

'Whiggleton Mill'
41 Greenfield Road,
Kells, Ballymena, BT42 3NG



Asking Price £595,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Exceptional restored and renovated watermill with waterwheel and large outbuilding, yard and mature gardens
- Fully restored & renovated with accommodation providing...
- 4 Double bedrooms
- Country kitchen with range of appliances (including falcon range cooker) seating and dining areas, multifuel stove (back boiler) door to balcony
- Exposed stone in living room with vaulted ceiling. Multifuel stove. East, south and west facing with views of gardens and river
- Bathroom and a shower room
- Externally, mature and varied garden spaces, large outbuilding (low mill), ample yard
- Popular & convenient, semi-rural location, approximately 30 minutes from belfast & 20 minutes from Belfast International Airport



SUMMARY

Whiggleton Mill (c.1840) which was once a beetling mill, has been beautifully and sympathetically restored. It offers privacy, charm and character both inside and out. The gentle trickle and swoosh of water from the waterwheel is mesmerising.

Set off the road, accessed via a ford, the magnificent south facing 1 acre site is surrounded by mature, deciduous trees, river frontage with a large yard, vegetable and flower gardens, fruit trees, borders, woodland garden and lawns. Making it a wonderful home, work and entertaining space.

Popular and convenient location on edge of a village, approx. 30 mins from Belfast City Centre, 20 mins from International Airport and ferry ports.

Viewing of this unique property is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Tiled floor and cloak space.

BEDROOM (1):

21' 3" x 15' 7" (6.48m x 4.75m)

Tiled floor.

BEDROOM (2):

15' 9" x 10' 3" (4.8m x 3.12m)

Tiled floor.

BEDROOM (3):

12' 3" x 12' 0" (3.73m x 3.66m)

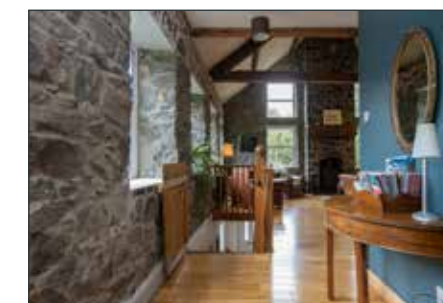
Tiled floor.

BATHROOM:

Free standing bath. Shower / wet room, with shower attachment. Low flush WC. Pedestal wash hand basin. Tiled floor.

UTILITY ROOM:

Belfast sink and plumbed for washing machine.



FIRST FLOOR

LIVING ROOM:

26' 0" x 20' 0" (7.92m x 6.1m)

Vaulted ceiling. Wood-burning stove. Oak floor. Exposed stone surround.

KITCHEN / DINING AREA:

25' 3" x 17' 11" (7.7m x 5.46m)

Excellent range of high and low level units with inset sink. 5 ring Range electric oven. Integrated fridge and dishwasher. Tiled floor. Cast iron wood-burning stove. Access to balcony.





SHOWER ROOM:

Shower enclosure. Low flush WC. Wash hand basin in vanity unit. Ceramic tiled floor.

SECOND FLOOR

BEDROOM (4):

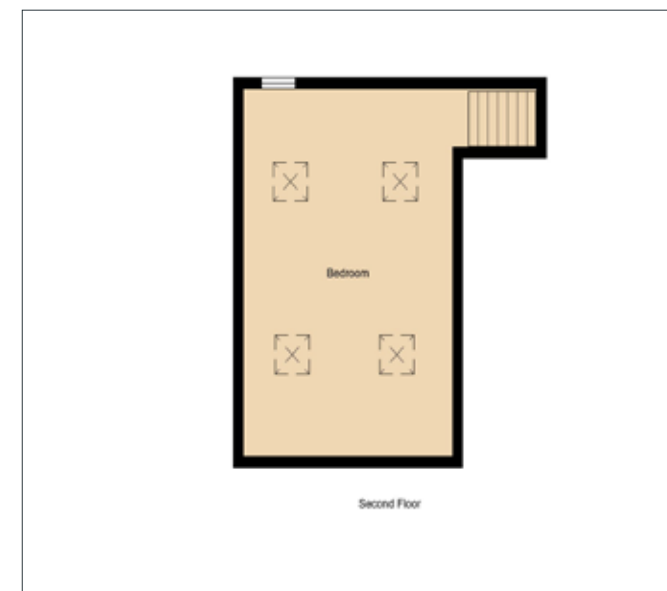
20' 4" x 15' 6" (6.2m x 4.72m)

