



**J. A. McClelland & Sons**

Incorporating J. M. Wreath & Co.

Estate Agents • Auctioneers • Valuers • Rural & Land Agents

## **FOR SALE**

*On Behalf of Ramoan Presbyterian Church*

**‘THE MANSE’**

**143 MOYARGET ROAD  
BALLYCASTLE BT54 6JQ**



**A FINE PERIOD RESIDENCE WITH COMFORTABLE  
ACCOMMODATION & EXTENSIVE GROUNDS IN A SCENIC LOCATION  
NEAR THE COASTAL TOWN OF BALLYCASTLE**

**PRICE: *Offers over* £275,000**

**VIEWING: By appointment**

[www.jamcclelland.com](http://www.jamcclelland.com)



*Boundary lines drawn for identification purposes only. Not to scale.*



A substantial residence set amongst mature grounds with access from the Moyarget Road and a secondary entrance from the Kilmahamogue Road. The spacious accommodation offers three reception rooms, kitchen, utility room and four bedrooms with family bathroom off a split level landing. The property is set in a convenient rural location between the coastal town of Ballycastle and Mosside village. This former Manse has great potential to become an attractive family home or may be suitable for commercial use with an attractive courtyard and outbuilding to the rear of the property which has potential for conversion, subject to the necessary planning permissions and consents being obtained.

In addition, an adjoining paddock extending to approx.  $\frac{3}{4}$  acre is available to purchase by separate negotiation, if required.

Early inspection of this unique property is highly recommended.

#### Accommodation

ENTRANCE HALL: with tiled entrance porch leading to hall.

DINING ROOM: 17'10 x 13' (into bay window)  
Marble fireplace with tiled hearth and inset, serving hatch, cornice, picture rail and two radiators.

LIVING ROOM: 16'10 x 13' (into bay window)  
Cornice, picture rail and two radiators.

SITTING ROOM: 13' x 11'3

Cornice, picture rail and radiator.

KITCHEN: 12'5 x 10'2

Fitted kitchen with range of high and low level units, serving hatch to dining room, integral ceramic hob, integral 'Beko' oven and grill, stainless steel sink unit with double drainer, walls tiled between units, tiled floor and double radiator.

REAR PORCH/ UTILITY ROOM: 10' x 13'5

High and low level fitted units, stainless steel sink unit, tiled floor, radiator and rear external door to courtyard.

CLOAKROOM: Cloakroom with separate wc, wash hand basin and radiator.

#### First floor accommodation

SPLIT LEVEL LANDING LEADING TO: -

BEDROOM 1: 15'11 x 11'6 (into bay window)  
Cornice and radiator.

BEDROOM 2: 16'10' x 13' (into bay window)  
Cornice and radiator.

BEDROOM 3: 12'8 x 12'  
With radiator.

BEDROOM 4: 13' x 11'2  
With radiator.

BATHROOM: Bath, wc, wash hand basin, radiator, hotpress, part tiled walls. Separate WC adjoining.

OIL FIRED CENTRAL HEATING

UPVC DOUBLE GLAZED WINDOWS









### COURTYARD & OUTBUILDING:

An enclosed courtyard to the rear of the property with gated entrance and outbuilding, part lofted with roller door for garage parking.

#### AGENT'S NOTES

J A McClelland & Sons Ltd and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and J A McClelland & Sons Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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