

100A Hillside Road
Armoy
BT53 8RX



POA

- Bespoke Residence
- 4/5 x Bedroom
- 3 x Reception
- Double Garage
- EPC: 73C





At AMG we are happy to say that a number of prestige properties have passed through our books this year and all were exceptional in their own way. However, our latest listing at 100A Hillside Road, is exceptional in every way. A three reception, 4/5 bedroom description belies the scale and versatility of the accommodation and the quality and innovation of the original build. To describe the location as simply rural is neglectful. Perched in the shadow of Knocklayde the property is only six miles from Ballycastle and the stunning Causeway Coast. Travel south and the dual carriageway is only ten miles away, bringing Belfast and the International airport within an hours drive. The views into the valley from the front doorstep are superb and to the rear we will include a 3.2 acre field providing room for the proverbial pony. The interior combines the contemporary with the traditional and offers quality and interest throughout. This is a prestige country residence, but above all else, it is a very comfortable family home.

This property will only be appreciated on internal inspection.

Accommodation

Reception Hall 13'11" x 20'2" An entrance porch leads via glazed interior doors, to the main reception hall, with it's oak staircase and first floor gallery, porcelain tiled floor, decorative cornice work and wood burning stove. This is the personification of a reception hall, providing casual seating and a welcoming aura. It can be a formal hall or a spacious social area.



Accommodation Continued

Lounge
19'0" X 13'4"

A spacious but comfortable living room with a private aspect over the rear garden through attractive Upvc patio doors. The porcelain tiling and plasterwork are carried through this room and in addition we have a warming gas fire in a traditional surround.

Dining Room
13'11" X 13'1"

Strategically located between the family room and kitchen this is another room enjoying private aspect over the rear garden. Highlights here are the angular gable window and the patio doors.

Family Room
18'11" X 13'8"

The same considerations apply here as applied to the dining room. The option to move from the dining room to a comfortable well proportioned family room and close the door on the world, the weather and the washing up, a further nod to that contemporary/traditional styling that gives balance and works well here.

Study/Bedroom
15'10" x 11.5"

This ground floor room provides the flexibility to use as an additional reception or fourth bedroom and with the home office now very much in vogue, there is much flexibility here. The room has an ensuite facility comprising a corner cubicle, low flush wc and pedestal wash hand basin. Here we also have recessed spot lighting, extractor and heated towel rail.



Accommodation Continued

Kitchen
21'11" X 21'0"

The open plan design incorporates kitchen, dining and sun room elements and this is definitely an example of contemporary meeting with traditional. The bright airy aspect to the rear of the property, perfectly illuminates the stunning contemporary kitchen fittings, which comprise high and low level storage with integrated stainless steel oven, hob, extractor fan, coffee machine and plumbing for American Fridge/Freezer. The central island houses the stainless steel sink inset in a granite work top. In addition there is a breakfast/casual dining area, adjacent to a splendid sun lounge with patio doors to the outside space. This creates a fantastic family and social area, befitting a property of this stature. The cooling porcelain tile continues the decorative theme apparent through most of the ground floor.

Utility Room
14'9" x 7'2"

Fitted with high and low level storage units and providing additional cloak space. This mini kitchen has space for a washing machine and dryer and incorporates a stainless steel sink unit, hob and oven.



Accommodation Continued

Master Bedroom Suite
22'8" x 15'10"

This is a master bedroom befitting its name. The spacious bedroom area opens on to a superb balcony offering views into the valley and a second balcony to the rear offers views to Knocklayde.

The suite also provides a dressing room (10'0" x 7'0") and a shower room ensuite, with double shower tray and enclosure, low flush wc, wash hand basin in vanity unit and plumbing for a bath in what is a particularly spacious area. Spot lighting and tiled floor. Chrome heated towel rail.



