



## 33 BONEYBEFORE

Carrickfergus BT38 7EQ

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>	56	66
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Around £219,950**

## 33 Boneybefore , Carrickfergus, BT38 7EQ



"Fools Haven" is a truly unique semi-detached thatched cottage, dating back over 250 years and offering a rare opportunity to purchase a home of significant character and history in the Boneybefore area of Carrickfergus, a location renowned for its heritage and close links to notable figures including Andrew Jackson, the 7th President of the United States, whose reputed ancestral site lies nearby, as well as Ruddick Millar, the Titanic orphan and celebrated playwright. The accommodation is both charming and practical, comprising two bedrooms, a 19'7 lounge open plan to a dining area, and a 16'3 kitchen diner that has been updated with modern shaker-style units, blending traditional features with more contemporary touches. The ground floor

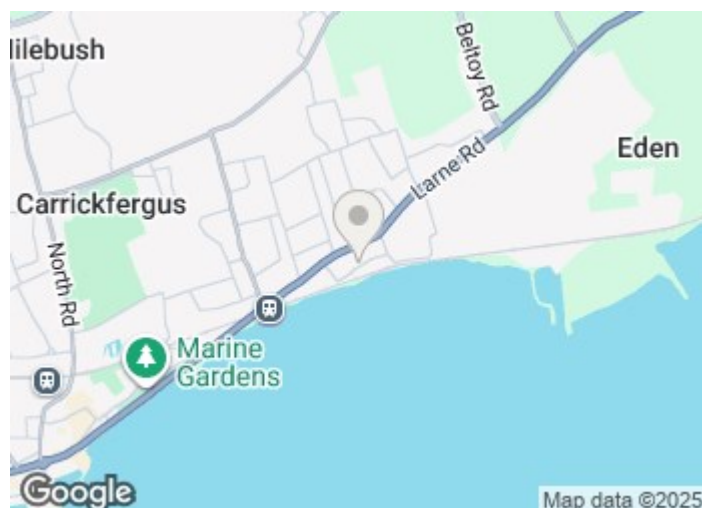
bathroom is finished with period character, boasting a Victorian-style freestanding bath and high flush WC, while a further shower room on the first floor adds convenience. Externally, the rear gardens are fully enclosed and finished in low-maintenance stones with a timber deck, complemented by a purpose-built barbecue hut capable of seating six to eight people, making it ideal for entertaining. Benefiting from double glazing and an oil-fired heating system, the property has in recent years been used as a successful holiday rental, though it could just as easily be returned to residential use, with further details of rental yield available on request. Its convenient location adds further appeal, being within walking distance of Carrickfergus town centre, Downshire beach, and only half a mile from the

train station, making commuting straightforward and providing excellent access to local amenities and transport links. Whether as a unique family home, a holiday retreat, or a business opportunity, viewing is essential to fully appreciate the history, character, and potential of this exceptional property.

New to the market... details and measurements to follow shortly

THINKING OF SELLING ?  
ALL TYPES OF PROPERTIES REQUIRED  
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VALUATION

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### Directions





Floor Plan

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