



Hunter
Campbell
The Rental Partnership



Tildarg House | Ballyclare, BT39 9JX
(LOT 1) PRICE £695,000



Very energy efficient - lower running costs		Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		44
F	21-38	26	
G	1-20		
Not energy efficient - higher running costs			



First constructed in 1677, Tildarg House is an exceptional country residence, positioned in one of County Antrim's most sought after residential locations. Approached via a stunning tree-lined avenue, the main house boasts at its entrance a quaint stone Gatelodge that features in "Gateslodes of Ulster" by JAK Dean rebuilt in 1860 to replace existing. Tildarg House features in the book "Ulster American Heritage Symposium" written by Bernard Gilliland. Tildarg House has also previously been a Tourist Board Approved Country Guest House.

The main house was extensively refurbished in 2002, work which was sympathetically undertaken to ensure the retention of many of the original features. Today, the sale of Tildarg House represents a once in a lifetime opportunity to acquire a unique property offering spacious and adaptable family accommodation in a stunning rural setting yet also benefitting from easy access to a host of local amenities including Ballyclare town, Belfast City and Belfast International and City Airports all within 30 minutes travel by road. Tildarg Primary school is located adjacent to Tildarg House and leading Grammar and Secondary schools only 3 miles away. Ballyclare Golf Club is just 1.5 miles away and Dunamoy Spa less than 1/4 of a mile away also.





Price £750,000

17th Century County Estate

7 Bedrooms

4 Reception



Key Property Features

- Stunning period family residence dating back to 1677, extensively and sympathetically refurbished in 2002
- Oil fired and solid fuel central heating / Double glazing
- Stunning entrance with 1860 Gatelodge via tree lined avenue from Tildarg Road South. Separate entrance from Collin Road
- Seven double bedrooms
- Four receptions rooms
- Kitchen with casual dining, separate utility room and pantry
- Two cellar rooms
- Two bathrooms and downstairs cloakroom
- House site and immediate grounds extending to 3 acres
- Extensive range of outbuildings and yard
- 4.25 Acre Paddock
- Ballyclare 3 miles, Belfast 15 miles, Belfast International Airport 13 miles, Belfast City Airport 20 miles.

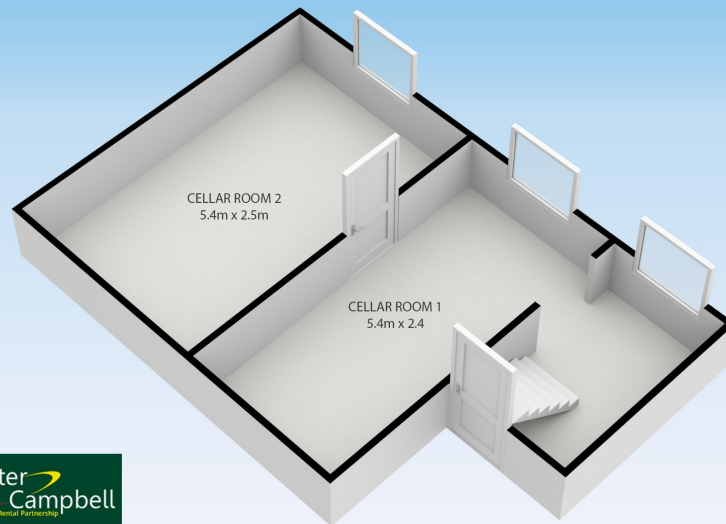
Accommodation

Basement	Ground Floor	First Floor	Second Floor
Cellar Room (1): 17' 8" x 8' 2"	Entrance Porch	Landing	Bedroom (6): 20' 8" x 19' 4"
Cellar Room (2): 17' 8" x 7' 10"	Entrance Hall	Bedroom (1): 17' 10" x 17' 6"	Bedroom (7): 13' 4" x 12' 5"
	Cloakroom:	Bedroom (2): 17' 7" x 15' 11"	Games Room / Gym
	Drawing Room: 17' 9" x 19' 5"	Bedroom (3): 15' 2" x 14' 8"	21' 10" x 14' 3"
	Dining Room: 18' 1" x 14' 1"	Bedroom (4): 14' 7" x 12' 3"	
	Kitchen with Casual Dining &	Bedroom (5): 13' 6" x 12' 3"	
	Living Area: 19' 8" x 17' 0"	Family Bathroom	
	Pantry: 23' 7" x 8' 5"	Bathroom with shower	
	Utility: 14' 0 x 12' 4"	Separate WC	
	Morning Room: 16' 0" x 12' 0"		
	Study: 10' 9 x 6' 5"		

