

For Sale

Asking Price: £695,000

SimonBrien



16 Ballycosh Lane
Cullybackey
Ballymena
BT43 5PG

simonbrien.com



We are delighted to offer for sale this magnificent detached family home which boasts all the attributes of rural living but is situated in a very convenient location. This period property has so many selling points, and has been a labour of love for the current vendors with the property being significantly extended in 2022. The property has such features as 20 inch walls, Spanish slates, Oak beams and flooring.

This residence comprises of bright and spacious living accommodation to include living room with multi fuel burning stove, extended open plan luxury kitchen / dining living room with utility room off it and separate shower room. A master bedroom with contemporary ensuite bathroom is an absolute highlight, not to mention rod iron feature staircase. The first floor holds three further bedrooms and a contemporary family bathroom suite.



Externally there is the advantage of a private site which extends to just over 1 acre. This home has the added advantage of private gardens and patio area surrounded by mature trees and shrubs as well as car port and separate stable block. The drive and surrounding areas are finished off in a Basalt Stone.

With all of these advantages being set in such a prime location it is close to great walking areas, Glenariff, the beaches at Waterfoot, Cushendun, Cushendall, and Ballycastle. It is 40 minutes from Belfast city, 25 minutes from Belfast International airport, 50 minutes from Giant's Causeway etc.

This home is sure to attract a wide range of potential purchasers to include; growing families, professional couples or those relocating back to Northern Ireland looking for "something special". Early inspection come highly recommended.



Accommodation

Solid wood front door to

Reception Hall

Utility Room

Solid wood floor, range of high and low level units, quartz worktops, Old Belfast sink, plumbed for washing machine, space for tumble dryer, velux window

Shower Room

Tiled floor, partly tiled walls, low flush WC, pedestal wash hand basin, fully tiled shower cubicle with electric shower

Kitchen/Dining/Living Room

37' x 15'10" (11.28m x 4.83m):

French oak floor, solid oak beams, range of high and low level units, integrated full length fridge, walnut pantry, integrated dishwasher, crushed concrete worktop family island with Old Belfast sink, Bertazzoni electric range style oven with 6 ring gas hob, solid oak beam, multi fuel stove with hand made tiled inset and slate hearth, sliding uPVC door leading outside

Front reception hall

Solid wood floor, cast iron staircase

Living Room

21'1" x 14'9" (6.43m x 4.5m):

Solid wood floor, spotlighting, multi fuel stove with a back boiler set in inglenook fireplace. Double uPVC French doors to outside, feature solid wood church door.

Principle Bedroom

13'2" x 11'9" (4.01m x 3.58m):

Walk in dressing room

Ensuite Shower Room

Tiled floor, half tiled wall, low flush WC, bath, walk in wet room style shower with drencher shower head



**First Floor Landing**

Velux window, fire exit door leading to outside steel staircase

Bedroom 2

21'1" x 11'2" (6.43m x 3.4m):

Bedroom 3

13' x 8'2" (3.96m x 2.5m):

Bedroom 4

13'1" x 8'2" (4m x 2.5m):

Bathroom

Tiled floor, part tiled walls, low flush WC, bath with shower above, chrome heated towel radiator, spotlighting

Outside

Enclosed gardens to rear. Patio area surrounded by mature trees opening to a rear enclosed courtyard with a stable block of four which incorporates both light and power. Car port area leading to tack room and additional storage. The property is entered via traditional stone pillars. The property is also surrounded by Basalt Quarry Stone and is a 1 acre site in total.

Workshop/Office

18'3" x 15'5" (5.56m x 4.7m):

Solid wood floor, power and light, wall mounted extractor fan



Special Features & Services

- Stunning Detached Property Which Has Been Extended & Substantially Renovated In 2022 On The Outskirts Of Cullybackey
- Presents A Great Sense Of Charm & Style Throughout With Great Attention To Detail Throughout
- Well-Appointed Living Room With Brick Fireplace & Wood Burning Stove With Feature Church Door & Double Doors Leading Outside
- Rod Cast Iron Feature Staircase In Reception Hall
- Beautiful Fitted Kitchen / Dining / Living Room In Extended Part Of The House With Solid Oak Beams & 10 Inch French Oak Floor With Sliding Door Leading Outside
- Four Spacious Bedrooms With Principle Bedroom On Ground Floor With Dressing Room & Ensuite
- Utility Room & Downstairs Shower Room
- Contemporary Family Bathroom
- Positioned In A Delightful Site Occupying 1 Acre
- Close To All The Local Amenities Of Galgorm, Gracehill & Ballymena With An Excellent Road Network
- Detached Workshop / Office
- Patio Area With Private Mature Gardens And Stable Block
- Oil Heating & Lead Glazing Throughout
- A One Of A Kind, & A Must See Which Is Completely Unique









VALUER

Robin Lyons
 Simon Brien
 525 Lisburn Road, Belfast, County Antrim,
 BT9 7GQ
 T: +44 28 9066 8888
 E: southbelfast@simonbrien.com

MORTGAGE ADVICE

Crawford Mulholland Financial
 348 Lisburn Road
 Belfast
 BT9 6GH
 T: 02890665544
 E: office@crawfordmulholland.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	88 D	78 C
39-54	E		
21-38	F		
1-20	G		

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.