



40 RIVERSIDE ROAD, BUSHMILLS



X 4



X 3



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

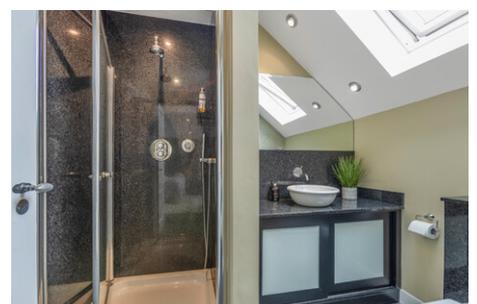
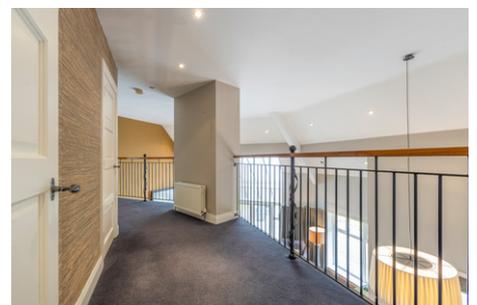
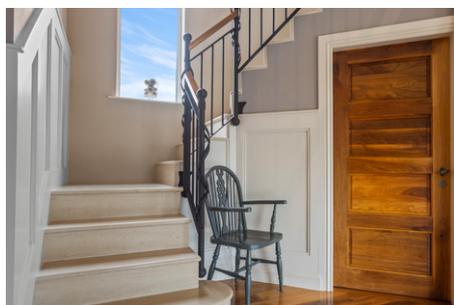
- Secure app controlled electric gates.
- Large tarmac driveway and parking area.
- Garden in lawn surrounding the property.
- South facing patio area.
- Covered veranda with external lighting.
- Wild garden area to the rear.
- Wood store.
- Boiler house.
- Outside light & tap (rear security lights).

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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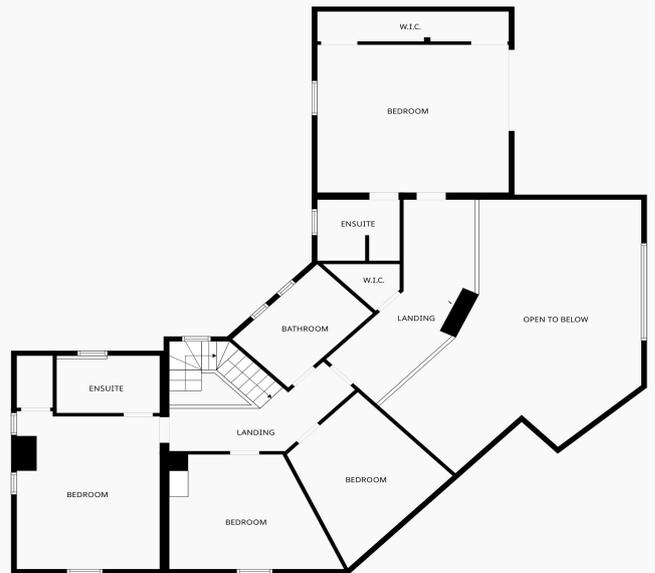
PHOTOS



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.