Outside

Byre: 66' x 17'	Open Sided (High Roof): 36' x 23'	Open Silo Clamp (Tanked): 39' x 71'
Slatted Cattle Pens: 45' x 33'	Slatted Pens + Feed Passage: 80' x 33'	Carport: 17' x 13'
Piggery & Loftewd: 18' 18'	Cubicle House: 94' x 22'	Generator House
Bull Pens: 33' x 22'	Range of Stone Houses: 84' x 21'	Fuel Store
Hay Shed: 67' x 36' + 18' x 17'	Carport (High Roof): 21' x 21'	
Cattle Handling Shed: 75' x 17'	Secure Machinery Shed (Alarmed): 40' x 33'	





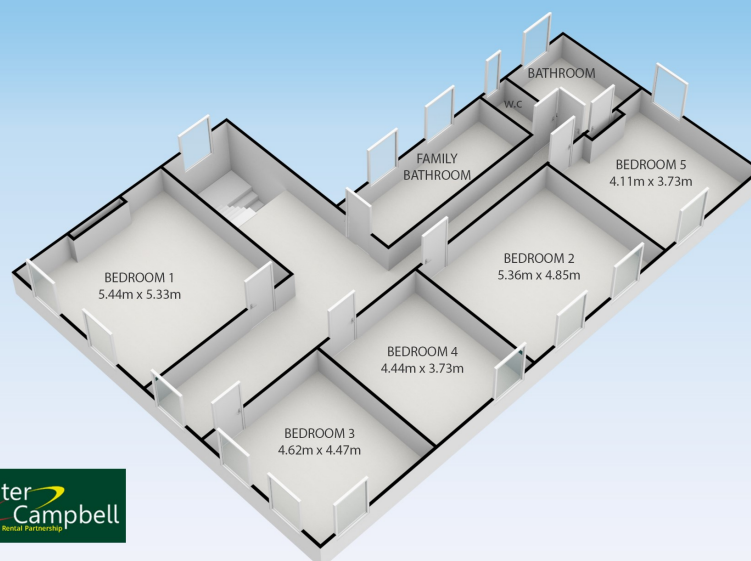
TILDARG HOUSE, 6 Tildarg Road South,
Ballyclare, Antrim BT39 9JX

(Floorplan for illustrative purposes only)



