



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		

BUSHMILLS

26 Leeke Road
BT57 8UN

Offers Over £499,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

A truly fabulous detached residential property located on the edge of Portrush and Bushmills with approx. 2 acres of private well cared for gardens and the option to purchase an extra 21 acres of woodland. This well laid out property offers very well laid out and versatile accommodation throughout and offers pleasant views of surrounding countryside, forest and has its own double garage, Solar panels and can be used as a guesthouse type property as well. The property is further enhanced by the generously proportioned site this luxury home sits on with extensive areas of landscaping and private parking space. Practically on the doorstep of the Giant's Causeway, the property lends itself to the gateway of many of the North Coast's finest attractions including the Bushmills Distillery, championship golf courses and the Carrick a Rede rope bridge. A truly outstanding property, the selling agent strongly recommends early internal appraisal. This property is also being sold with the option to purchase additional lands to side with potential subject to necessary consents.

Leaving Portrush on the Ballybogey Road, take your first left after the Royal Court Hotel onto the Ballymagarry Road. Take your first right onto the Leeke Road and No. 26 will be located further out this road on your right hand side approximately one mile.

ACCOMMODATION COMPRISES:

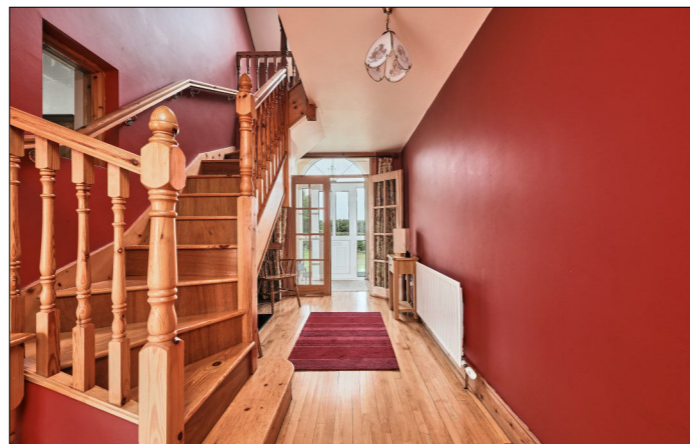
GROUND FLOOR:

Entrance Hall:

7'10 wide with reclaimed Canadian Maple floor and patio doors leading to south facing courtyard.

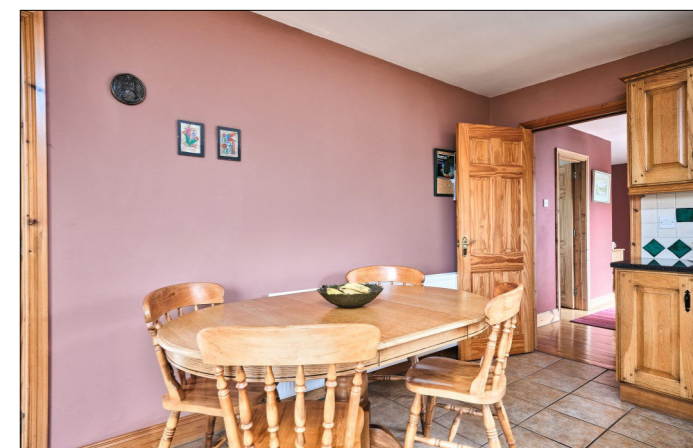
Living Room:

With multi fuel stove with wood mantle shelf and tiled hearth, large window allowing extra light and reclaimed Canadian Maple floor. 16'4 x 14'9



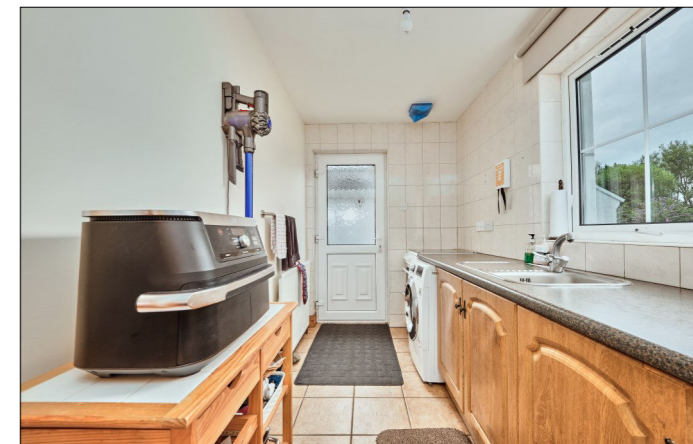
Kitchen/Dining Area:

With undermount stainless steel sink unit, high and low level built in solid oak units, 'Rayburn' range cooker with extractor fan above, tiled splashback and shaker style wood surround, kitchen island with storage, wine racks and power points, integrated dishwasher, integrated fridge, drawer bank, recessed lighting, large window allowing extra light and tiled floor. 16'3 x 16'3



Utility Room:

With single drainer stainless steel sink unit, low level units, plumbed for automatic washing machine, part tiled walls, access to roof space, space for fridge freezer, tiled floor and pedestrian door leading to rear garden. 12'8 x 5'10



Sun Room: 12'5 x 10'5

With reclaimed Canadian Maple wood floor.

