



147 Ballywatermoy Road

Glarryford, Ballymena, BT44 9SU

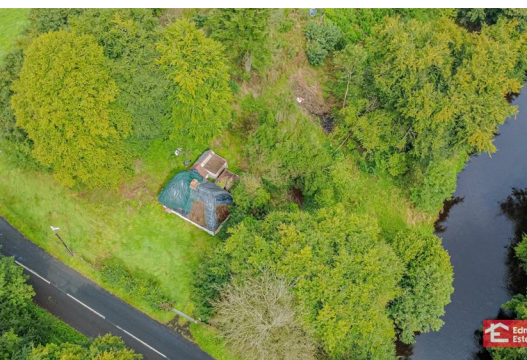
Offers Around £85,000



Edmondson Estates are delighted to bring to market the rare opportunity to acquire "Bee Hive Cottage". This unique holding comprises of a Grade B2 listed two bedroom thatched cottage (dating from circa 1830's) set on a mature site of circa 1no. acres, which has river frontage onto the River Maine. The cottage is currently uninhabitable and need of comprehensive modernisation but absolutely ideal for extending (subject to the Purchaser obtaining all relevant consents).

The site has existing electricity and water connections, but a consent to discharge for a septic tank will be required to be obtained by the Purchaser. Please note we strongly advise that any potential Purchaser carries out their own due diligence and assessment of any potential grant funding available with regards the subject property.

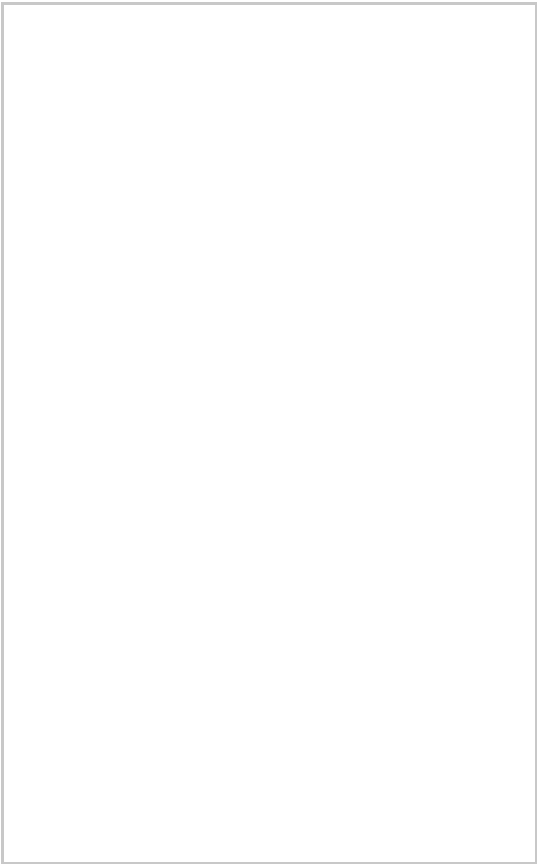
Viewings are by prior appointment only through Edmondson Estates.



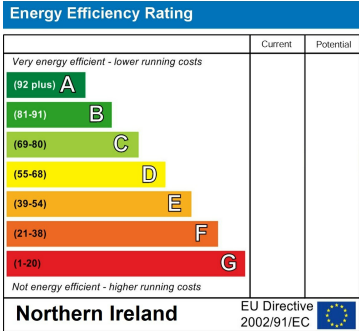
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.