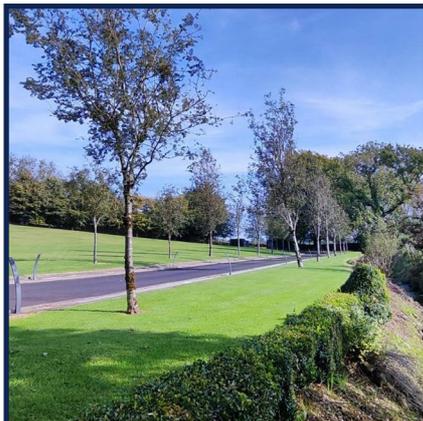


Offers over  
£475,000



49 Lisboy Road, Ballymoney, BT53 8NG



- Magnificent detached residence situated on a site of approx. 2 acres.
- Spacious family accommodation comprising 3 receptions, 4 bedrooms (2 ensuite).
- High quality specification finish throughout.
- Detached garage with adjoining office.
- 2 separate OFCH systems (1 for main house, 1 for office).
- uPVC double glazing, fascia & soffits.
- Bison slab concrete flooring and underfloor heating in both floors.
- Idyllic countryside setting with exquisite, ornate gardens.
- Within easy commuting distance to Ballymoney, Ballymena, Coleraine & all local amenities.

Presenting a truly exceptional opportunity to own an exquisite detached house nestled within the picturesque embrace of the countryside. This property is a testament to refined rural living, boasting a stunning landscaped garden spanning approximately 2 acres, bordered by a gentle stream. Situated in a tranquil countryside location just 5 miles from the town of Ballymoney and 3 miles from a main arterial route, this residence offers a unique blend of serenity and convenience. The views of the surrounding countryside are nothing short of breath-taking, providing a daily reminder of the natural beauty that abounds.

The interior of this home is a showcase of high-quality craftsmanship and an unwavering commitment to excellence. Every detail has been meticulously considered, resulting in a high-specification finish that is both luxurious and functional. Located to the side of the home is a self-contained office with double garage which would be suitable for numerous uses. The meticulously landscaped grounds offer an oasis of tranquility, with lush greenery, vibrant flowers, and the soothing presence of a meandering stream. This detached house is more than just a home; it's a sanctuary where countryside living meets modern luxury. The combination of a sprawling garden, countryside views, and impeccable interior finishes make it a truly unique and rare find. Don't miss the chance to make this exceptional property your own. Contact us today to arrange a viewing.

#### **Ground Floor - Reception Hall:**

With polished tiled floor, recessed lighting and open plan to -:

#### **Dining Area:**

14'6 x 12'9

With feature recessed 'Stovax Riva' wood-burning stove, 'Bang & Olufsen' sound system, polished tiled floor and recessed lighting. Door through to -:

#### **Bedroom 4:**

14'4 x 9'7

With recessed lighting, access to roofspace (floored with light), and walk-in ensuite comprising fully tiled walk-in mains shower cubicle with drencher head, recessed wash hand basin with touch LED back lit mirror above, WC, shelving alcove, extractor fan, fully tiled walls, tiled floor and recessed lighting.

#### **Lounge:**

19'6 x 13'6

With glass panelled solid wood double doors from Reception Hall, feature limestone fireplace with raised hearth and remote controlled 'Gazco' gas fire inset, parquet flooring, recessed lighting and patio doors leading out to patio area.

#### **Downstairs WC:**

With 'Kohler' suite comprising floating wash hand basin, recessed LED back lit mirror, WC, fully tiled walls, tiled floor, extractor fan and recessed lighting.

