



CARNAUGHLISS HOUSE
23 CARN ROAD

Off Seven Mile Straight, BT29 4UQ

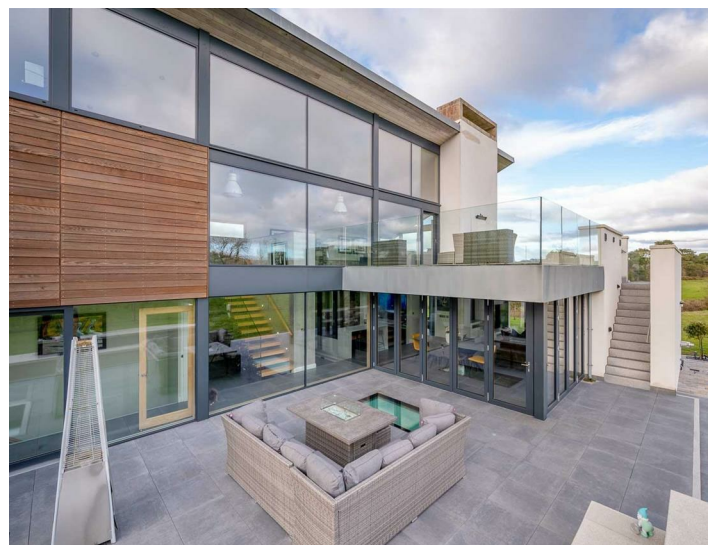
Offers Over
£850,000



DETACHED | 6 | 3 | 4

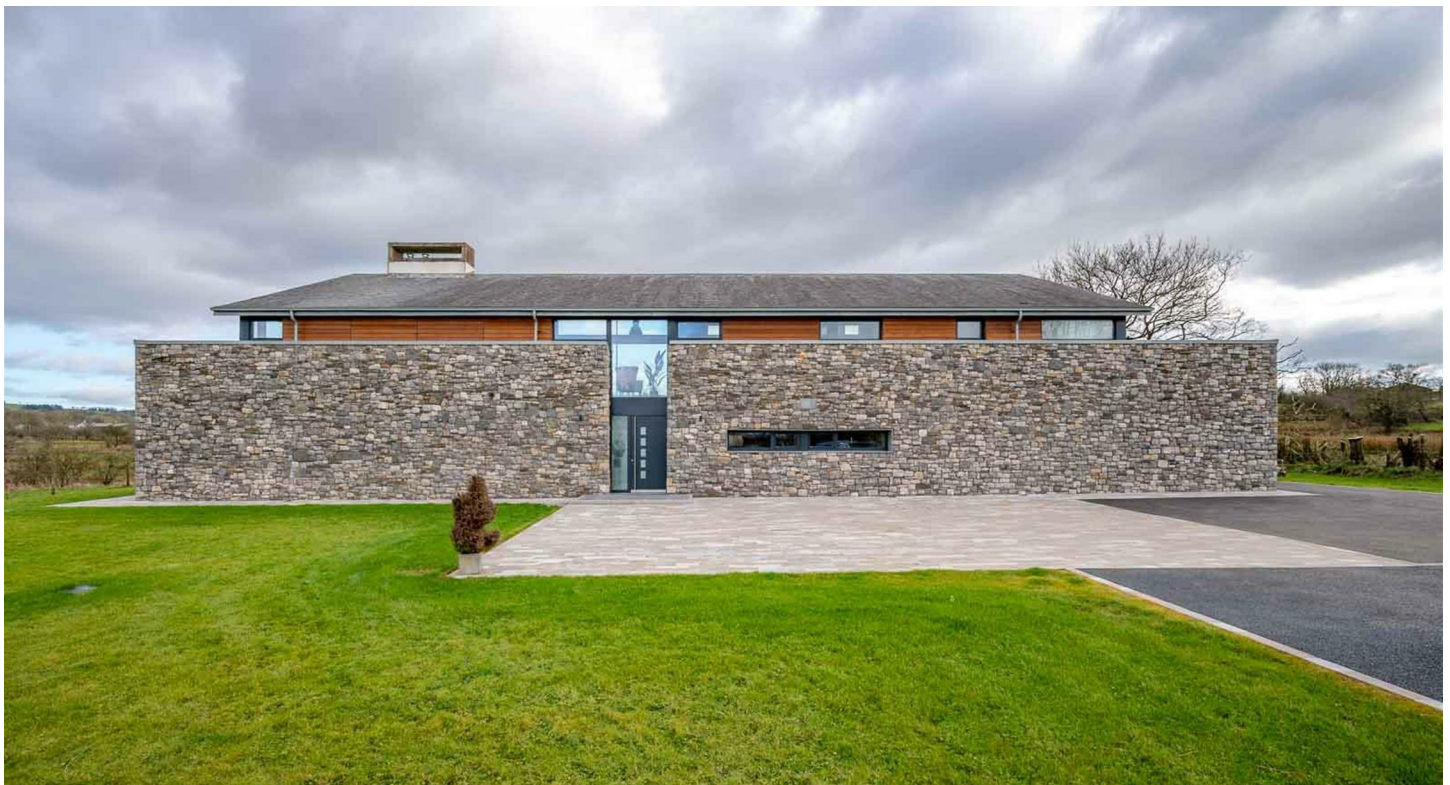
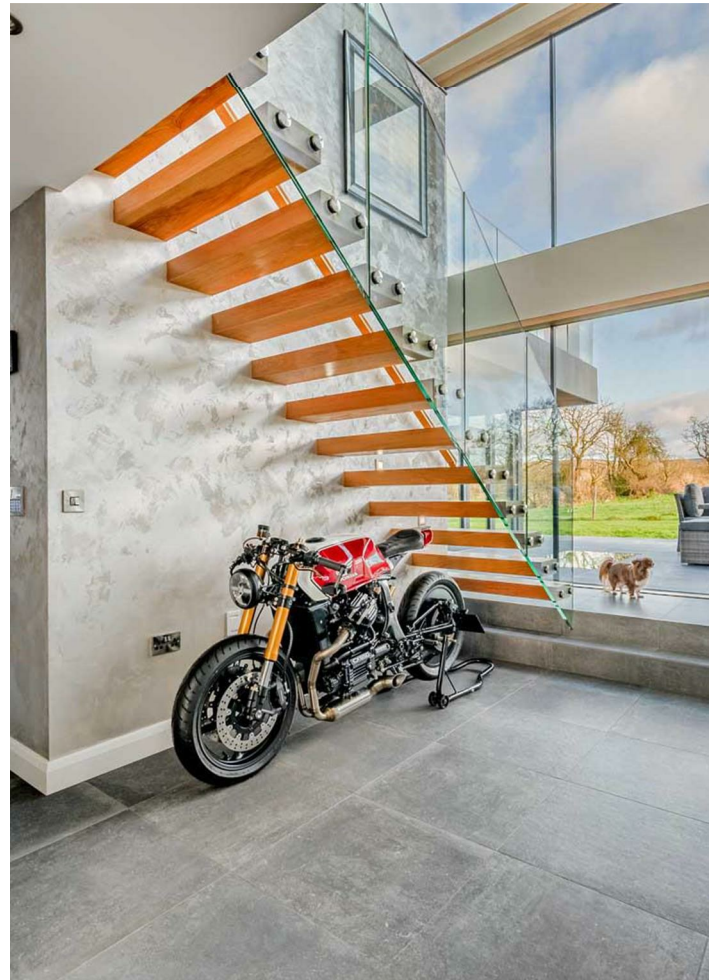
Experience modern luxury in this stunning 5,000 sq ft contemporary detached home, built in 2019. Featuring sleek architectural design by McGarry Moon Architects, Carnaughliss House offers expansive open-concept living spaces, and floor-to-ceiling windows that flood the home with natural light. High end finishes, gourmet kitchen and spa like sanitary ware offer unparalleled comfort, while smart home technology enhances convenience. Perfectly blending style and function, this home is a masterpiece of modern living.

The accommodation is spread across three floors, providing impressive and adaptable space throughout. It is impossible to find a section of the house without a spectacular outlook and the ground floor area does not disappoint with it's contemporary and sleek kitchen, along with the open plan living areas.



