

# THE OLD FAIRWAYS

## 8 CROCKNAMACK ROAD PORTRUSH

ASKING PRICE





£795,000

OVER 3,000 SQ FT  
EXTERNAL AREA  
INCLUDING BALCONIES



### THE OLD FAIRWAYS

8 CROCKNAMACK ROAD, PORTRUSH

-  ROYAL PORTRUSH – THE VALLEY COURSE  
600m
-  WEST STRAND BEACH  
400m
-  PORTRUSH RAILWAY STATION  
500m
-  PORTRUSH TOWN CENTRE  
800m



**4 LUXURY BEDROOMS**  
All bedrooms with built-in wardrobes, dressing tables & luxury headboards with side cabinets



**LUXURY THROUGHOUT**  
Large column radiators fitted throughout  
High specification finishes and contemporary design



**OUTDOOR LIVING**  
Multiple balconies and outdoor spaces overlooking the former fairways and coastline



**SECURE & PRIVATE**  
CCTV system  
Alarm system  
Private parking  
Rear patio area



**LANDMARK LOCATION**  
Occupying lands previously forming part of the historic fairways of Royal Portrush Golf Club

VIEWING STRICTLY  
BY APPOINTMENT ONLY



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# THE OLD FAIRWAYS 8 CROCKNAMACK ROAD PORTRUSH

Perfectly positioned on the lands previously forming part of the historic fairways of the world renowned Royal Portrush Golf Club. The Old Fairways is an outstanding contemporary home extending to over 3,000 sqft external area including balconies.

Combining striking modern architectural design with breathtaking surroundings, this exceptional residence offers a rare opportunity to acquire a landmark home in one of Northern Ireland's most prestigious seaside destinations. Designed to maximise light, space and panoramic surrounding, every detail has been carefully considered to create a home of distinction with the relaxed atmosphere of coastal living.

Set within walking distance to championship golf, West Strand Beach and Portrush town centre, the property delivers an unrivalled lifestyle address on the North Coast.

Contemporary Home Extending To Over 3000sqft External Area Including Balconies

4 Double Bedrooms With En-suites & Bespoke Bedroom Furniture & Upholstered Headboards

Spectacular First Floor Open Plan Lounge, Kitchen & Dining Area & Ground Floor Formal Living Room

Private Balcony To Front & Rear Balcony Accessed From Main Living Accommodation

Oil Fired Central Heating & Feature Column Radiators

Triple Glazed Windows - Windows to First Floor Lounge & Master Bedroom Are Glass to Glass Structured Glazing In Aluminium Frames To Maximise The Views

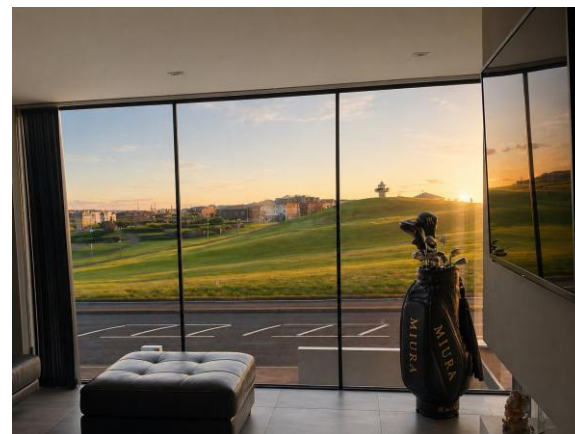
Hand Made Tiling From David Scott Belfast – Hansgrohe Design Taps & Shower – Bedroom Double Doors & Velux Composite Roof Windows With Fitted Blinds

Solid Oak Designed Staircase With Glass & Stainless Steel Handrails & Recessed Stair Lights  
Bulkhead Featured Drop Ceilings With LED Strip Lighting In Downstairs Lounge, Rear Bedroom Top Floor, Hallways and Kitchen - Aluminium Square Recessed Lighting