#### **Deluxe Kitchen/Dining Area:**

15'5 x 12'0

Fully fitted with range of high gloss eye and low level units, 3 integrated 'Siemens' eye-level self-cleaning ovens (1 with built-in microwave and 1 with Bluetooth feature), integrated fridge freezer, full length drinks cabinet/larder unit, TV point. Feature centre island with 'Neolith Basalto Black' worktop, integrated 'Siemens' induction hob, recessed 'remote controlled 'Gutmann' extractor fan above with lighting, sink unit with 'Quooker' tap, motorised retractable pop up electric socket with charging port, low level units, recycling bin drawer, integrated dishwasher and seating area. Concealed Utility Area accessed via sliding door with recessed shelving with lighting, worktop, plumbed for washing machine and space for tumble dryer. Concealed cloak room and storage unit accessed via press control doors. 'Imperium Perla' polished tiled floor, 'Neolith Basalto Black' window sills, recessed lighting and patio doors to rear. Door leading to -:

#### **Sun Room:**

14'7 x 15'7

With Cathedral style pine strip ceiling with spotlighting, remote controlled 'Silent Gliss' electric track curtain system, black and white 'Kamdean' flooring beneath current floor covering and patio doors leading out onto patio area.

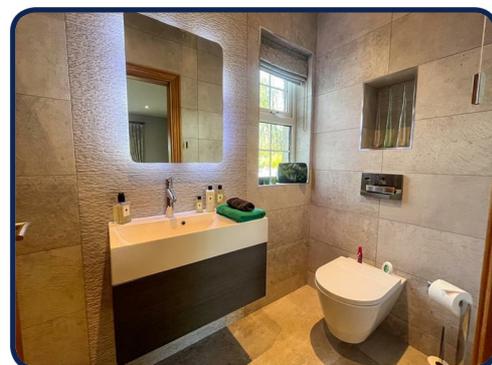
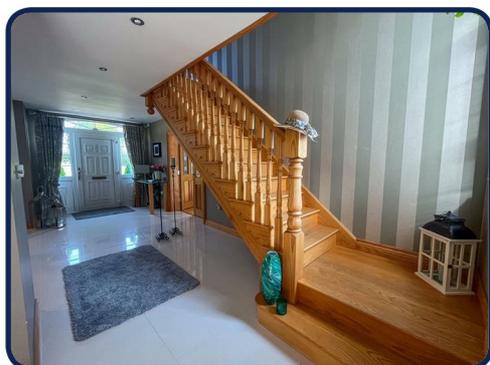
#### **Solid Ash Wooden Staircase leading to First Floor**

With picture window, tiled floor and walk-in hotpress.

#### **Bedroom 1:**

16'4 x 15'6

With recessed lighting on dimmer switch.



### **Bathroom:**

9'9 x 7'6

With 'Kohler' suite comprising corner style bath with tiled surround and low level recessed lighting, fully tiled walk-in shower area with mains shower with drencher head and glass screen, floating wash hand basin with waterfall mixer tap and recessed mirror above with sensor lighting, WC, fully tiled walls, tiled floor and extractor fan.

### **Bedroom 2:**

13'7 x 13'7

With recessed lighting, walk-in dressing room with built-in mirrored wardrobes and units, recessed lighting and ensuite comprising fully tiled walk-in mains shower cubicle, wash hand basin, WC, chrome heated towel rail, tiled floor, recessed lighting and extractor fan.

### **Bedroom 3:**

12'4 x 10'9

With fitted wall to wall wardrobes with concealed study area, Karndean flooring, TV point, recessed lighting and access to roofspace (via slingsby style ladder, floored with lighting).

### **Detached Garage:**

25'3 x 20'9

With 'Liftmaster' remote controlled up and over door, pedestrian door, range of built-in eye and low level units and stainless steel sink unit.

### **Adjoining Office comprising:**

With separate heating system from main house.

### **Kitchen/Dining Area:**

21'0 x 11'1

With eye and low level units, sink unit, half tiled around worktop, induction hob, space for washing machine, space for tumble dryer, recessed lighting, tiled floor and patio doors leading to pavior brick patio area to side. Staircase to -:

### **First Floor - Room1:**

15'6 x 11'6

With velux windows with remote controlled blinds, telephone point, built-in storage and recessed lighting.

### **Room 2:**

13'3 x 11'6

### **Bathroom:**

With suite comprising jacuzzi style corner bath with telephone hand shower attachment and tiled splash back, fully tiled walk-in electric shower cubicle, wash hand basin, WC, chrome heated towel rail, recessed lighting, extractor fan, tiled floor and built-in storage.