Accommodation Continued

- Bedroom 2**
Ensuite
 16'1" x 11'11"
- A second ensuite bedroom also benefits from a splendid balcony addition. The room also features walk-in fitted robes and an ensuite comprising low flush wc, pannelled bath with mixer taps and wash hand basin in vanity unit. There is a double shower enclosure, recessed spot lighting and tiled floor. Heated chrome towel rail.
- Bedroom 3**
 13'5" x 11'4"
- Another superior bedroom suite with walk-in robe and ensuite comprising low flush wc, wash hand basin in vanity unit and quadrant shower cubicle. Recessed spot lighting.
- Shower Room**
- This room is ideally placed to serve the games room and is complete with a "steam shower cubicle" low flush wc and wash hand basin. Recessed spot lighting.
- Games Room**
 32'5" x 22'6"
- A fantastic social area in the space above the double garage and can be accessed by a separate staircase.
- Attic Room**
 14'5" x 10'6"
- The staircase extends to the second floor which has been plastered out and fitted with velux windows. This room to date has no designation but offers even more flexibility on how you use this property. A potential fifth bedroom for those with that specific requirement.



Garden & Exterior

- | | |
|--------------------------------|---|
| Garden | The immediate site extends to approximately 1.8 acres and for the most part is laid in lawn with featured deck and patio. The wrap around driveway provides excellent parking space to front and rear and there would be flexibility here on size and type of vehicle to be accommodated. The driveway approach is stunning and provides a prestigious entry to the property. |
| Other | Heating is provided by a condensing oil boiler, but a ground source heat pump has also been installed but is not in use. The property is also double glazed with Upvc double glazing. A "beam" vac system is installed. Outside lighting. |
| Double Garage
22'0" x 32'0" | The spacious double garage has twin automatic roller doors and a pedestrian door to rear. |
| Additional Land | The property includes the adjoining 3.2 acre field to the rear which also has a separate access from the Stroan Road and would be an excellent addition for the pony lover. |



Location

We have already mentioned that the property is in a high amenity, commuter friendly location, but as with so many other aspects of this superb property, there is much more than a few words can describe. Only six miles from Ballycastle and the eastern end of the Causeway Coast, this property will access the famed "Game of Thrones" sites at the Dark Hedges and Ballintoy harbour; the championship golf courses at Portstewart, Portrush and Ballycastle; the breath taking sights at Carrick-a-rede rope bridge, Dunluce Castle and the Giants Causeway. There is the worlds oldest whisky distillery in Bushmills, the worlds smallest church at Portbradden harbour and stunning beaches at white park bay and the white rocks to name but two. This is an area in which a family can grow and thrive.