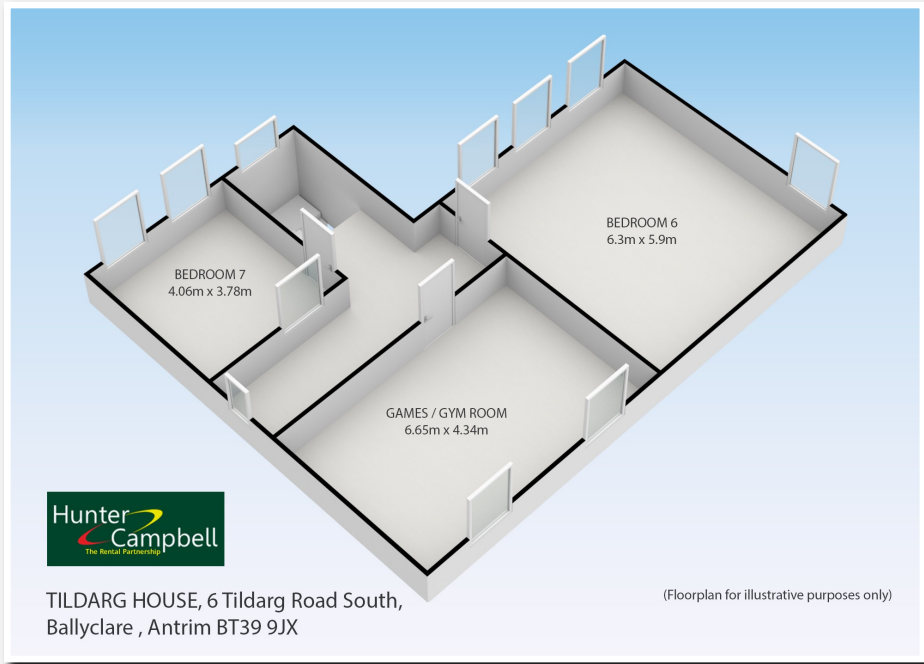
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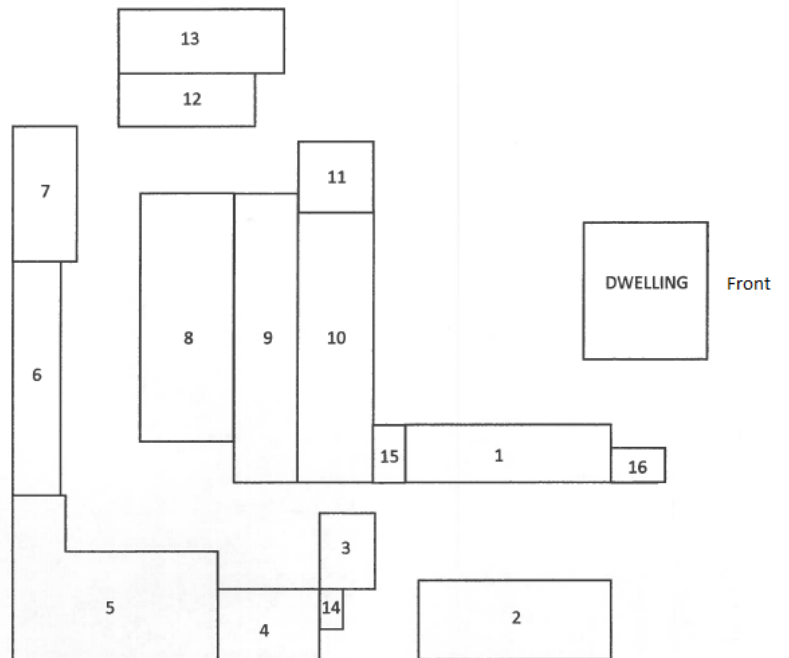


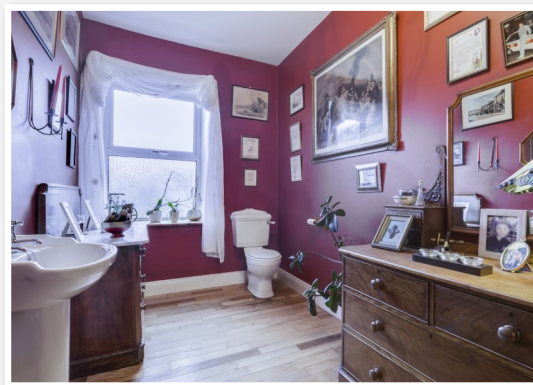
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- 1) BYRE 66' X 17'
- 2) SLATTED CATTLE PENS 45' X 33'
- 3) PIGGERY & LOFTEWD 18' X 18'
- 4) BULL PENS 33' X 22'
- 5) HAY SHED 67' X 36' + 18' X 17'
- 6) CATTLE HANDELING SHED 75' X 17'
- 7) OPEN SIDED (HIGH ROOF) 36' X 23'
- 8) SLATTED PENS + FEED PASSAGE 80' X 33'
- 9) CUBICLE HOUSE 94' X 22'
- 10) RANGE OF STONE BUILT HOUSES WITH LOFT OVER, GARAGES, MEAL STORES, LOOSE BOXES ETC. 84' X 21'
- 11) CARPORT (HIGHROOF) 21' X 21'
- 12) SECURE MACHINERY SHED (ALARMED) 40' X 23'
- 13) OPEN SILO CLAMP (TANKED) 39' X 71'
- 14) GENERATOR HOUSE
- 15) CARPORT 17' X 13'
- 16) FUEL STORE