### **Exterior:**

Property accessed via remote controlled gates with door entry system, approached by a sweeping tree-lined tarmac driveway bordered by feature LED lighting. Extensive tarmac parking area to front and side of property with dual vehicular access to either side. Exquisite landscaped gardens laid in lawn surround the property with ornate stoned beds dotted with various seasonal plants, shrubs and flowers. Stoned area to rear of property with further parking and pavior pathway leading to garage/office and patio area to side. Raised decked area enclosed with rope enclosure to side. Raised patio area to rear of property. The property is also bordered by a meandering stream to the rear and the dwelling house is surrounding by a wall and archway to the side and rear.

### **Additional Information:**

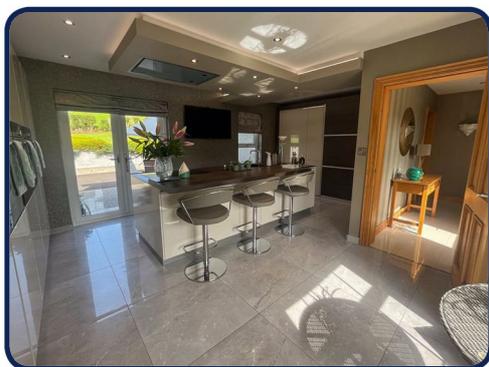
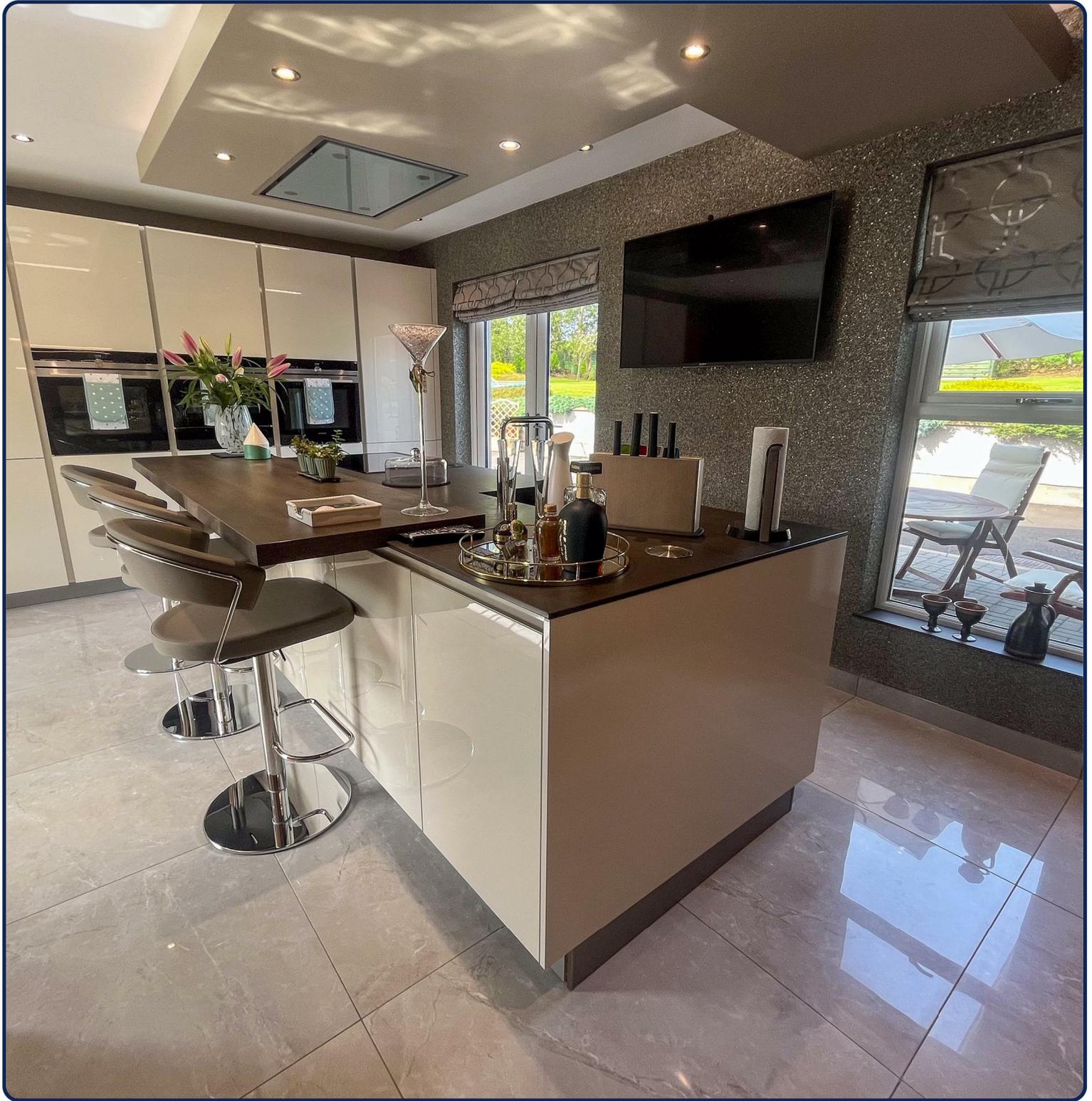
Estimated Domestic Rates Bill £2233.20.

