



## "Ballyearl House", 39 Ballynure Road, Newtownabbey, BT36 5SL Offers Over £795,000

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

# 39 Ballynure Road, Newtownabbey BT36 5SL

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.



Council Tax Band:



## GROUND FLOOR

### OPEN ENTRANCE PORCH

### RECEPTION HALL

Attractive floor tiling, cornicing, picture rail, feature staircase

### LOUNGE

14'0" x 13'5"

Wooden flooring, feature cast iron fireplace, cornicing, picture rail, centre piece

### DRAWING ROOM

21'7" x 14'1"

Polished wood flooring, cornicing, feature marble fireplace, downlighters, through to:

### FAMILY ROOM

16'8" x 15'1"

Polished wood flooring, downlighters, patio doors to patio area

### FAMILY/ DINING ROOM (PRESENTLY USED AS DINING

18'1" x 13'1"

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"

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"

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"

Built in robes, stairs with access to garage

## FIRST FLOOR

### LANDING

Cornicing, picture rail

### BEDROOM (1)

14'0" x 13'9"

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"

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"

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"

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"

## ENSUITE

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

## SEPARATE FIRST FLOOR APARTMENT (ACCESSED BY Y

### RECEPTION HALL.

Laminate wood flooring

### LOUNGE/ KITCHEN/ DINING

23'5" x 11'2"

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"

### BEDROOM (2)

13'9" x 11'2"

### 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"

### STABLE (2)

31'5" x 17'1"

Light and power

### STABLE (3)

58'6" x 24'0"

Access door, light and power

### EXTENSIVE STORAGE SHED/ WORKSHOP

33'8" x 16'4"

Cobbled flooring, oil fired boiler, single slide glass door

### LEAN TO STORE

26'0" x 13'7"

Up and over door, light and power, side access door

### GARAGE (ACCESSED BY HOUSE)

21'2" x 20'2"

Up and over door, light and power, side access door

### GARAGE

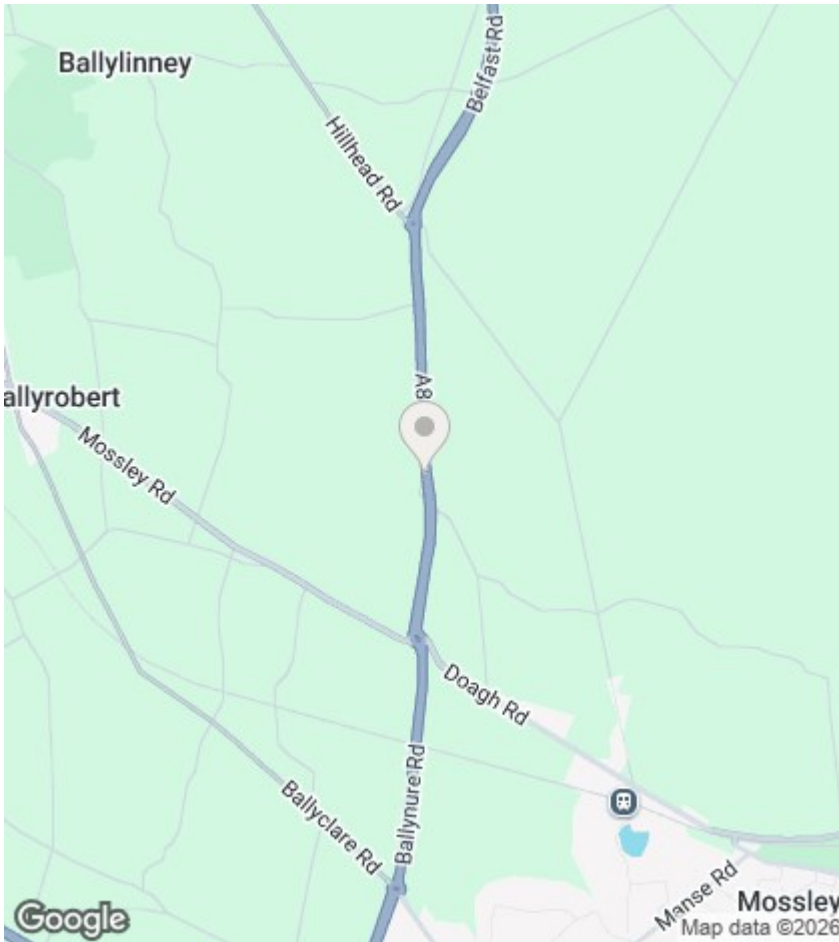
26'5" x 9'11"

Light and power

### WORKSHOP

15'5" x 10'5"

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	48
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