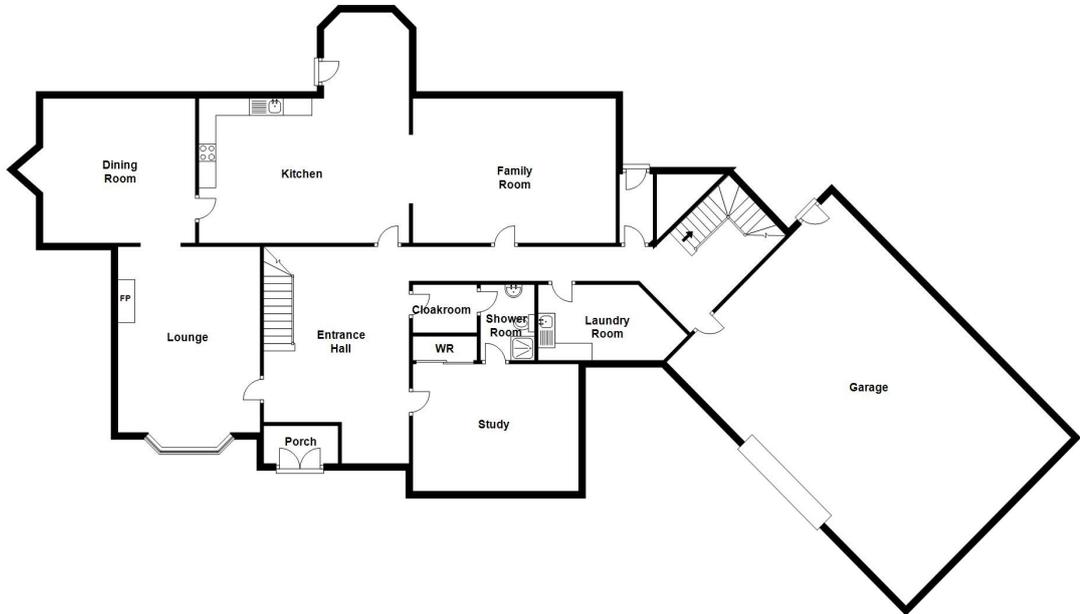
Additional Photos



Floorplan

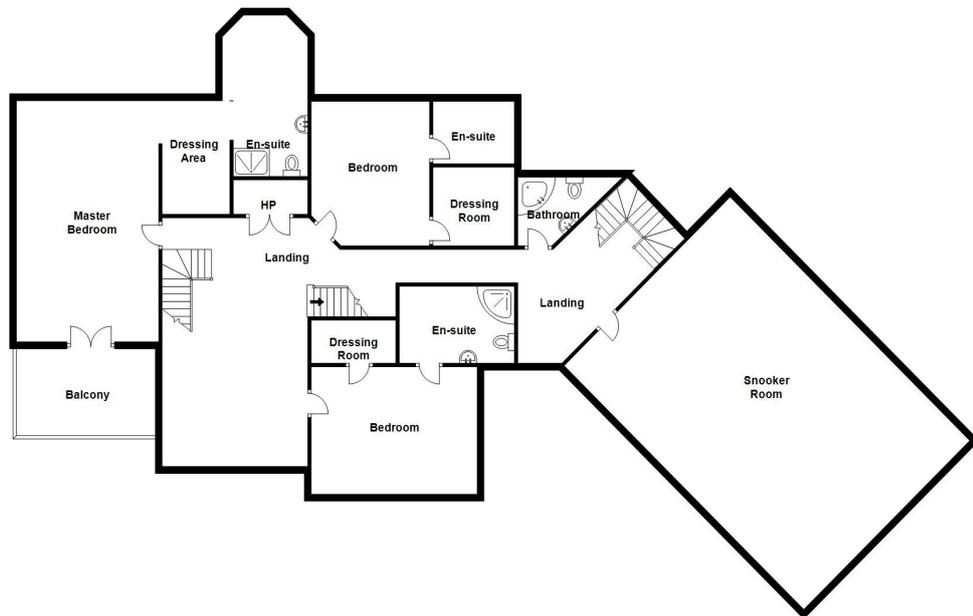
Ground Floor

Approx. 242.9 sq. metres (2614.6 sq. feet)



First Floor

Approx. 236.5 sq. metres (2545.7 sq. feet)