Tenure - Freehold

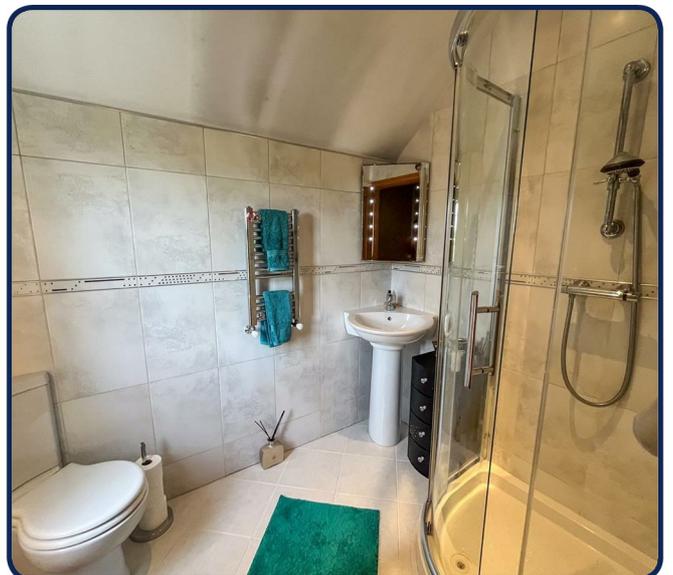
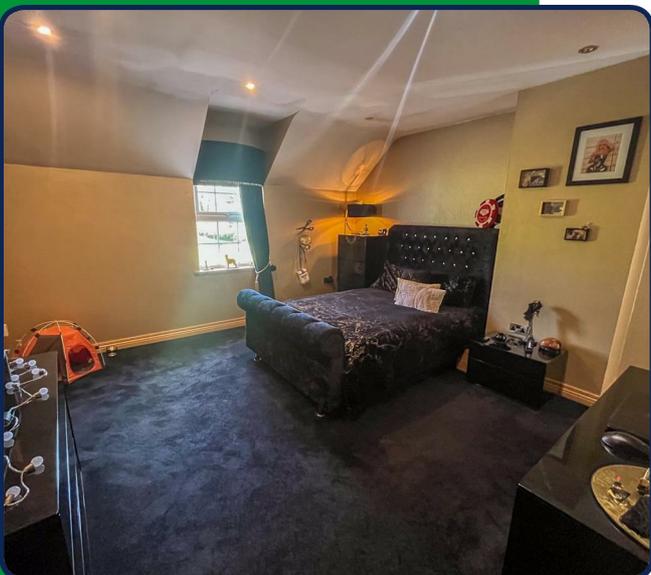
### **EPC Ratings:**