Wash hand basin in vanity unit. Built-in wardrobe. Access to eaves storage. Laminate wooden floor.

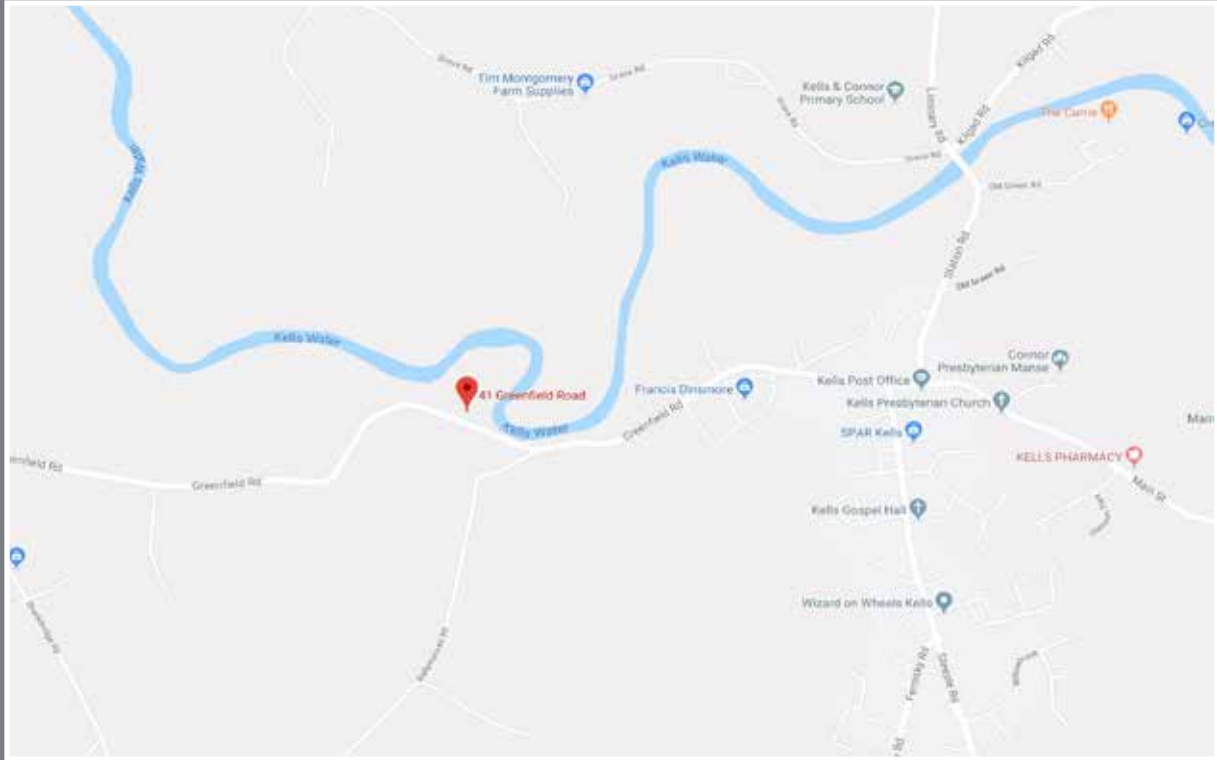


OUTSIDE

The property is accessed by two entrances. Large yard area. Substantial shed / storage facilities. Well-tended formal gardens.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/G/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38	36	45
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9761-0421-7450-3058-6992

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