



34A Straid Road, Ballycastle, BT54 6HF

The perfect home and investment opportunity, 34 Straid Road is a **large house, cottage, large commercial workshop and 1 acre field surrounded by open countryside just a few miles from Ballycastle**. Currently operated for over ten years as joint self-catering accommodation, the **house and cottage enjoy unique marketing opportunities** with the ability to sleep up to 23 people in one location, or can be enjoyed as a large family home with commercial prospects.

Both properties have been finished to a high standard throughout. Due to its unique configuration 34 Straid Road should be viewed as an opportunity to purchase a fantastic home or continue its success as a profitable business with independent customer channels. The house and cottage provide privacy and serenity thanks to the peaceful location and enclosed grounds.

Complete with large commercial workshop, spacious driveways and 1 acre separate field as a potential development site, the property must be viewed to appreciate its full potential.

Offers Over £499,000

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Location

The property is located three miles along Straid Road approached from Ballycastle. This fantastic location at the heart of the North Coast is close to the Carrick-a-reed bridge, The Giants Causeway and further afield – offering fantastic tourism and living opportunities to enjoy what the area has to offer.





Main House

7 spacious bedrooms

3 reception rooms

2 family bathrooms and large ensuite

Large kitchen

This could easily be configured as 5 upstairs bedrooms and 5 reception rooms (e.g. gym, home office, lounge etc).

Accommodation Comprising

Entrance Porch:
With tiled flooring, glass door through to;

Entrance Hall:
With tiled flooring, double doors through to;

Lounge:
With tiled flooring, cornice railing, pine fire place, cast metal inset, tiled hearth, T.V. point, glass paneled door through to;

Sun Lounge:
With tiled flooring, eyeball lighting, charming wooden ceiling, double doors to patio area outside.

Lounge Three:
With tiled flooring and recess feature.



Kitchen/ Dining Area:

Beautiful modern kitchen with granite work tops and breakfast bar, modern tiling between eye and low level units, range of glass display units with lighting, concealed lighting under units, plumbed for American style fridge freezer, tiled flooring, eye ball lighting, plumbed for dish washer, bowl and a half stainless steel sink unit, stainless steel extractor fan, double oven with hob.



Utility Room:

Plumbed for automatic washing machine and drier, stainless steel sink unit

Storage Cupboard

Bedroom One:

With wooden flooring.

Bedroom Two:

With wooden flooring.



Bathroom & W.C. combined:

With tiled flooring, large corner bath, tiling around bath, fully tiled shower unit, separate wash hand basin, electric shaver point and extractor fan.

First Floor:

With spacious landing area, tiled flooring and eyeball lighting.

Bedroom Three (With Ensuite):

With wooden flooring.



Ensuite:

With towel rail, bath, tiling around bath, separate wash hand basin, tiling around wash hand basin, W.C., tiled flooring, fully tiled corner shower unit and extractor fan.

Bedroom Four:

With wooden flooring.



Bedroom Five:

With wooden flooring.

***Bathroom & W.C. combined:
With tiled flooring, bath, tiling around bath,
fully tiled straight base shower extractor
fan, wash hand basin, towel rail.***



***Bedroom Six:
With wooden flooring.***

***Bedroom Seven:
With wooden flooring.***

Storage Cupboard





Exterior Features:

Extensive garden in lawn to front and side of property.
Fully wall enclosed with gates.
Raised patio area.
Part fence enclosed.
Spacious parking area to rear.
Large site.
Large commercial workshop to rear of property, ideal for commercial use.
Site is approx 2 acres of land with 1 acre of land with potential for development.

Additional Features:

Modern and attractive finish throughout.
Central oil fired heating.
uPVC double glazed windows.
Surrounding country side views.
Centrally located for all Causeway Coast attractions- Giant's Causeway, Carrick-a-rede Rope Bridge.
Ideal to operate as a long term letting property or Air BnB.



Modern Cottage:

2 spacious bedrooms
Family bathroom
Upstairs half bathroom

The cottage lies at the rear of the main house and its self-contained layout makes it a wonderful addition to the brilliance of the property. The cottage could be ideal as a home while operating the main house as a rental/Air BnB or alternatively as a rental property or annex for family members while occupying the house as a main residence.

Accommodation Comprising:

Entrance Hall:

With glass paneled door and tiled flooring.



Lounge/ Kitchen Area:

Modern finish throughout boasting attractive tiled flooring, a range of eye and low level units, tiling between units, stainless steel extractor fan, bowl and a half stainless steel sink unit, hob and oven, plumbed for automatic washing machine and dishwasher.



***Bathroom & W.C. combined:
Having attractive tiled flooring,
telephone hand held shower over
bath, part tiled wall, extractor fan
and wash hand basin.***



***Bedroom One:
With wooden flooring.***



***Bedroom Two:
With wooden flooring.***





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

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