CCTV & Alarm Installed

Natural Slate Roof Construction & Upgraded Walls, Floors & Roof Insulation

Views Across Historic Former Fairways Of Royal Portrush Golf Club, Coastal Scenery & The Atlantic Sea



## THE OLD FAIRWAYS 8 CROCKNAMACK ROAD PORTRUSH

**Entrance Hall** With under stairs storage, tiled floors and skirting.

**Cloakroom** With wc, wash hand basin with tiled splash back, extractor fan, recessed lights and tiled floor.

**Lounge** With fitted units, feature dropped ceiling lighting. 4.27 m x 4.27 m

**Bedroom 1** With built in bedroom furniture comprising wardrobes, dressing table, upholstered headboard and French doors leading to rear. En-suite comprising walk in shower cubicle with 'Linda Barker Collection' laminated shower panels, wash hand basin with tiled splash back, wc, heated towel rail, extractor fan and recessed lights. Measurements to widest point including en-suite. 5.71 m x 2.95 m

**Bedroom 2** With built in bedroom furniture comprising wardrobe, dressing table and bedside drawers with mirror, upholstered headboard and French doors leading to rear. En-suite comprising walk in shower cubicle with 'Linda Barker Collection' laminated shower panels, wash hand basin with tile splash back, wc, heated towel rail, extractor fan and recessed lights. Measurements to widest points including en-suite. 6.81 m x 2.97 m

**First Floor Landing** Stairs with low level lighting.

**Open Plan Lounge & Kitchen** Lounge with feature media wall and low level electric fire inset, feature corner full length corner window and tiled floor. Kitchen with fully fitted extensive range of contemporary units with pull out larders, integrated 'Neff appliances, double eye level ovens, fridge/freezer, centre island with granite worktop, sink unit, hob and dishwasher, storage cupboards and breakfast bar, feature dropped ceiling with extractor fan and lighting, tiled floor, French doors to rear porcelain tiled balcony. Measurements to widest points. 12.73 m x 6.10 m

**Utility Room** With range of eye and low level units with tiling between, stainless steel sink unit, plumbed for washing and tiled floor. 3.51 m x 1.68 m

**Cloakroom** Comprising wc and wash hand basin with tiled floor.



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**Second Floor Landing** With walk in hotpress and feature sky light.

**Bedroom 3** With built in bedroom furniture wardrobe, dressing table, bedside drawers with mirror, upholstered headboard, door leading to porcelain tiled balcony. En-suite comprising bath with tiled splash back, wc, sink unit with tiled splash back, recessed shelving, heated towel rail, extractor fan and recessed lights. Measurements to widest points. 5.38 m x 3.96 m

**Bedroom 4** With concealed walk-in wardrobe, dressing table and upholstered headboard. En-suite comprising walk in shower cubicle with 'Linda Barker Collection' laminated shower panels, wc, wash hand basin with tiled splash, recessed shelving, extractor fan and recessed lights. 6.05 m x 3.53 m

## Exterior Features

Property approached by pavior brick driveway enclosed by low level wall. Fully enclosed garden to rear laid in lawn with pavior brick patio area and pedestrian access to side.

## Prestigious Location

The Old Fairways occupies an exceptional setting within one of Portrush's most desirable residential addresses and is internationally recognized for its spectacular coastline, championship golf and vibrant seaside atmosphere.

Thoughtfully designed to complement modern golf and coastal living. From early morning rounds on championship fairways to evenings entertaining on elevated balconies overlooking the former lands of Royal Portrush Golf Club, every aspect of the home embraces its exceptional setting.

Whether as a permanent residence, luxury golf retreat or investment opportunity, this is a home perfectly suited to buyers seeking world class golf on their door step.

