

simon**BRIEN**
RESIDENTIAL

99 Kirk Road,
Ballymoney, BT53 8HN



Asking Price £435,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Detached Period Residence
- Beautifully Presented Accommodation retaining host of original period features
- Four Generous Bedrooms plus Study
- Three Reception Rooms
- Range of Attic Rooms
- Fully Fitted Kitchen Areas
- Bathroom and Additional Shower Room
- Oil Fired Central Heating
- Double Glazing
- Well Tended Gardens
- Range of Outbuildings/Stabling/Storage Units
- Superb Elevated Site with Pleasant Views over surrounding countryside
- Convenient Semi Rural Location close to A26 Frosses Road for commuting
- Short Drive to many attractions of North Coast
- 50 mins from Belfast
- Viewing by Private Appointment

DESCRIPTION

Rosemount is an attractive detached family residence beautifully presented throughout and retaining a host of period features including original fireplaces, tiling, staircase and coving

The accommodation in brief provides to the ground floor three reception rooms and fitted kitchen areas and on the first floor four generous bedrooms plus study, family bathroom and additional shower room

Externally the property is positioned on a superb elevated site with far reaching countryside views as well as well maintained gardens and full range of outbuildings, stabling and storage areas

The location whilst enjoying all of the attributes of rural living is a short drive from Ballymoney Town Centre and its array of local amenities and schooling, the North Coast and its array of attractions are also close by with Belfast approximately 50 minutes away

Viewing is by private appointment through our Belfast Office 02890 668888



ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

With coved ceilings, decorative Antique tiled floor, glass panel door and side panels to:



RECEPTION HALL:

With an impressive Mahogany Balustrade staircase to First Floor Landing.



Telephone 02890 668888
www.simonbrien.com

DRAWING ROOM:

18' 3" x 14' 11" (5.56m x 4.55m) (including bay window)

With original antique fireplace, slate hearth and detailed over mantle, covered ceiling, picture rail and superb views to front.



DINING ROOM:

17' 7" x 14' 11" (5.36m x 4.55m) (including bay window)

With original fireplace and hearth with detailed carved surround and over mantle, T.V. point, picture rail and ceiling coving.



REAR RECEPTION HALL:

With double cloaks cupboard, tiled floor, storage understairs with light and cloakroom, Separate cloakroom, comprising w.c., wash hand basin with tiled splashback, part wood panelled walls and a tiled floor.



THE STUDY:

15' 0" x 12' 11" (4.57m x 3.94m)

Original restored marbleised slate fireplace with slate hearth, picture rail and covered ceiling.



KITCHEN:

15' 0" x 12' 11" (4.57m x 3.94m)

With hand made eye and low level units, wooden worktop, Belfast style sink, Antique style hot and cold taps, reconditioned Wellstood cooker, plumbed for automatic dishwasher, telephone point and original tiled floor.



GALLEY KITCHEN:

13' 4" x 10' 3" (4.06m x 3.12m)

Recently fitted units including integrated Hotpoint double oven, Smeg 4 ring gas hob, single bowl stainless steel sink unit, plumbed for automatic washing machine, tiled floor, larder cupboard and original Maid's staircase to First Floor.



SPACIOUS FIRST FLOOR LANDING:

With coved ceilings, telephone point and panoramic views to front.



FIRST FLOOR

BEDROOM (1):

15' 4" x 13' 11" (4.67m x 4.24m)

With original slate fireplace with tiled inset and tiled hearth, restored wooden floor, picture rail and coved ceiling.



BEDROOM (2):

15' 5" x 12' 10" (4.7m x 3.91m)

With original slate fireplace with tiled inset and tiled hearth, restored wooden floor, picture rail and coved ceiling.



BEDROOM (3):

15' 6" x 10' 6" (4.72m x 3.2m)

With original slate fireplace with tiled inset and tiled hearth.

SHOWER ROOM:

Recently upgraded with contemporary fittings including a vanity basin with storage under, w.c., shaver point and tiled shower cubicle with a thermostatic shower.



BEDROOM (4):

13' 10" x 12' 0" (4.22m x 3.66m)

With original slate fireplace with tiled inset and tiled hearth.



