



61 Church Street Limavady, BT49 0BX



Homepage Estate Agents are pleased to present this striking detached family residence, brimming with character and occupying a substantial mature site in a prominent position.

The property offers a rare combination of period charm, generous internal space, and versatile outbuildings that present a wealth of future potential, all just a five minute walk from Limavady town centre.

Internally, the accommodation comprises two reception rooms (sitting room and living room), a spacious kitchen and dining area featuring a Rayburn range cooker, a separate utility and wash house, and ground floor WC. On the first floor are four well proportioned bedrooms, a main bathroom, separate WC, and two large walk in storage rooms. Character features such as parquet flooring, cast iron fireplaces, ceiling corning and part wood panelled walls are evident throughout.

Externally, the property enjoys extensive gardens with mature trees, paved patio areas, a detached garage, and ample driveway parking. A series of additional outbuildings to the rear, including two one bedroom flats, an office or salon, and a studio or apartment, further enhance the flexibility of the site.

Whether as a substantial family home or for those considering additional accommodation or home business use, this unique property offers outstanding potential in a well connected and highly desirable location.

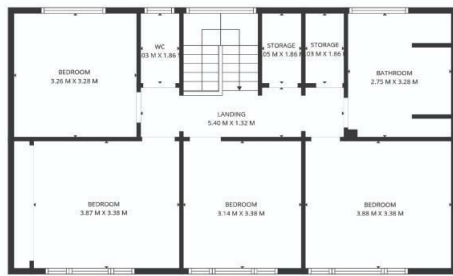
£329,950

Viewing

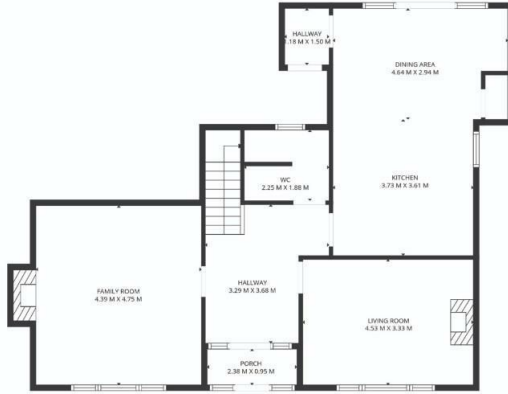
Please contact our Homepage Estate Agents Office on 028 7187 6261

if you wish to arrange a viewing appointment for this property or require further information.

- DETACHED PERIOD RESIDENCE ON GENEROUS CORNER SITE
- FOUR SPACIOUS BEDROOMS
- TWO LARGE RECEPTION ROOMS
- OPEN PLAN KITCHEN / DINING AREA WITH RAYBURN RANGE
- UTILITY / WASH HOUSE AND GROUND FLOOR WC
- FAMILY BATHROOM PLUS SEPARATE WC UPSTAIRS
- GARAGE WITH PARKING TO FRONT & REAR
- VERSATILE DETACHED STUDIO APARTMENT / OFFICE SPACE
- LARGE MATURE SITE
- SOUGHT AFTER LOCATION



FLOOR 2



FLOOR 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Homepage Estate Agents

Tel: 028 7187 6261 | Email: info@homepageonline.co.uk

www.clickhomepage.online

