



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	18	34	
Not energy efficient - higher running costs			
England, Wales & N.Ireland			
Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			
Very environmentally friendly - lower CO ₂ emissions			
(02-100) A			
(01-91) B			
(00-80) C			
(00-68) D			
(00-54) E			
(00-38) F			
(00-20) G	17	29	
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland			
Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Cairn Road,

**Offers in the region of
£325,000**



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Cairn Road, Carrickfergus, County Antrim

Offers in the region of £325,000

BEING SOLD AS ONE LOT - Detached Farmhouse with approximately 7 acres of agricultural land and building site with full planning permission for a 2300 sq ft detached family home. Approached via a private lane the farmhouse is in need of renovation with a large range of outbuildings and sheds. The internal accommodation comprises two separate reception rooms, kitchen, three first floor bedrooms and bathroom. Building site with full planning permission for a detached family home of approximately 2300 sq. ft the proposed layout would comprise lounge, spacious kitchen/dining area, sun lounge, ground floor bedroom, wetroom, utility room and ground floor wc. The first floor offers an additional three bedrooms all with en-suite facilities. A detached garage has also been approved for the site. Plans available on request. Planning Application No. LA02/2016/0530/F.

FARMHOUSE

Views over surrounding countryside.

LOUNGE

4.73m x 2.65m (15'6" x 8'8")

Tiled fireplace and hearth incorporating an open fire.

DINING AREA

4.71m x 2.29m (15'6" x 7'6")

KITCHEN/DINER

4.30m x 4.04m (14'1" x 13'3")

Range of fitted units. One and a half bowl stainless steel sink unit with mixer tap. Part tiled walls.

FIRST FLOOR LANDING

BEDROOM 1

4.23m x 4.14m (13'11" x 13'7")

BEDROOM 2

4.78m x 2.33m (15'8" x 7'8")

BEDROOM 3

2.92m x 2.40m (9'7" x 7'11")

Fitted robes. Views overlooking surrounding countryside.

BATHROOM

Coloured suite comprising wood panelled bath, pedestal wash hand basin and low flush wc.

OUTSIDE

Approximately 7 acres of agricultural land.

ENTRANCE HALL

LOUNGE

4.27m x 4.27m (14'0" x 14'0")

KITCHEN/DINING AREA

8.03m (at widest) x 7.87m (at widest) (26'4" (at widest) x 25'10" (at widest))

SUN LOUNGE

4.88m x 3.96m (16'0" x 13'0")

UTILITY ROOM

3.05m x 2.13m (10'0" x 7'0")

WC

WETROOM

BEDROOM 1

4.88m x 4.27m (16'0" x 14'0")

FIRST FLOOR LANDING

MAIN BEDROOM

5.64m x 4.27m (18'6" x 14'0")

EN-SUITE SHOWER ROOM

DRESSING ROOM

MASTER BEDROOM 3

4.27m x 3.51m (14'0" x 11'6")

EN-SUITE SHOWER ROOM

MASTER BEDROOM 4

4.27m x 3.20m (14'0" x 10'6")

EN-SUITE SHOWER ROOM

DETACHED GARAGE



For full EPC please contact the branch

