



## BASKET COTTAGE, BUSHMILLS



X 3



X 2



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		45
(21-38)	<b>F</b>	22	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**OFFERS OVER £235,000**

# BASKET COTTAGE, BUSHMILLS

A charming 19th century character cottage set within the townland of Castlecat on the North Antrim coast, conveniently located close to Bushmills and the Giant's Causeway.

Internally, the accommodation is bright and well proportioned, with high ceilings that give a strong sense of space and natural light while retaining a warm cottage feel throughout. The property blends traditional character with comfortable living.

Externally, the cottage benefits from a generous private rear garden with mature landscaping, offering a good degree of privacy and an ideal setting for outdoor dining, gardening, or quiet enjoyment.

Well positioned for the Giant's Causeway, Bushmills village, and the beaches along the North Antrim Coast, the property will appeal to those seeking a character home or holiday base in a popular and scenic coastal location.

## FEATURES

- Oil fired central heating.
- Double glazing retained within character timber window frames.
- Private, enclosed rear garden with mature landscaping and patio area.
- Detached garage with separate work shop, suitable for storage or hobbies.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,381.05

SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ACCOMMODATION

### ENTRANCE PORCH

1.21 m x 1.54 m (4'0" x 5'1")  
Tiled floor.

### LOUNGE

4.24 m x 4.82 m (13'11" x 15'10")  
Vaulted wood panelled ceilings; feature red brick fireplace with multi fuel stove and pitch pine mantle; laminate floor.

### DINING KITCHEN

2.72 m x 6.39 m (8'11" x 21'0")  
Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated fridge freezer; electric hob with extractor unit over; fitted oven; plumbed for washing machine; open to dining area; part tiled walls; tiled & laminate flooring.

### BEDROOM 1

4.35 m x 4.78 m (14'3" x 15'8")  
Double bedroom to the front; wood panelled vaulted ceilings; built in storage.

### DRESSING ROOM

2.64 m x 2.72 m (8'8" x 8'11")  
Access to the roof space & ensuite.

### ENSUITE

2.01 m x 2.62 m (6'7" x 8'7")  
Tiled shower cubicle with electric shower; toilet; wash hand basin; part wood panelled walls; tiled floor.

### REAR HALL

Part wood panelled walls; shelved hot press.

### BEDROOM 2

4.36 m x 3.56 m (14'4" x 11'8")  
Double bedroom to the front; vaulted wood panelled ceilings; laminate floor.

### BEDROOM 3

4.29 m x 2.58 m (14'1" x 8'6")  
Double bedroom to the front; vaulted wood panelled ceilings; built in storage cupboard; access to the roof space; laminate floor.

### BATHROOM

2.70 m x 2.36 m (8'10" x 7'9")  
Tiled shower cubicle; panel bath; toilet; wash hand basin; chrome towel radiator; part tiled walls; tiled floor.

### SUN ROOM

4.45 m x 3.53 m (14'7" x 11'7")  
Tiled floor; door to the rear.

## EXTERIOR

### DETACHED GARAGE

3.59 m x 8.74 m (11'9" x 28'8")  
Electric roller door; side door; concrete floor; power & light; access to work shop.

### WORK SHOP

3.59 m x 2.84 m (11'9" x 9'4")  
Separate toilet; range of fitted units; stainless steel sink & drainer; power & light.

### LOG SHED

1.75 m x 2.82 m (5'9" x 9'3")  
Power & light; concrete floor.

## OUTSIDE FEATURES

- Private fully enclosed rear garden with range of mature landscaping.
- Gravel driveway with parking for several cars.
- Garden in lawn to the rear with patio area.
- Access to the garage & driveway from rear garden.



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# FLOORPLAN



# PHOTOS





# PHOTOS

