

**'ROBIN COTTAGE' 196 MIDDLE ROAD
ISLANDMAGEE
BT40 3TG**



"Robin Cottage" is a recently renovated traditional Ulster farmhouse that has been finished to an exacting standard offering flexible three to four bedroom accommodation. The property has recently undergone a comprehensive structural refurbishment, having been taken back to the original stone walls and floors, with the entire roof structure replaced and the layout redesigned and extended under architectural supervision. The works have been fully signed off by Building Control and the home now offers the efficiency and specification associated with a newly built property while retaining the character of a traditional farmhouse. The setting is both picturesque and semi rural, yet remains convenient to the Victorian seaside town of Whitehead, Carrickfergus and is within comfortable commuting distance of Belfast, while Islandmagee's coastal walks, Browns Bay Beach and the world renowned Gobbins Cliff Path are all within a short drive.

Internally the accommodation is flexible and well planned, comprising four double bedrooms with the option of using the fourth bedroom as a family room if required. A bright living room features a Charmwood cast iron wood burning stove and is adjacent to a separate dining room providing invaluable additional reception space. Double doors seamlessly link the living area to the modern kitchen which is fitted with shaker style units, quartz worktops and a breakfast bar and boasts built in appliances including a four ring hob, double oven, fridge freezer and dishwasher with an additional set of double doors from the kitchen opening directly to the extensive gardens, creating a natural connection between the house and the outdoor space. The property also benefits from two bathrooms, one on each floor, both finished with contemporary white suites, with the first floor bathroom incorporating a spa bath and the ground floor providing a shower room adjacent to the ground floor bedroom.

Continued...

Offers Around £394,950

Tenure: Freehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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Energy efficiency has been carefully considered throughout the renovation, with extensive insulation, LED lighting and gas fired heating that provides underfloor heating on the ground floor and traditional radiators on the first floor, while double glazed windows in contemporary black frames complement the overall finish. The house sits on a generous site of approximately 0.4 acres with gardens to the front, side and rear and parking for numerous vehicles. In addition, there is a substantial steel garage measuring approximately 29'9 x 20', complete with roller door access, electricity, lighting and plumbing for a WC, making it particularly suitable as a workshop or for a variety of other uses.

Combining energy efficiency, adaptable accommodation and a move in ready standard of finish, this home will appeal to a wide range of purchasers and internal viewing is highly recommended in order to fully appreciate the quality and setting on offer.

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

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