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ARMSTRONG GORDON



ARTICLAVE

**SEAVIEW HOUSE, 33-35 St. Paul's Road
(House, Retail Premises, Barn & Lands)**

BT51 4UP

Offers Over £349,500



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Armstrong Gordon are delighted to offer for sale this extensive area of land and buildings encompassing a 4 bed house and large integral retail premises, with courtyard and well to rear, and garden extending down to Articlave river. This house was a B & B at one time, and because of its large rooms, views and North Coast location, this offers yet another possible business opportunity for this versatile property. Also includes a spacious barn with former planning permission for a dwelling with views of the sea. In front of the barn is a large enclosed yard offering generous off-street parking with direct access to the main Castlerock road leading to Coleraine and Magilligan. The disused barn would also be suitable for possible leisure activities, storage facilities, stables, garages, workshop, etc.

Leaving Coleraine on the Castlerock Road, proceed onto the A2 Quilly Road which will lead you directly into the village of Articlave. Number 33 and 35 will be located just on your left hand side after the orange hall.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

7'2 wide with stairs to first floor.



Lounge:

With tiled fireplace and hearth. 23'1 x 12'11



Kitchen:

With stainless steel sink unit, high and low level built in units, space for cooker, plumbed for automatic washing machine, larder cupboard, tiled floor. 13'10 x 9'0



Separate w.c.:

With wash hand basin.

Rear Porch:

FIRST FLOOR:

Landing:

With hot press and Immersion heater.

Bedroom 1:

With cast iron fireplace. 21'0 x 11'7



Bedroom 2:

With wood flooring. 13'11 x 9'11



Bedroom 3:

With wood flooring. 12'1 x 11'10



Bedroom 4:

With large marble fireplace with tiled inset and tiled hearth. As with bedrooms 1 and 3, there are views over countryside, River Bann and the sea towards Portstewart. 22'7 x 11'7



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, tiled above bath.

EXTERIOR FEATURES:

Outside to rear there is a large walled in Mediterranean style courtyard, leading to extensive garden area with trees, hedging and path ways extending down to Articlave river.



Gallery 33 :

Commercial premises currently used as an art gallery.
661 Sq. Ft (internal measurement).

CAPITAL VALUE:

Separate w.c.:

With w.c. and wash hand basin. Additional sink unit and store to rear.



Adjacent Barn:

This barn formerly had permission for conversion to a dwelling and is 1,292 sq. ft in size.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Burglar Alarm
- ** Apple & Cherry Trees In The Garden
- ** On Street Parking & Off Street Parking
- ** River Views To Rear Of Garden
- ** Rural & Sea Views To Front Of Property

TENURE:

Freehold

CAPITAL VALUE:

£115,000 (Rates: £1,176.00 p/a approx.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		36 F
1-20	G	18 G	