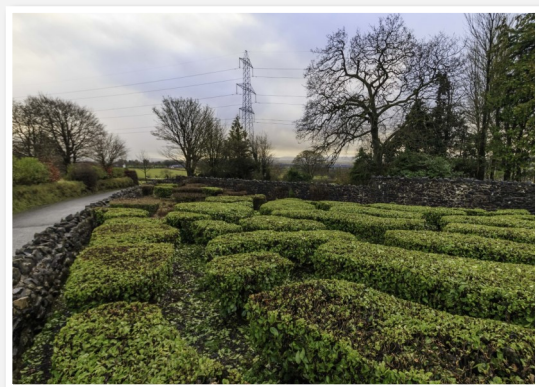






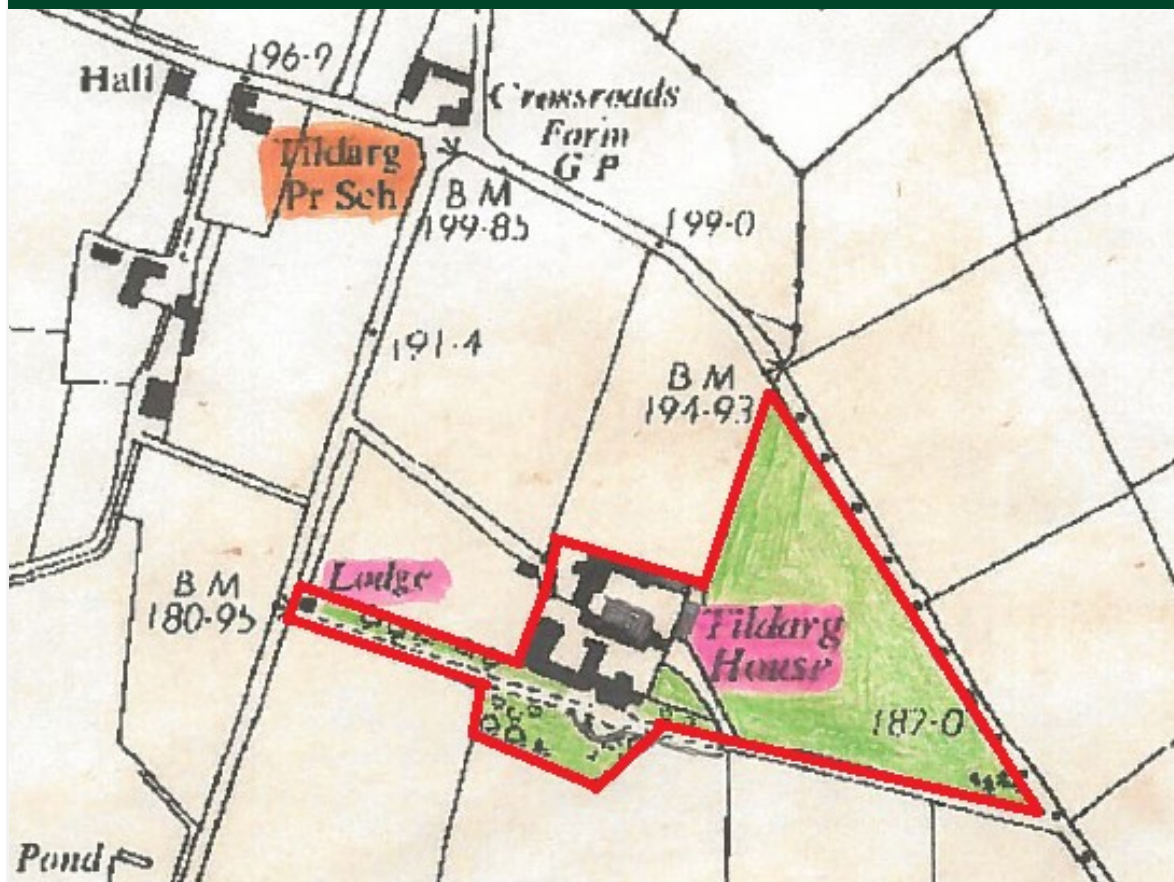








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LOT 1 as outlined
in red

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