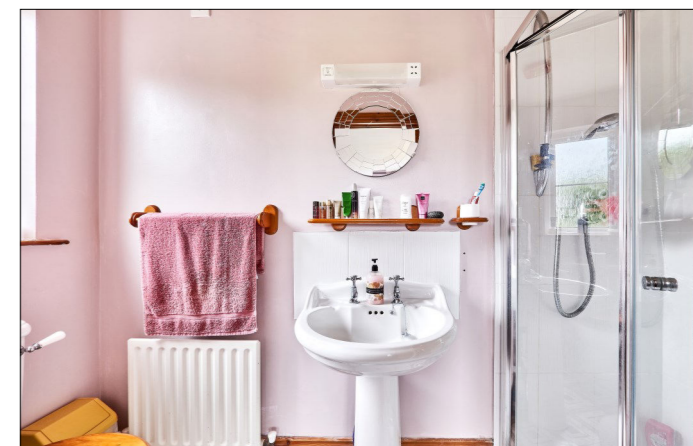


Bedroom 1:

12'10 x 12'5



Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with power shower, extractor fan and shaver point.



Bedroom 2:

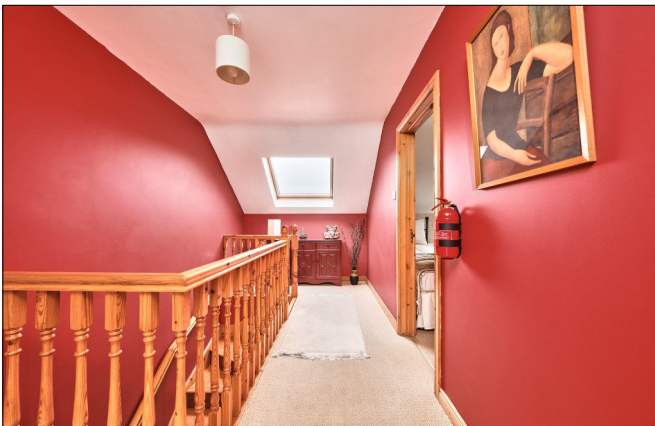
12'6 x 11'2

Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with power shower, extractor fan and shaver point.



Bathroom:

With white suite comprising w.c., wash hand basin, bath with wood surround, fully tiled walls, extractor fan and tiled floor.



FIRST FLOOR:

Landing:

With hot press and 'Velux' window.

Bedroom 3:

With access to roof space and views over countryside. 13'9 x 12'10

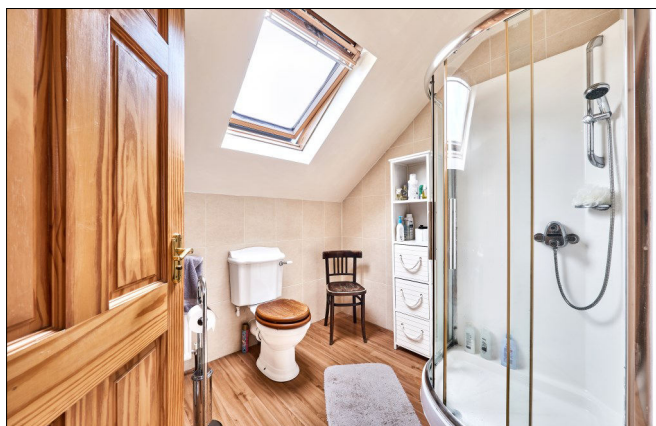


Ensuite off with w.c., wash hand basin with tiled splashback and corner shower with power shower head.

Master Bedroom:

With tiled fireplace and walk in wardrobe.
16'11 x 14'11

Ensuite off with w.c., wash hand basin, fully cladded walk in corner shower with power shower, 'Velux' window and part tiled walls.



EXTERIOR FEATURES:

Outside to front there is a large laid in lawn garden surrounding the property by hedging. Tarmac driveway with parking for several cars leading to detached double garage 31'4 x 18'2. Utility room off garage. 11'7 x 5'5. Outside to rear there is a paved patio area leading to screened area with slate pathways, with water feature surrounded by plants, hedging and shrubbery. Path surrounding property. Decked area to side and paved area to rear of garage. Paved area under clothesline. Green house and pond. Sitting on plot of 2.09 acres total.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Pressurised Water System
- ** Double Garage
- ** Presently Used As Residence & Partly Tourist Accommodation
- ** Views Of Surrounding Countryside
- ** Private Tarmac Driveway
- ** Short Drive To Bushmills, Portrush & Royal Portrush Golf Club
- ** Option To Purchase Additional 21 Acres Of Land Subject To Agreement

TENURE:

Freehold

CAPITAL VALUE:

£215,000 (Rates: £2,107.86 p/a approx.)