KEY FEATURES

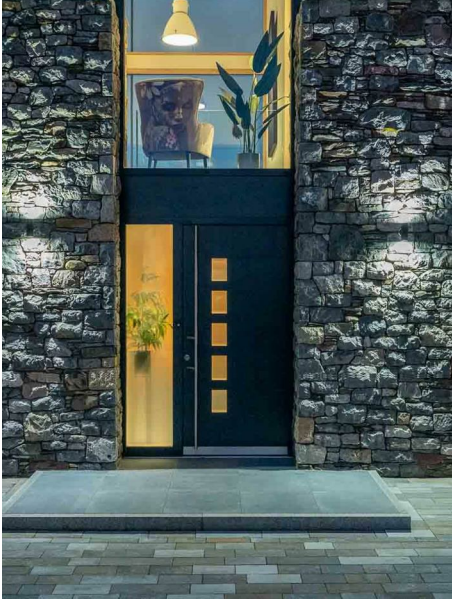
- Stunning, Contemporary Detached Home Constructed in 2019 and Designed by McGarry Moon Architects
- Site Extending to Approx 0.4 acres Offering Unrivalled Views Across the Countryside
- 10 mins drive (approx) from North Belfast, 12 mins drive (approx) from Templepatrick and 15 mins (drive) approx from Belfast International Airport
- Four Bedrooms to the Main Area of the Home, Including Principal Bedroom with Ensuite Shower Room and Separate Family Bathroom
- Open Plan Living/Kitchen/Dining Area with Extensive Bi-folding Doors opening Patio Areas for Outside Entertaining
- Separate Lounge with Provision for Stove
- Exquisitely Designed Kitchen with Range of Integrated Appliances and Casual Breakfast Bar Area
- Minstrel Landing Leading to Spacious Entertaining Area on First Floor with Access to Wrap Around Balcony
- Previously Integral Garage Adapted into Separate Apartment Accommodation with Lounge, Kitchen, Shower Room and Bedroom with Walk in Dressing Area
- Substantial Basement Area Adapted into Further Living and Sleeping Accommodation (Two Additional Bedrooms), Partially Currently Used for Business Uses
- Underfloor Heating Throughout and Heat Recovery Systems
- Oil Fired Central Heating, Triple Glazed Windows and Beam Vacuum System
- Detached Pre-Fabricated Garage with Superb Storage, Garden Store and Childs Playhouse
- Immaculate Gardens Laid in Lawn with Extensive Paved Patio Areas and Tarmac Driveway for Ample Parking.



ROOM DETAILS

Ground Floor	LOUNGE / DINING ROOM:	L-SHAPED TREATMENT ROOM / HOME OFFICE / PLAYROOM:	PRINCIPAL BEDROOM:
RECEPTION HALL:	(21'10" x 11'7")		(21'10" x 19'2")
OPEN PLAN KITCHEN:	BEDROOM:		EN SUITE SHOWER ROOM:
(19'2" x 18'11")	(14'6" x 11'8")		
LIVING / DINING ROOM:	DRESSING ROOM:	PLANT ROOM:	BEDROOM (3):
(24'0" x 13'6")	(11'8" x 7'4")		(13'2" x 9'10")
LOUNGE:	STAIRCASE:	SECONDARY STAIRS TO OUTSIDE SEPARATE ENTRANCE:	BEDROOM (2):
(20'6" x 17'1")	LANDING / CINEMA AREA:		(13'2" x 9'10")
GROUND FLOOR BEDROOM:	TREATMENT ROOM ONE / BEDROOM FIVE:	STAIRCASE:.	MEZZANINE LEVEL:
(12'4" x 11'8")	(13'9" x 11'3")		BATHROOM:
HALLWAY LEADING TO APARTMENT:	TREATMENT ROOM TWO / BEDROOM SIX:	MINSTREL STYLE GALLERY LANDING / ENTERTAINING AREA	Outside
SHOWER ROOM:	(13'9" x 11'3")		GARAGE:
KITCHEN:			GARDEN STORE:
(11'8" x 8'5")			Outside.



