



**For Sale** The Stables Bed & Breakfast  
**5 Bed Detached Residence With 5 Bed B&B**

96 Milltown Road, Antrim BT41 2JJ



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

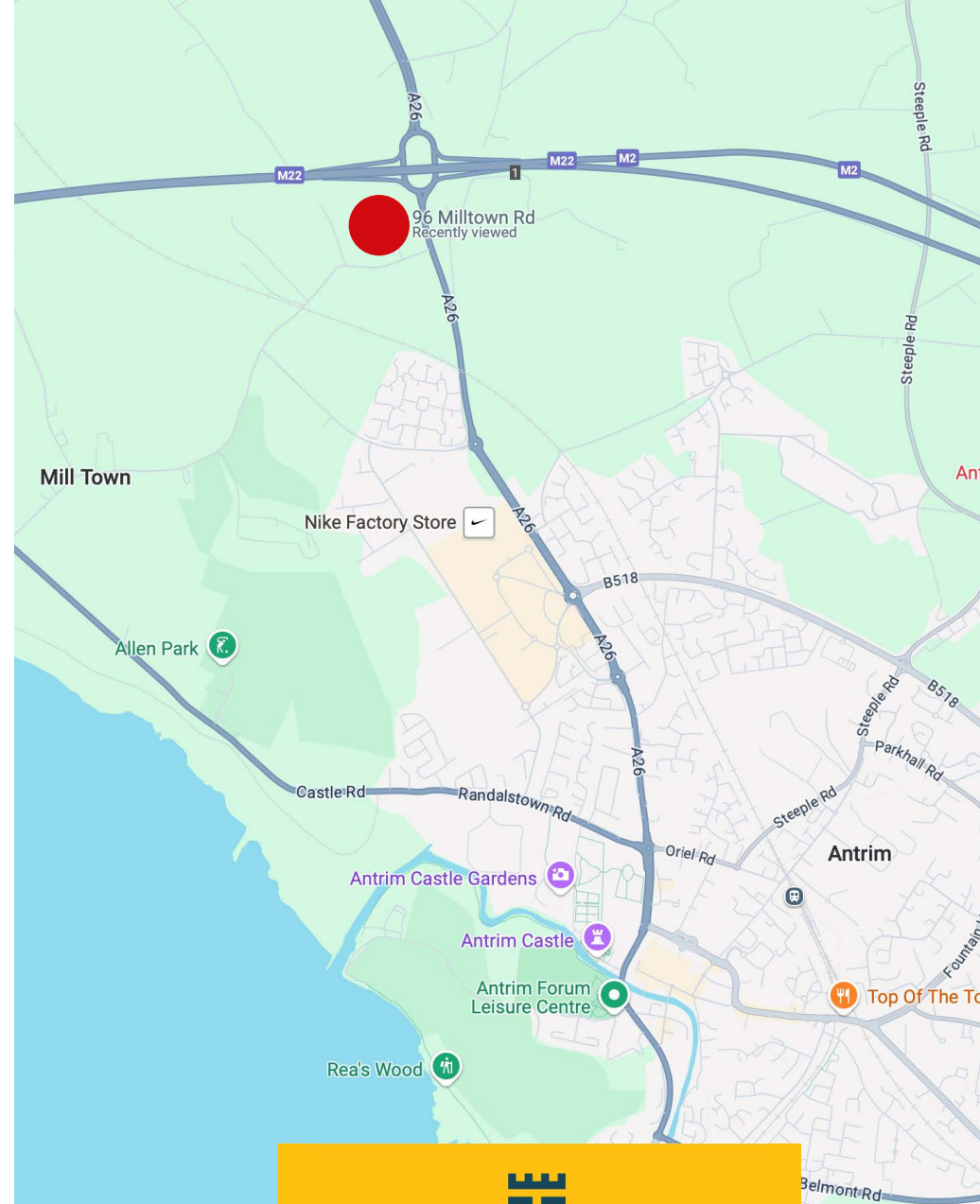
- Beautiful 5 Bed Detached Residence with separate B&B
- Large Garden Space
- Superb opportunity to drive revenue on one or both properties

## LOCATION

- Situated just off the Dunsilly Roundabout on the outskirts of Antrim, The Stables Bed and Breakfast offers a tranquil countryside retreat. Nestled within a 2.5-acre private setting, this accommodation provides a peaceful atmosphere while maintaining convenient access to local attractions.
- Fantastic links into Belfast City Centre via the nearby Dunsilly Park & Ride and within walking distance of The Junction Retail Park, this site is amply located. The location is approximately a 10-minute drive from Belfast International Airport, making it an ideal base for travellers.
- In summary, 96 Milltown Road combines the tranquility of a rural setting with the convenience of nearby urban amenities and transportation links, making it an excellent choice for both relaxation and exploration.