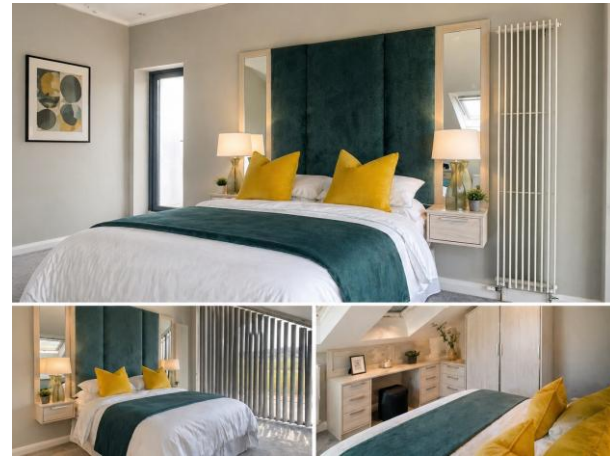
Nearby amenities include:

West Strand Beach - 400m approx  
The Valley Course at Royal Portrush - 600m approx  
Portrush Railway Station - 500m approx

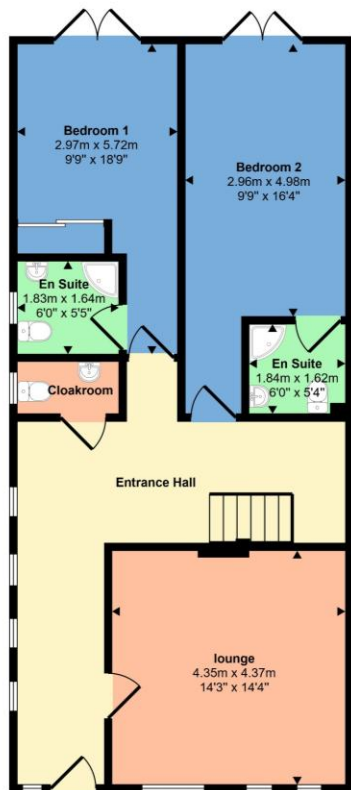
Estimated Domestic Rates Bill £2132.00. Per Annum Tenure To Be Confirmed.



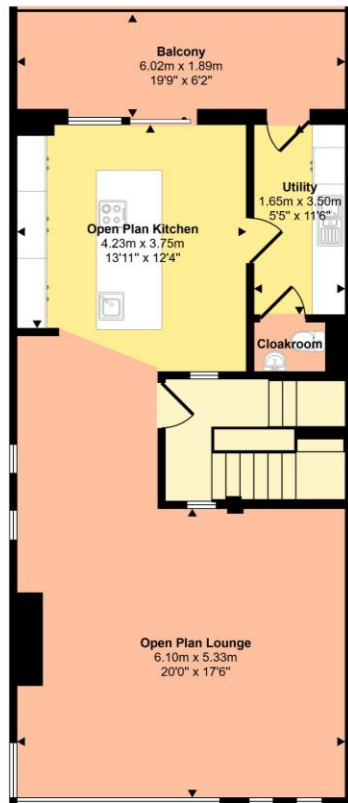
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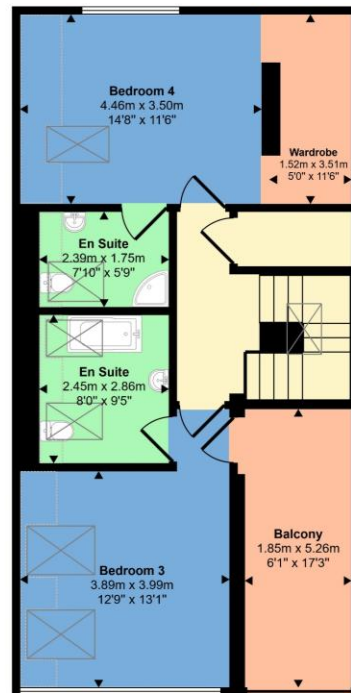
Approx Gross Internal Area  
223 sq m / 2396 sq ft



Ground Floor  
Approx 83 sq m / 894 sq ft



First Floor  
Approx 75 sq m / 810 sq ft



Second Floor  
Approx 64 sq m / 693 sq ft



For illustrative purposes only

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snazzy 360.

**Agent:** Bensons  
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- Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
- These particulars do not constitute a contract or part of a contract.
- All measurements quoted are approximate.
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