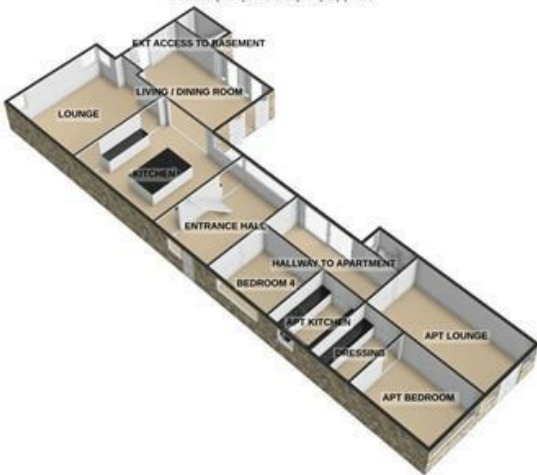


FLOOR PLANS

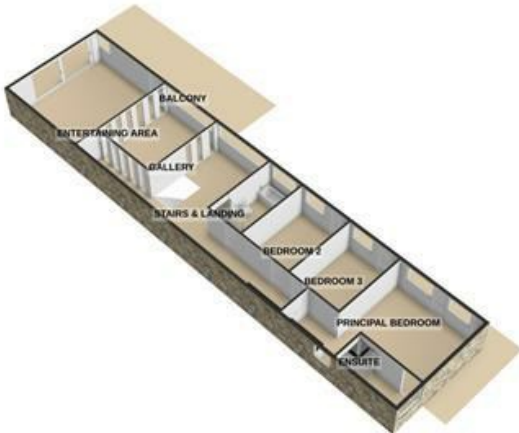
BASEMENT / SALON
1254 sq.ft. (116.5 sq.m.) approx.



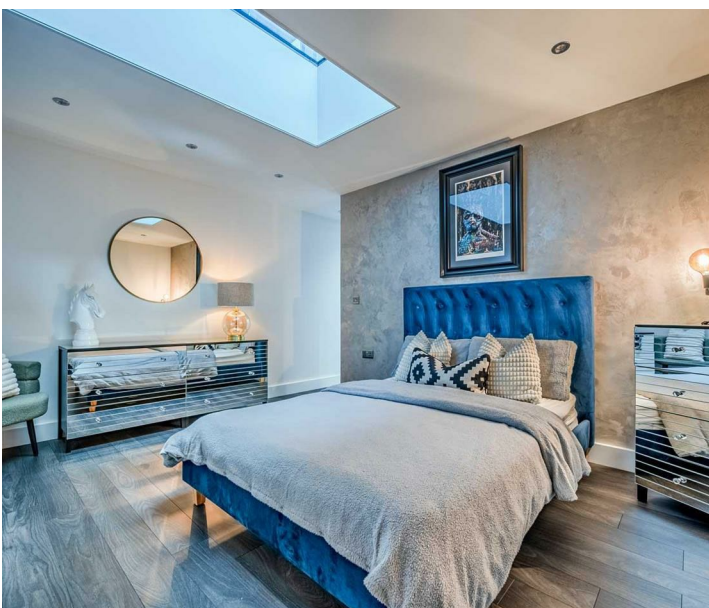
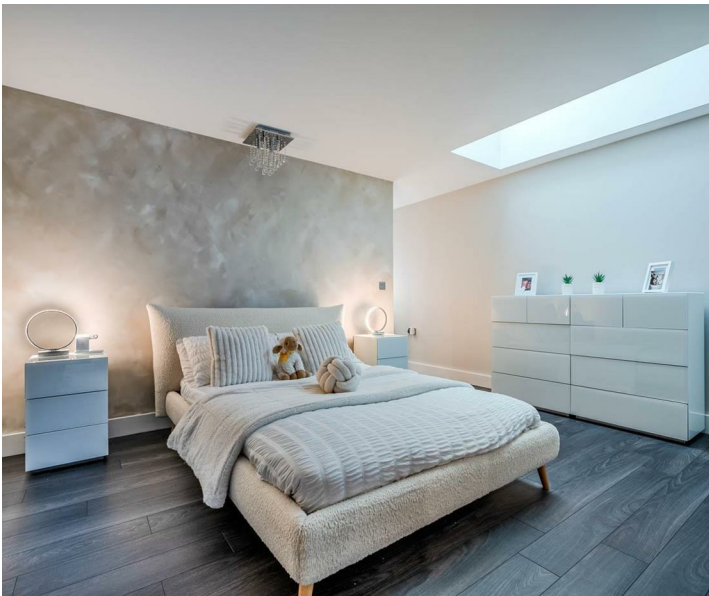
GROUND FLOOR
2220 sq.ft. (206.2 sq.m.) approx.



1ST FLOOR
1613 sq.ft. (149.8 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025



DIRECTIONS

Travelling from Templepatrick (12 mins approx):
Take the Lylehill Road and follow it to the bottom of the road. Turn right onto Ballyutoag Road, follow the road past the Sevenmile Straight and take the Carn Road on the right hand side. No 23 is down the private lane way on the right hand side.



THE LOCAL AREA

Living in the County Antrim countryside offers a vast array of benefits to any homeowner. Enjoy the peace and serenity of the rolling rural scenery around you while never feeling too far from the action. Belfast International Airport is on your doorstep, as well as convenient arterial routes to Belfast City. The area is dotted with fabulous rural townships which host a range of local businesses and picturesque spots. You truly can have the best of both worlds by choosing to live in this popular area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