## DESCRIPTION

- Beautiful 5 bed Detached Residence with separate 5 bed semi-detached guesthouse.
- Situated on a mature site of c.1.2 acres with private laneway access.
- Magnificent South Facing Garden space.
- Main House comprises 5 Bedrooms with en suites, 2 Living Spaces, Kitchen, Dining, Sunroom, 2 Reception / Utilities, Office, 2 WC's & Basement Cellar. Externally there is a Sauna Room and Detached Garage. Powered by Oil fired central heating and mains electricity with income generating solar panels.
- The Stables B&B comprises 5 separate en suite rooms with a kitchen and dining area. Powered by Gas fired central heating.
- Opportunity to drive revenues and run both venues as serviced accommodation. The properties provide a purchaser with a 'ready to go' business and or home to live in with additional accommodation block.

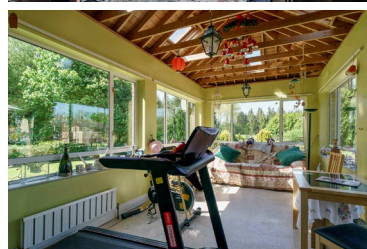
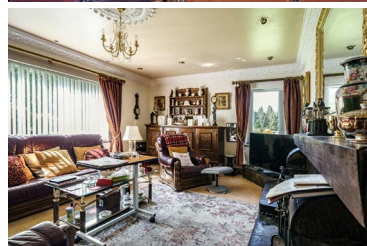


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## ACCOMMODATION

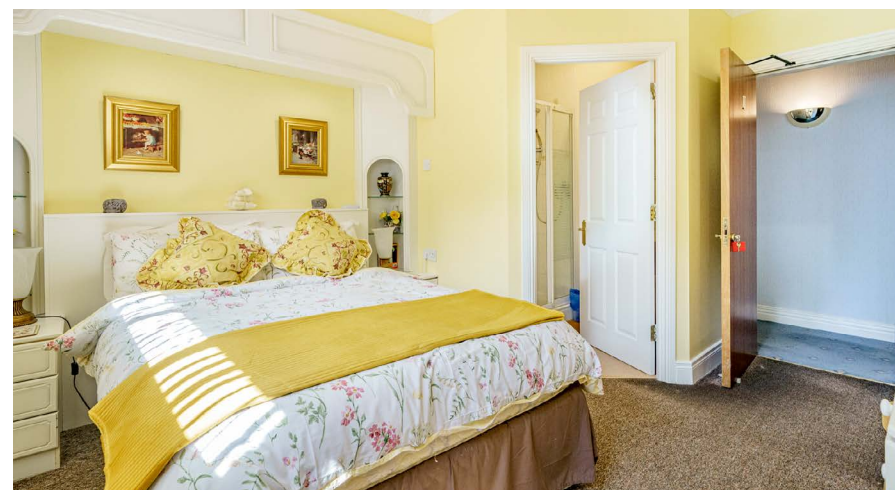
Basement	M	Ft & Inches
Cellar Room Stairs leading up to ground floor with tiled flooring and panelled wall	4.90 x 4.43	16'1" x 14'6"
GROUND FLOOR		
Entrance Porch Tiled porch with wooden panelling and secondary access door	1.60 x 2.89	5'3" x 9'6"
WC White suite with WC and hand basin		
Bedroom One Carpeted flooring with built in wardrobes	4.85 x 4.10	15'11" x 13'5"
En-Suite White suite with shower, WC and hand basin		
Living Room One Carpeted flooring with fireplace and wooden mantel	6.11 x 5.98	20'0" x 19'8"
Kitchen Tiled flooring with U-Shaped wooden breakfast bar area and integrated electric range cooker	4.41 x 4.32	14'5" x 14'2"
Dining Room Carpeted flooring with access to sunroom and second living room	4.97 x 4.29	16'4" x 14'1"
Sunroom Terrazzo flooring with velux windows	5.61 x 3.01	18'5" x 9'10"
Living Room 2 Carpeted flooring with fireplace and patio doors leading to patio / garden space	5.87 x 4.12	19'3" x 13'6"
Utility Room 1 Tiled flooring with BEAM central vacuum system and built in storage units	4.28 x 4.43	14'0" x 14'6"
Utility Room 2 Tiled flooring with wooden counters	2.42 x 2.10	7'11" x 6'11"
Office Tiled flooring	3.34 x 2.28	10'11" x 7'6"
WC Belfast sink, fridge/freezer space, plumbed for washing machine, oil fired central heating boiler, twin velux rooflights, store, WC in white suite.		



