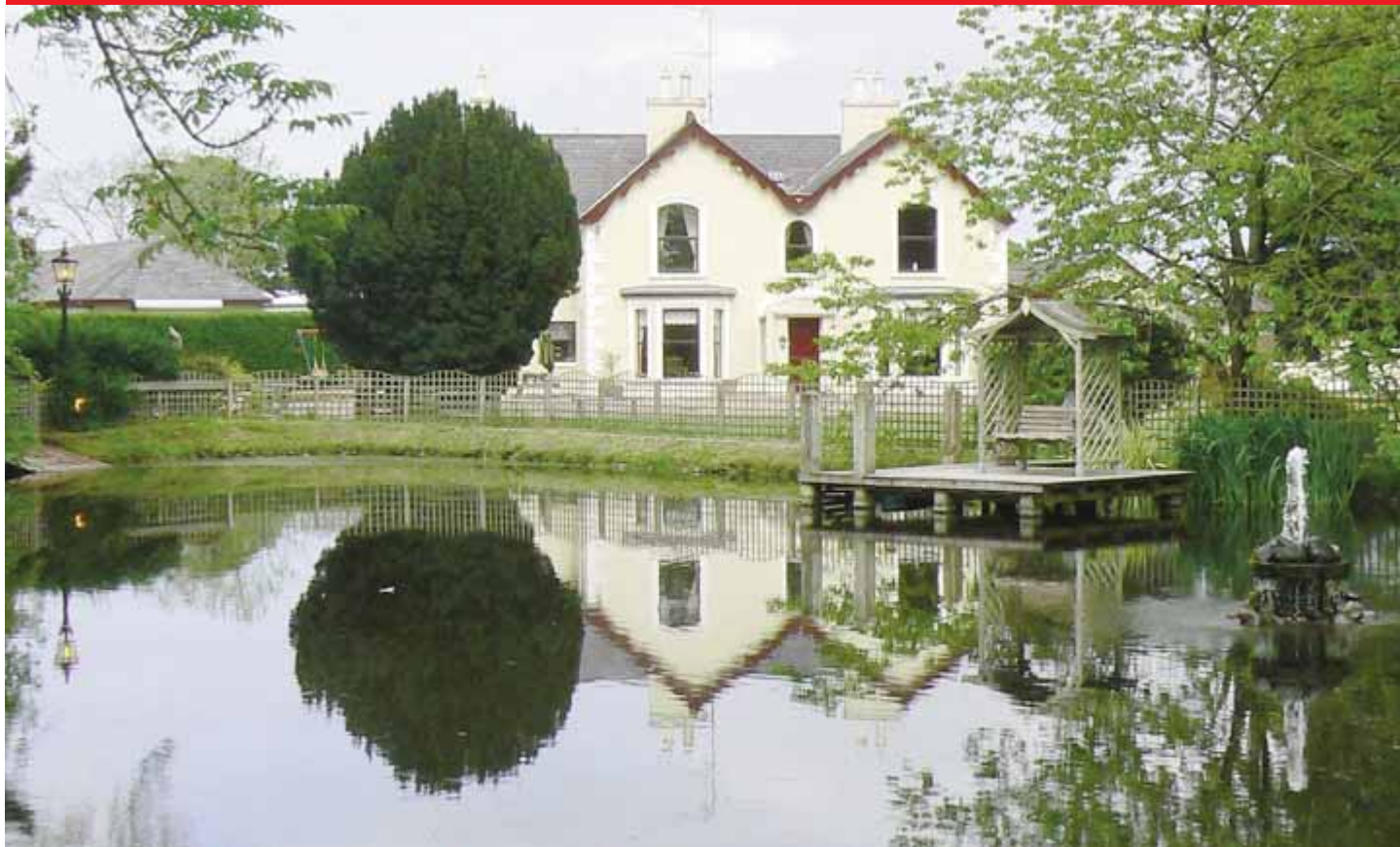


mcafee

PRESTIGE PROPERTY

'Ballynagashel House', Kilraughts Road, Ballymoney



Ballynagashel House an imposing Victorian Country House situated within grounds extending to circa 17 acres including lake, mature gardens, and wooded areas approached by tree lined avenue from either the Cregagh or Kilraughts Road. The property also comes with a two bedroom cottage and an extensive range of outbuildings including stores, stables, barns, garages, and two large workshops. Ballynaghshel house has been refurbished and extended and retains the character of a house of this period. It is sure to appeal to a large number of homebuyers, who will appreciate not only the quality of country living, the potential of the equestrian minded, the extensive use for commercial potential and the added advantage of an adjoining cottage for granny flat/guest house accommodation/managers house. Enjoying a picturesque setting overlooking the lake, this is a unique opportunity to acquire one of county Antrim's country houses. We as selling agents strongly recommend inspection as seldom does a property of this calibre come on the open market for sale.

Price On Application

Ballycastle Office
5 Ann Street Ballycastle BT54 6AA
T : 028 2076 9404

Location:

Leave Armoy towards Ballymena. Turn right onto the Kilraughts Road and travel along same for approximately one mile. Ballynagashel House is situated on the right hand side.