BEDROOM & W.C. COMBINED:

With antique wash hand basin, cast iron roll top bath with claw feet, antique waste/plug, w.c., shaver point, point for wall light, painted wood panelled walls and ceiling and tiled cubicle with thermostatic shower.



STUDY:

13' 5" x 7' 11" (4.09m x 2.41m)
(Including hotpress and immersion heater)

With storage cupboard, hotpress and immersion heater.

ROOFSPACE

ATTIC ROOM 1:

15' 7" x 15' 6" (4.75m x 4.72m)

With light, power points, access to eaves storage and door to:

STORAGE:

15' 9" x 6' 9" (4.8m x 2.06m)

With access to attic storage.

ATTIC ROOM 2:

15' 8" x 15' 6" (4.78m x 4.72m)

With light and power points.

OUTSIDE

BULL HOUSE:

21' 6" x 15' 5" (6.55m x 4.7m)

With stable door, light and sash style windows.

COTTAGE:

28' 8" x 14' 6" (8.74m x 4.42m) (Sub divided internally)

With light, power points, stable door, fireplace and provision for w.c., sliding sash windows.

ORIGINAL STABLES/PIGGERIES:

70' 4" x 25' 0" (21.44m x 7.62m)

With lights, window and ladder to hay loft (70'4 x 25'0-External).

TRACTOR STORE/PIGGERIES:

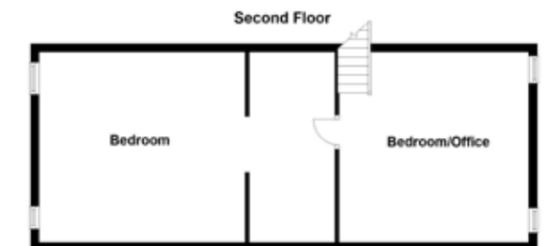
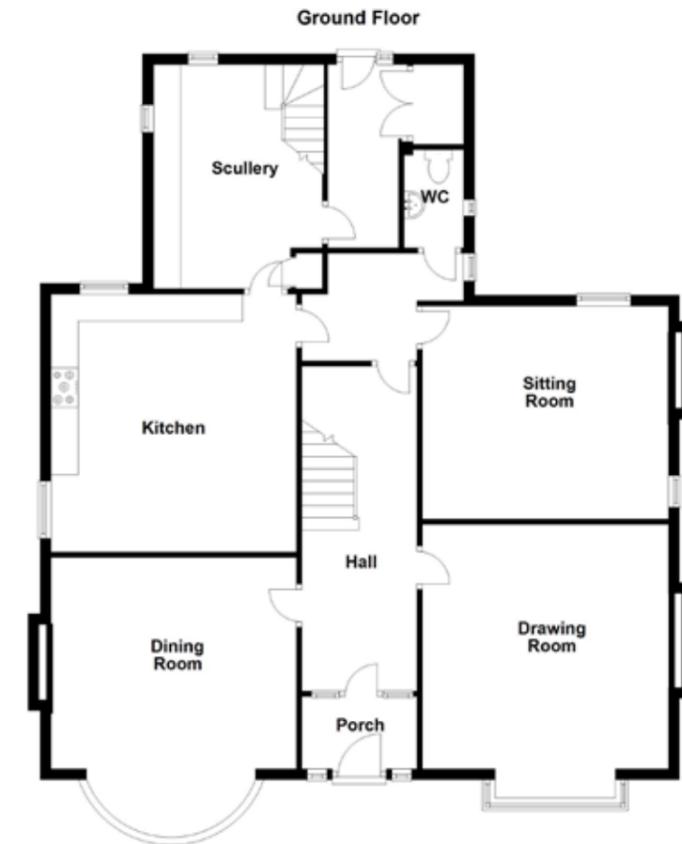
37' 2" x 25' 0" (11.33m x 7.62m)

With lights and swing doors to Tractor store.

ORIGINAL HEN HOUSES:

61' 1" x 23' 8" (18.62m x 7.21m)

With sash style windows, light and power points and subdivided internally.



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/C/24/SD



EPC REF: 9804-7256-3622-5190-3103

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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.