressing rooms
- Oil fired central heating
- 4 Reception rooms/ Kitchen
- Childrens play lounge
- Cloaks/ Utility room
- Stables, tack room plus extensive workshops and barns
- Bathroom with white suite 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" (4.27 m x 4.09 m) Wooden flooring, feature cast iron fireplace, cornicing, picture rail, centre piece

 $\textbf{DRAW ING ROOM:}\ 21'\ 7"\ \times\ 14'\ 1"\ (6.58m\ \times\ 4.29m)\ \ Polished\ wood\ flooring,\ cornicing,\ feature\ marble$ fireplace, downlighters, through to:

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

FAMILY/ DINING ROOM (PRESENTLY USED AS DINING ROOM): 18' 1" x13' 1" (5.51 m x 3.99 m) Polished wood flooring, downlighters, feature marble fireplace

INNER HALLW AY: Terrazzo flooring, understairs storage

CLOAKROOM: Built in cupboard, ceramic tiled flooring, low flus h 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" x7' 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 was hing machine

HALLW AY: Ceramic tiled flooring, storage

CHILDRENS PLAY LOUNGE: 17' 10" x9' 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" (4.27 m x 4.19m) D ownlighters, cornicing, archway to:

DRESSING AREA: Access to roofspace, built in robes

ENSUITE SHOW ER 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" (4.27 m x 3.15m) Velux window, cornicing and downlighters, access to

ENSUITE SHOW ER ROOM: Low flush W/C, vanity unit, ceramic til ed 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 SHOW ER ROOM: Low flush W/C, vanity unit, shower unit with electric shower, downlighters,

extractor fan, ceramic tiled flooring, heated to wel rail

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

DRESSING ROOM: Range of built in robes, downlighters

ENSUITE SHOW ER 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" (4.27 m x 3.23 m)

ENSUITE: Lowflush 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 1 1' 2" (4.19m x 3.4m)

HALLW AY TO:

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

OUTSIDE: 2 Oil storage tanks

Extensi ve yard with access from Ball ynure Road suitable for commercial vehicles

STABLE (1): 16' 1" x13' 8" (4.9m x4.17m)

STABLE (2): 31' 5" x17' 1" (9.58m x 5.21m) Light and power

STABLE (3): 58' 6" x24' 0" (17.83m x7.32m) Access door, light and power

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

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

GAR AGE (ACCESSED BY HOUSE): 21' 2" x20' 2" (6.45m x 6.15m) Up and over door, light and

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

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













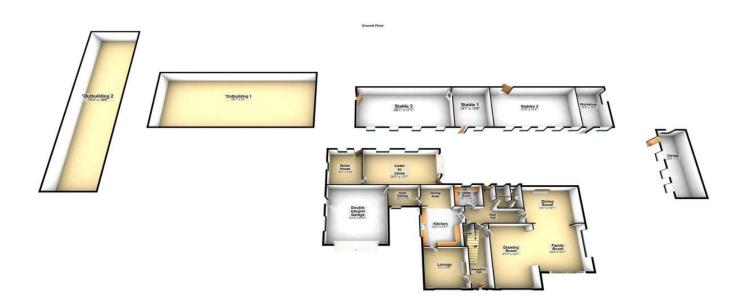














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