**Accommodation
Comprising****Entrance Porch:**

with glass panelled doors into:

Reception Hall:

with understair storage.

Drawing Room:

19'3 x 13'6 9 (inc bay) with attractive marble fireplace, mahogany surround, ornate carved ceiling and centre piece, wall lights, picture lights.

**Sun Lounge:**

27'3 x 11'5 with sheeted and beamed ceiling, tiled slate floor, door to side garden.



PRESTIGE PROPERTY



Dining Room:

20'8 x 13'7 with attractive marble fireplace, mahogany surround, ornate carved ceiling and centre piece, wall lights, picture lights.

Breakfast Room:

15'10 x 12'2 with attractive marble fireplace, mahogany surround, back boiler, plate rack, points for picture lights, beamed ceiling, attractive lighted displays.

Rear Hall:

with tiled floor.

Rear Porch:

with tiled floor.



Kitchen:

25'3 x 13'3 with an extensive range of fitted oak eye and low level units, corner display unit, glass display unit, breakfast bar with overhead lighting, 'Gagganeau' hob and grill, extractor fan, deep fat fryer and BBQ, 'Hotpoint' dishwasher, 'Phillips Whirlpool' American style fridge, 'Aga' oil fired range, tiled between eye and low level units, beamed ceiling, TV point, telephone point, tiled slate floor, concealed lighting.

Office:

15'0 x 11'9 with large storage cupboard, telephone point, tiled floor, glass panelled door.

Laundry Room:

20'3x 10'9 (average) with low level units, stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, tiled floor.

Store Room:

13'3 x 11'9.

Boiler House:

Fitness Suite:

30' x 13' with WC, wash hand basin, gold plated fittings, sauna, corner shower unit with thermostatic shower, concealed lighting, wall lights, TV point, telephone point, tiled floor.

Spa Room:

19'7 x 17' with spa bath, feature pine ceiling, TV point.

Staircase to First Floor Landing with feature arch window to front:

Bedroom (1):

15'8 x 13'8 with vanity basin, fitted wall cabinet.

Bedroom (2):

16'6 x 13'8 with vanity basin, fitted wall cabinet.

Bedroom (3):

16'7 x 12'4 with vanity basin, fitted wall cabinet.

Bedroom (4):

19'7 x 11'10 with vanity basin, fitted wall cabinet.

Bedroom (5):

26'3 x 13'8 with beamed ceiling, eyeball lighting, TV point, telephone point. Walk through to ensuite and dressing area comprising corner shower cubicle with thermostatic shower, WC, fitted sliderobes with corner shelving.

Bathroom and WC combined:

with coloured suite, gold plated fittings, bidet, corner shower cubicle with 'Redring Plus 85' electric shower, glass panelled



PRESTIGE PROPERTY

door.

Spacious walk in Hotpress:

Roofspace:

Accessed via Slingsby ladder, partly floored with light.

Exterior Features of Main House:

Extensive concrete tree lined driveway from both the Cregagh and Kilraughts Road, bordered with range of shrubs, flowers, small streams lawns and wooded areas. Most attractive mature gardens surround the property to front, side and rear, bordered and stocked with an excellent array of shrubs, flowers, mature trees, pebble stoned driveway leading to front.

The lake is a superb feature and is situated to the front overlooked by the main house surrounded by maturing trees and shrubs. A range of lights surround the lake and there is a wooden walkway leading to Jetty.

Workshop (1):

90' x 72' (approx ext) with roller door, lights and power points, ground floor office, separate WC and wash hand basin.

Workshop (2):

71' x 49' (approx ext) with roller door. An extensive concrete yard surrounds the workshops and stores providing excellent parking facilities. A range of general purpose stores are situated to the side of the yard.

Store (1):

28'7 x 11 with roller door, lights.

Store (2):

16' x 13'4 with roller door, lights.

Garage (1):

57'4 x 16'10.

Garage (2):

22'10 x 16'6 with roller door.

A range of other outbuildings and garden





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are located to side.

Other Features:

Oil Fired Heating
Rural Location
Suitable for multiple uses
Large stores
Circa 17 acres
Feature Pond

Solicitor:

Campbell and Company
84 Castle Street
Ballycastle
BT54 6AR
028 207 62215

For further details and permission to view
contact selling agents.

Property Reference:

BC911GMI240507



Self Contained Bungalow:

Entrance Hall:

Lounge:

16'6 x 12'9 (inc bay) with most attractive fireplace, pine wooden surround, tiled insets, telephone point, back boiler.

Kitchen:

13'7 x 11'1 with stainless steel sink unit, eye and low level units, corner display units, extractor fan, French doors to rear.

Bathroom and WC combined:

coloured suite, fully tiled shower cubicle, half tiled walls.

Bedroom (1):

11'2 x 10'3 with built in double and single wardrobes, overhead storage.

Bedroom (2):

12'5 x 9'9 with built in double and single wardrobes, overhead storage, telephone point.

Spacious cloaks, hotpress and immersion heater.

Exterior Features:

Parking space to side and rear, outside lights, garden to front laid in lawn bordered with variety of shrubs and flowers.



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