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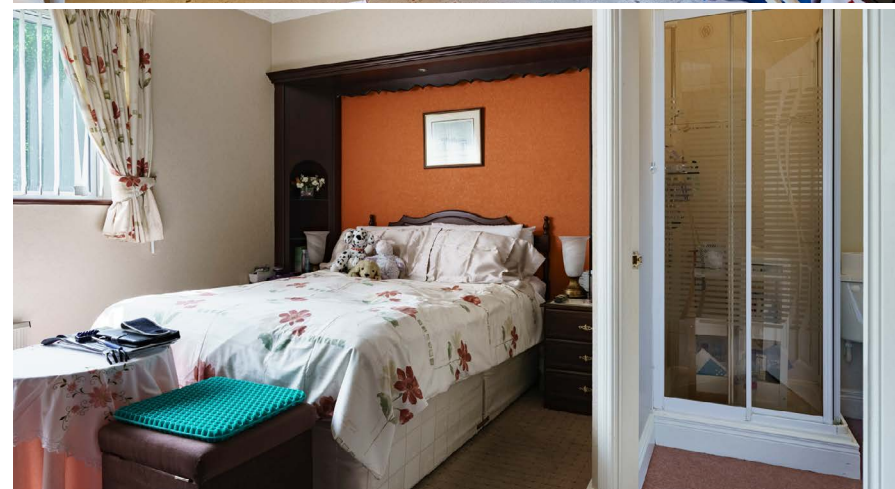
First Floor	M	Ft & Inches
Bedroom Two Carpeted flooring with single bed	3.07 x 3.09	10'1" x 10'2"
En-Suite White suite with shower, WC and hand basin		
Bedroom Three Carpeted flooring with double bed	4.06 x 3.00	12'5" x 12'0"
En-Suite White suite with shower, WC and hand basin		
Bedroom Four Carpeted flooring with double bed	4.06 x 3.95	13'4" x 12'11"
En-Suite White suite with shower, WC and hand basin		
Bedroom Five Carpeted flooring with built in dresser	3.77 x 3.72	12'4" x 12'2"
En-Suite White suite with bath/shower, WC and hand basin		
EXTERNAL Extensive mature site with gardens front side and rear in lawns, shrubs and flower beds with extensive patio areas. Southernly aspect to front, greenhouse, outside light and tap.		
Sauna Room Timber frame with glass sliding doors. Sauna & 7 person jacuzzi.	5.90 x 3.72	19'4" x 12'2"
Detached Garage Manual roller shutter		



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<b>The Stables B&amp;B</b>	<b>M</b>	<b>Ft &amp; Inches</b>
Entrance Porch Tiled porch with wooden panelling and secondary access door	3.20 X 3.19	10'6" x 10'6"
Bedroom One Carpeted flooring with three double beds	5.42 x 3.78	17'9" x 12'5"
En-Suite White suite with shower, WC and hand basin		
Bedroom Two Carpeted flooring with two double beds	4.29 x 4.19	14'1" x 13'9"
En-Suite White suite with shower, WC and hand basin		
Bedroom Three Carpeted flooring with two double beds	4.85 x 4.32	15'11" x 14'2"
En-Suite White suite with shower, WC and hand basin		
Bedroom Four Carpeted flooring with two double beds	4.31 x 4.03	14'2" x 13'3"
En-Suite White suite with bath/shower, WC and hand basin		
Bedroom Five Carpeted flooring with two double beds	4.32 x 3.54	14'2" x 11'7"
En-Suite White suite with shower, WC and hand basin		
Kitchen Laminate flooring with integrated counters, cupboards and electric cooker	2.98 x 3.56	9'10" x 11'8"
Dining Room Carpeted flooring with tables and chairs for dining	4.35 x 5.85	14'3" x 19'2"
Laundry Room Laminate flooring with washer / dries and WC	1.70 x 2.37	5'7" x 7'9"



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## SALES DETAILS

Asking Price: Offers in the Region of £975,000

\*To note, a further three cottages owned as part of the wider site could be made available to purchase.

## RATES

We understand from Land & Property Services that the Net Annual Value is as follows:

### Main House

NAV: £260,000

Rate in £ 2025/26 = 0.009591

Therefore Rates Payable 2025/26 = £2,493.66

### The Stables Guest Block

NAV: £4,100

Rate in £ 2025/26 = 0.587690

Therefore Rates Payable 2025/26 = £1,807.15 (To include SBRR)

\* Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

All prices, outgoings are exclusive of, but may be liable for Value Added Tax.



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## Energy performance certificate (EPC)

Mr. Peter Müller 123456789 10111	Energy <b>E</b>	valid until 31.03.2019
Property type House floor area	Certificate number 273 194984 0000	Estimated house 273 194984 0000

### Energy rating and score

The property's energy rating is A. It lies in the potential to G+.

[Click here to improve this property's energy rating.](#)

Energy Rating	Current Rating	Potential Rating
A+++		
A++		
A+		
A	Bar	
B		
C		
D		
E		
F		
G		
G+		Bar

Current Rating: A  
Potential Rating: G+

The graph shows the property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score. The rating from A (best) to G (worst) shows how far your house lies from being A+.**

For properties in Germany are likely to be:

The average energy rating is D  
The average energy score is 50

96 Milltown Road

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The Stables, 96 Milltown Road

For further information or to arrange a viewing contact:

Scott Lawther  
sl@mckibbin.co.uk

**McKibbin Commercial Property Consultants**

## Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

[www.mckibbin.co.uk](http://www.mckibbin.co.uk)



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