



## 40 RIVERSIDE ROAD, BUSHMILLS



X 4



X 3



X 3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**OFFERS OVER £599,950**

# 40 RIVERSIDE ROAD, BUSHMILLS

Set within approx. 1.9 acres of beautifully landscaped grounds, this standout home pairs timeless design with relaxed, modern living. Vaulted ceilings, a sweeping staircase and extensive glazing create a wonderful sense of light and space, while natural materials and bespoke finishes bring warmth and style throughout.

The accommodation is generous and flexible. A handcrafted kitchen with granite worktops and premium appliances anchors the heart of the home and flows seamlessly into the open-plan living and dining areas with patio doors leading outside. A welcoming reception hall and separate lounge add to the versatility of the ground floor. Upstairs, there are four bedrooms (two with ensuite), including a luxurious principal suite with dressing room, ensuite, and private balcony.

Outside, the grounds include manicured gardens, a wildflower meadow, an integral garage and a newly installed store. Electric gates and a sweeping driveway complete the picture.

Just minutes from Bushmills and Portballintrae, this is an exceptional opportunity to enjoy peaceful countryside living with the Causeway Coast and local amenities close by.

## FEATURES

- Zoned oil fired central heating system.
- Double glazing in uPVC frames.
- uPVC fascia boards & soffits.
- Secure app controlled electric entrance gates.
- South facing patio area & balcony.
- Integral garage with utility area.
- Garden in lawn surrounding the property.
- Beautiful sweeping limestone staircase leading to first floor landing.
- Solid walnut internal doors & Oak flooring throughout downstairs.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £2,745.12

## VIEWING & FURTHER QUERIES

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## ENTRANCE PORCH

1.12 m x 1.58 m (3'8" x 5'2")  
Tiled floor; alarm system.

## RECEPTION HALL

5.00 m x 6.30 m (16'5" x 20'8")  
A welcoming bright & spacious reception area with a solid oak floor; feature limestone fireplace; part wood panelled walls.

## KITCHEN

3.30 m x 4.91 m (10'10" x 16'1")  
Range of custom built fitted units; granite work surfaces & splashback; recessed sink & drainer with hose attachment & waste disposal system; fitted butcher block chopping board; oil fired Rayburn stove & separate gas hob set in its own nook with extractor unit over; integrated dishwasher; built in Miele coffee machine; space for American style fridge freezer; semi open to living dining area; solid oak floor; recessed lighting.

## LIVING & DINING AREA

4.84 m x 8.66 m (15'11" x 28'5")  
Featured vaulted ceilings; inset Stovax wood burning stove set in limestone hearth; feature part glazed ceiling with electric blinds; open to first floor landing area; solid oak floor; patio doors leading to South facing patio area.

## LOUNGE

6.69 m x 3.94 m (21'11" x 12'11")  
Yeoman multi fuel stove set in a limestone fireplace with a granite hearth.

## DOWNSTAIRS WC

2.08 m x 1.19 m (6'10" x 3'11")  
Wall mounted toilet; circular stone wash hand basin on floating glass shelf; under stairs storage; recessed lighting; tiled floor.

## SECOND FLOOR

### LANDING

Feature gallery landing overlooking living area; textured wallpaper; access to the floored roof space; shelved linen cupboard; recessed lighting.

### BEDROOM 1

5.01 m x 4.76 m (16'5" x 15'7")  
Luxurious principle bedroom; frosted sliding door leading to the dressing room; recessed lighting; textured wallpaper; sliding patio doors leading to private balcony.

### DRESSING ROOM

4.90 m x 1.18 m (16'1" x 3'10")  
Behind a sliding frosted glass door; range of fitted units; vanity table; power & light.

### ENSUITE

2.28 m x 1.67 m (7'6" x 5'6")  
Granite shower cubicle; wash hand basin; wall mounted toilet; chrome towel radiator; recessed lighting; tiled floor; textured wallpaper.

### BEDROOM 2

4.58 m x 3.91 m (15'0" x 12'10")  
Double bedroom to the side; walk in wardrobe; recessed lighting; laminate floor; access to roof space

### WALK IN WARDROBE

1.98 m x 1.00 m (6'6" x 3'3")  
Behind a sliding frosted glass door; range of fitted units; light & power.

### ENSUITE 2

1.59 m x 2.77 m (5'3" x 9'1")  
Marble shower cubicle; wall mounted toilet; wall mounted vanity unit with wash hand basin; chrome towel radiator; recessed lighting; extractor fan.

### BEDROOM 3

3.76 m x 3.95 m (12'4" x 13'0")  
Double bedroom to the front.

### BEDROOM 4

3.77 m x 3.45 m (12'4" x 11'4")  
Double bedroom to the front.

## BATHROOM

2.30 m x 3.41 m (7'7" x 11'2")  
Free standing roll top spa bath with wand attachment; stone tiled shower cubicle; toilet; wall mounted vanity unit with wash hand basin; chrome towel radiator; recessed lighting.

## EXTERIOR

### INTEGRAL GARAGE

6.65 m x 5.99 m (21'10" x 19'8")  
Electric up & over door; utility area with range of fitted units, stainless steel sink & drainer and plumbed for washing machine; space for dryer; power & light.

### STEELTECH GARDEN SHED

6.14 m x 4.02 m (20'2" x 13'2")  
Concrete floor & roller door.

## OUTSIDE FEATURES

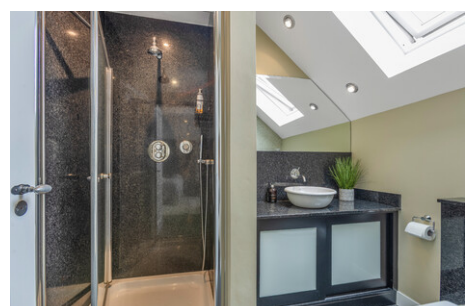
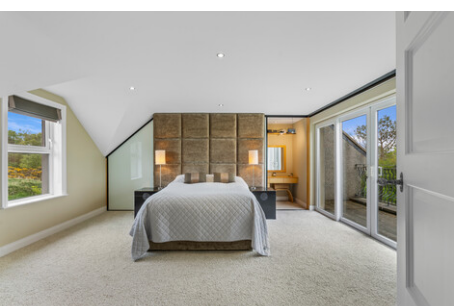
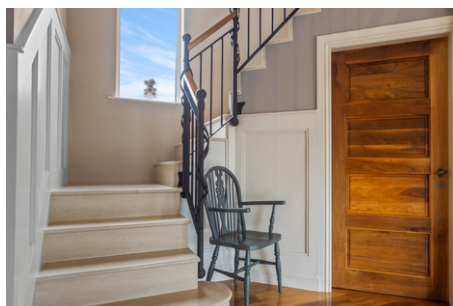
- Secure app controlled electric gates.
- Large tarmac driveway and parking area.
- Garden in lawn surrounding the property.
- South facing patio area.
- Covered veranda with external lighting.
- Wild garden area to the rear.
- Wood store.
- Boiler house.
- Outside light & tap (rear security lights).



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# PHOTOS





# PHOTOS & FLOOR PLANS



FLOOR 1



FLOOR 2

Information Contained Here Is Deemed Highly Reliable But Not Guaranteed As To Its Accuracy. For Your Personal Detailed Floor Plans Please Obtain Independently.