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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	53 E
21-38	F		
1-20	G		

BALLYCASTLE

Bushbane Kennels, Cattery & Grooming

28 Whitepark Road

BT54 6LJ

Offers Over £595,000

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Set against the breathtaking backdrop of Ballycastle’s rural coastline, this delightful property offers a unique opportunity to acquire a four bedroom detached family home together with an established and reputable dog kennel business and field to front. The residence exudes homely living and comfort, boasting four well proportioned bedrooms. In great decorative order throughout the main family home extends to approximately 2000 sq. ft. of internal living space. Very well presented throughout, the home has been designed to balance modern living with everyday practicality. Occupying a generously proportioned site, the property further benefits from secure private parking and an impressive range of outbuildings. Of particular note are the purpose built kennel facilities, fully operational and fitted with secure runs and exercise areas, providing a seamless transition for the continuation of this thriving business venture. Situated within easy reach of Ballycastle’s bustling town centre, sandy beaches and the iconic Causeway Coast, the property enjoys a prime location that combines convenience with scenic tranquillity. This is a rare and exciting opportunity to enjoy a refined lifestyle while running a successful business from home.

Leaving Ballycastle on the Clare Road, travel past Hayes Caravan Park. Take your first left onto the Whitepark Road and No. 28 will be the first property located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

8’10 wide with recessed lighting, tiled floor and part glass door and glass panels leading to:

Hallway:

4’8 wide with solid wood floor and glass panels through to:

Living Room: 14’0 x 12’3

With wood surround fireplace with cast iron tiled inset, slate hearth, railed storage cupboard, dado rail, tiled floor and open archway through to:



Family/Dining Room:

With light well, wiring for wall lights, dado rail, tiled floor with door leading into salon and door into room 1. 10’4 x 10’3

Room 1:

With dimmer control panel and laminate wood floor. 8’9 x 6’5



Salon:

With laminate wood floor, recessed lighting, separate w.c., with wash hand basin, fully tiled walk in shower cubicle, recessed lighting, extractor fan and access to roof space. 10’9 x 10’2



Rear Porch:

With utility cupboard with plumbing for automatic washing machine, space for tumble dryer, tiled floor and pedestrian door leading to rear garden. Part glass panel door leading into:

Kitchen/Dining Area: 17’0 x 15’8

With ‘Blanco’ stainless steel sink unit, high and low level built in units with under unit lighting set in granite worktops, upstands and sills, integrated ‘Bosch’ ceramic hob, canopy style concealed extractor fan above, ‘Bosch’ double eye level ovens, ‘Neff’ warming drawer, space for American style fridge freezer, integrated dishwasher, pull out larder cupboard, additional shelved cupboard, saucepan drawers, drawer banks, larder cupboard, recessed lighting in pelmets, recessed lighting in ceiling, part wood panelled walls and tiled floor.



Lounge:

With cast iron surround fireplace, cast iron inset, tiled hearth, wired for wall lights and dimmer control panel. 16'4 x 11'11



FIRST FLOOR:

Landing:

With recessed lighting, hot press and access to roof space.

Bedroom 1:

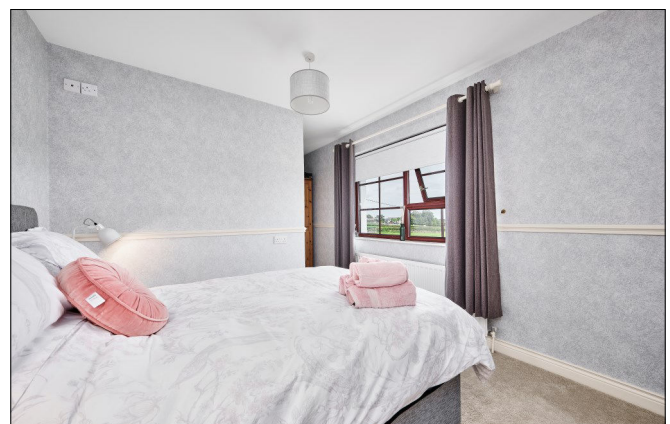
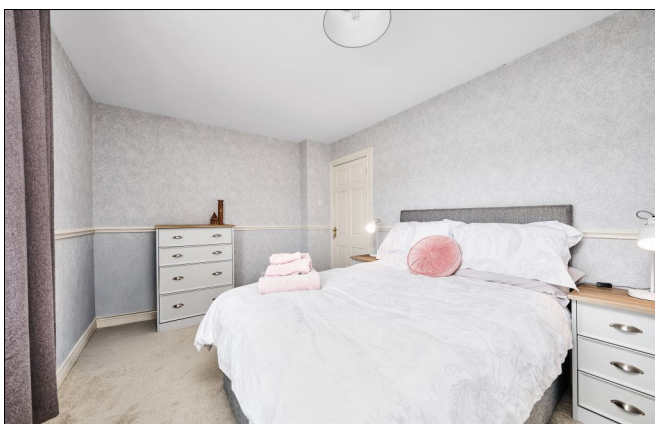
With built in mirrored double wardrobe. 28'5 x 14'0

Ensuite off with w.c., wash hand basin with PVC splashback and storage below, PVC cladded walk in shower cubicle with electric shower and extractor fan.