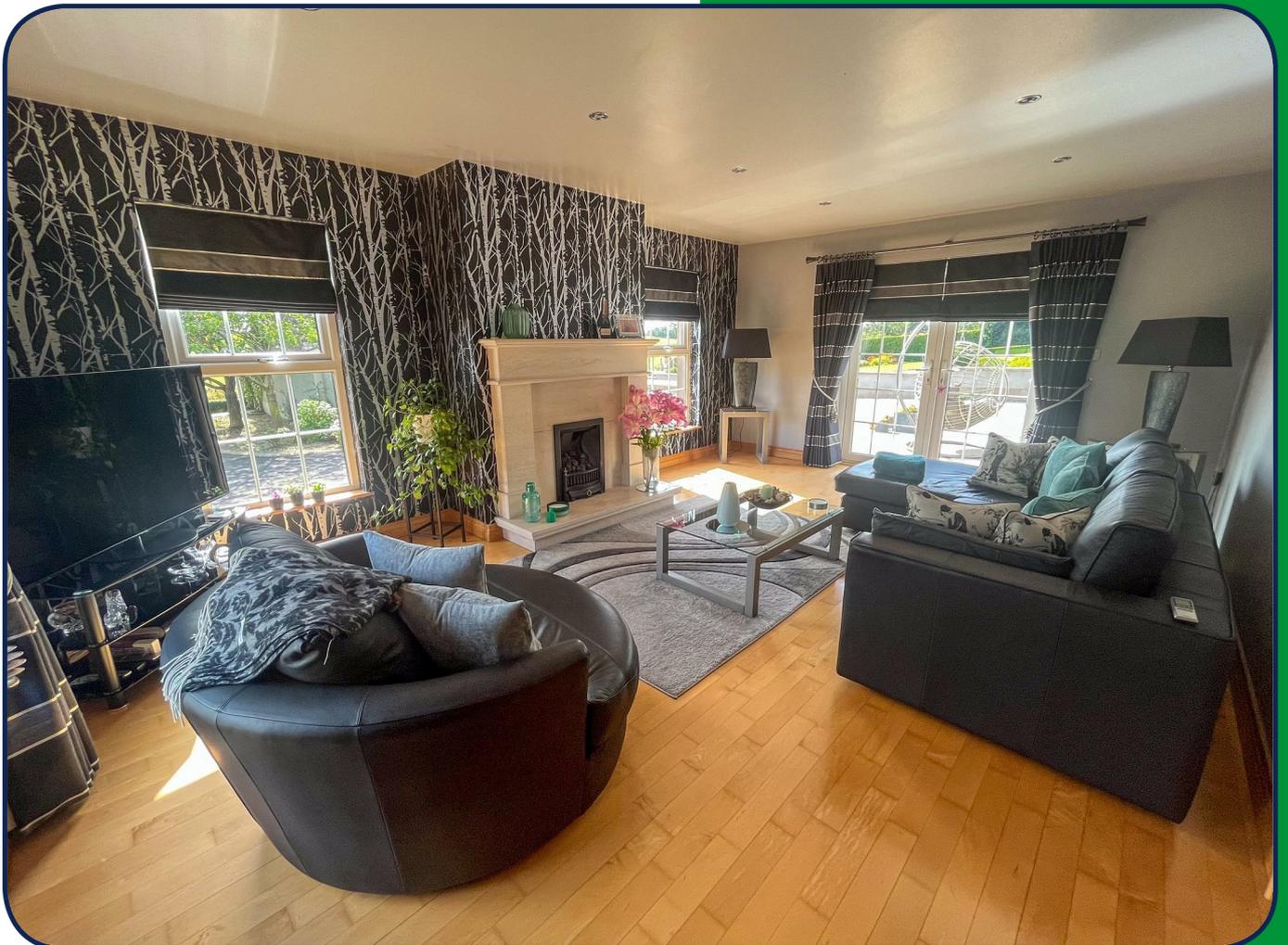
Main House: 60D Office: 63D













Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

## VIEWING STRICTLY BY APPOINTMENT ONLY

**Agent: Bensons**  
**9 Dunmore Street, Coleraine**  
**Tel. 028 703 43677/21133**  
**www.bensonsni.com**

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.