



# J. A. McClelland & Sons

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

FOR SALE

ISLANDMORE HOUSE

136 GRACEHILL ROAD, BALLYMONEY BT53 8LY



IMPRESSIVE FAMILY HOME WITH PERIOD FEATURES,  
TRADITIONAL OUTBUILDINGS, Paddock & FIELD  
EXTENDING IN ALL TO APPROXIMATELY 6 ACRES

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Islandmore House sits on a peaceful elevated site with picturesque views over the surrounding countryside whilst being a convenient 5 miles from Ballymoney town centre.

This impressive country residence is complemented by mature grounds and stone built outbuildings, one of which was granted outline planning permission for a replacement dwelling in 2013. (Lapsed -Reference: D/2012/0245/O.) Completing the holding are a field and paddock totalling c. 5.6 acres surrounding the dwelling, fenced and watered for stock.

## SALES DETAILS

**VIEWING:** Strictly by Appointment

**GUIDE PRICE:** O.I.R. O£340,000

## ACCOMMODATION

### **GROUND FLOOR**

- Kitchen** 13'11 x 13'9 with Stanley Royal stove and double radiator
- Working Kitchen** 7'8 x 11'8 Rear external door, 1 ½ bowl stainless steel sink unit and drainer, integral hob, Zanussi oven, range of high and low level units, ½ tiled walls space for washing machine, tumble dryer, double radiator. Second staircase to landing.
- Dining Room** 14'0 x 10'7 Double radiator, open fire with tiled surround and mahogany mantelpiece, TV point
- Sitting Room** 13'8 x 13'8 double radiator, picture rail, cornice, tiled fireplace with open fire, TV point
- Drawing Room** 14'8 x 13'8 2 double radiators, bay window, open fireplace with tiled inset and mahogany surround, cornice, picture rail, TV point
- Pantry** 7'1 x 6'2 with shelves, cupboard and tiled floor

**Store** 6'2 x 5'6 with shelves and cupboards (connecting to pantry and hallway)

**WC** WC, wash hand basin, understair store

## FIRST FLOOR

Wide landing off staircase with mahogany banisters and stained glass window.

**Bedroom 1** 15'7 x 9'11 double radiator and picture rail

**Bedroom 2** 11'9 x 15'8 double radiator, open fire, built in cupboard, picture rail

**WC** with wash hand basin

**Bathroom** 13'6 x 10'5 to include hotpress, bath, WC, wash hand basin, Redring Plus Extra shower cubicle, single radiator and panelled walls

**Box Room** 6'2 x 8'1

**Bedroom 3** 11'8 x 12'9 open fire, double radiator, wash hand basin, built in cupboard

**Bedroom 4** 14'9 x 14'3 with open fire, picture rail, built in cupboard, double radiator and wash hand basin

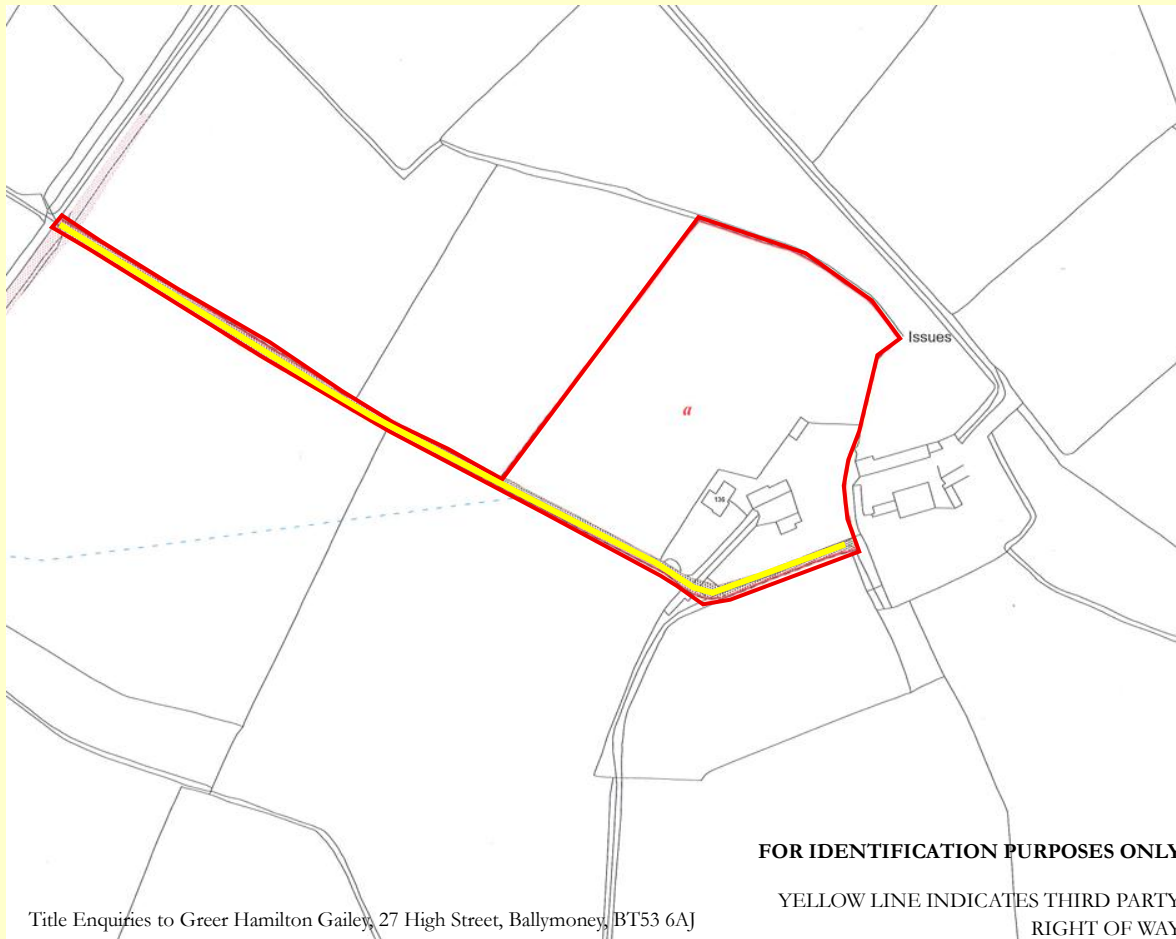
Oil fired central heating and double glazed windows throughout.

## EPC

**Current :** 28F

**Potential:** 63D





## J. A. McClelland & Sons

Incorporating J. M. Wreath & Co.

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