Bedroom 2:

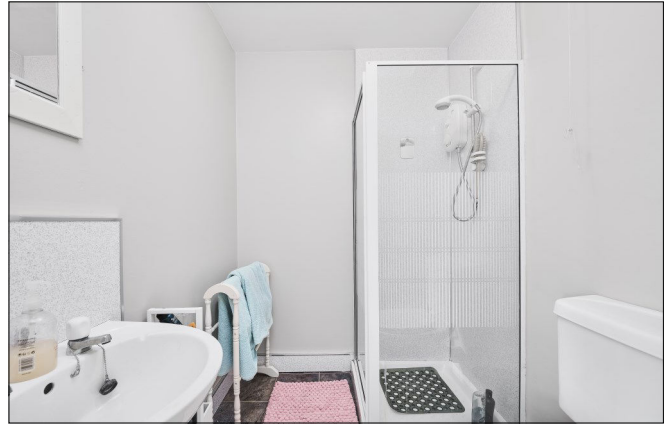
With dado rail. 17'1 x 9'4



Ensuite off with w.c., wash hand basin with PVC splashback and storage below, PVC cladded walk in shower cubicle with electric shower and extractor fan.

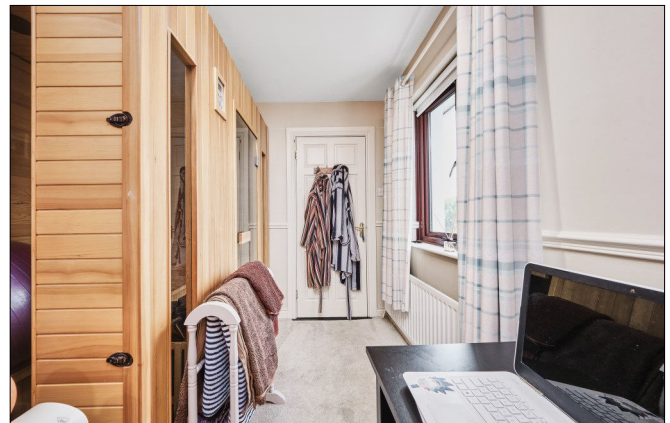
Bedroom 3:

14'0 x 11'5



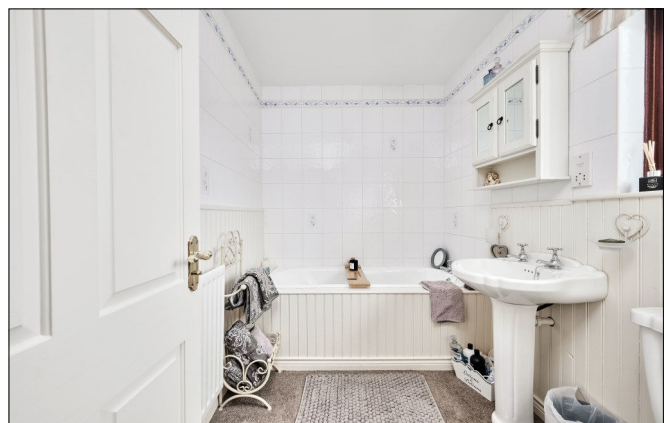
Bedroom 4: (Currently used as a sauna room)

With mirrored slide robes, dado rail and recessed lighting. 10'11 x 8'3



Bathroom:

With white suite comprising w.c., wash hand basin, wood panelled bath, part tiled part wood panelled walls and shaver point.



EXTERIOR FEATURES:

Extensive concrete driveway to front of property with parking for multiple cars. Garden to front is laid in lawn with established shrubbery. Yard to rear is fenced in with whelping brut 13'2 x 6'5 with tiled floor.

Cattery 19'1 x 9'7 with single drainer stainless steel sink unit, light and power points, heating and insulation.

Store 19'2 x 6'5 with w.c., wash hand basin, light and power points and insulation.

Kennel 1 21'3 x 19'3 with light and power points, heating and insulation and outside exercise area.

Office 13'0 x 6'3 with light and power points, heating and insulation.

Kennels 2 21'4 x 16'6 with single drainer stainless steel sink unit, low level built in units, plumbed for automatic washing machine, spacer for tumble dryer, light and power points, heating, insulation and tiled floor.

Extensive selection of older kennels with light and power points, heating and exercise areas.

5 Additional kennels with light and power points and insulation.

5 Block kennels with lawned exercise area.

Grooming Parlour 11'2 x 9'4 with heating, insulation and electric shower.

Kennels and Run.

Additional kennel.

Additional set of kennels.

Feeding room with single drainer stainless steel sink unit, high and low level built in units, space for fridge and tiled floor.

Additional whelping unit with light and power points, heating, insulation and tiled floor.

SPECIAL FEATURES:

- ** Oil Fired Central Heating (New Condens Boiler)
- ** Woodgrain Double Glazed Windows
- ** PVC Guttering, Soffits & Fascia's
- ** Well Established Kennels, Cattery & Grooming Business
- ** Included In The Sale Is The Front Field, Extending To Approx. 1.5 acres
- ** The Premises Offer Versatile Potential & Are Suitable For A Wide Range Of Business Opportunities

TENURE:

Freehold

CAPITAL VALUE:

£165,000 (Rates: £1,687.95 p/a approx.)

NAV:

£680.00 (Rates: £411.37 p/a approx.)