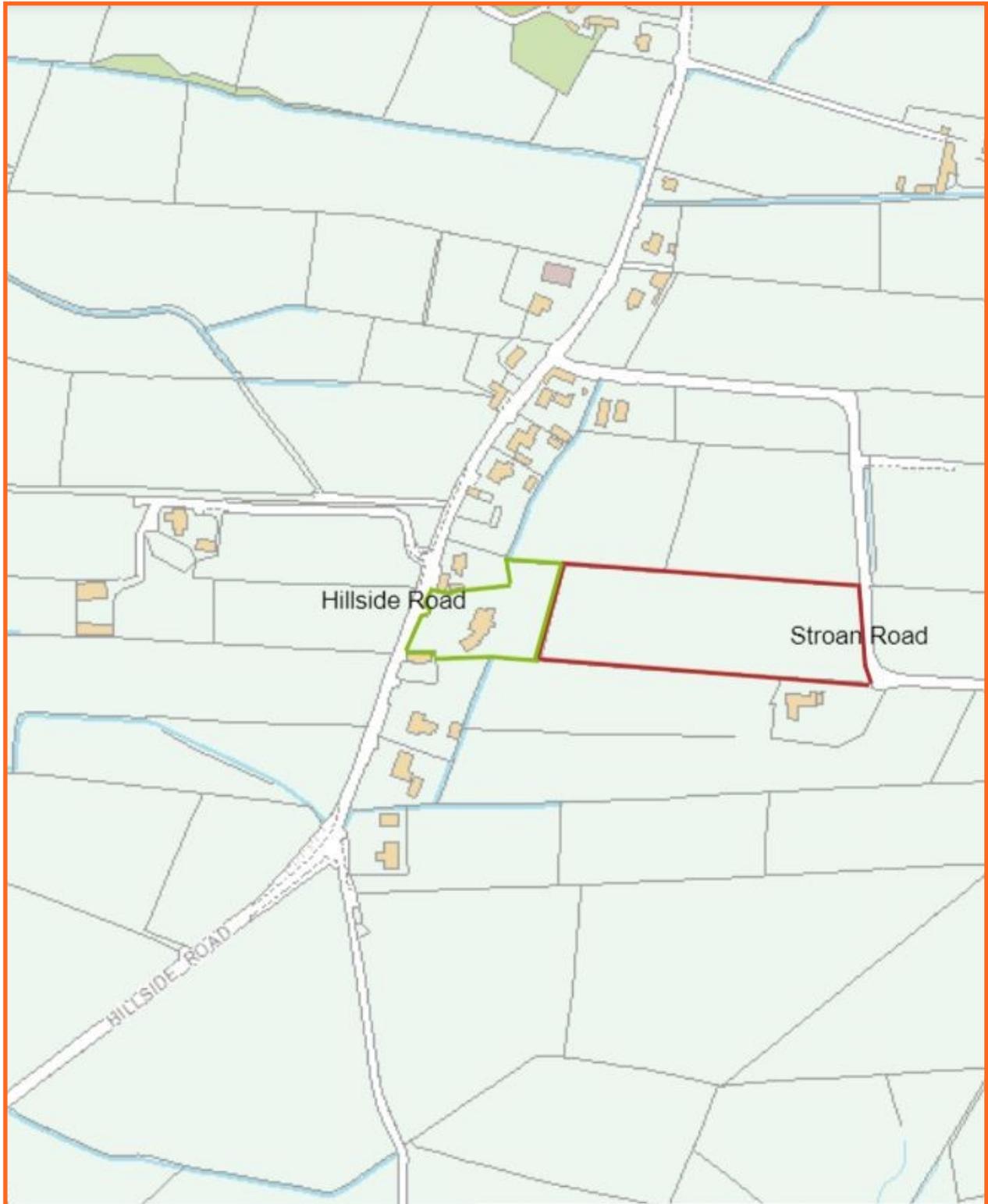


Total area: approx. 479.4 sq. metres (5160.3 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

100 Hillside Road

Location Map



Financial Planning

Providing YOU with clear financial direction



Rental Services

Helping YOU by taking the hassle out of letting

Property Sales

Guiding YOU with impartial professional advice



Property Maintenance

Providing YOU with top quality repairs & maintenance

FINANCIAL PLANNING

- Professional financial planning
- Free consultation
- Impartial advice
- Home, office and out of hours appointments
- Advice given on the following;
 - ◆ Mortgages
 - ◆ Mortgage Protection
 - ◆ Family Protection
 - ◆ Income Protection
 - ◆ Private Medical Insurance
 - ◆ Inheritance Tax Planning
- Business Planning;
 - ◆ Financial Restructuring
 - ◆ Tax Planning
 - ◆ Debt Advice
 - ◆ Business Protection
 - ◆ Commercial Insurance
- General Insurance
 - ◆ Home Insurance
 - ◆ Landlord Insurance
 - ◆ Commercial Insurance

PROPERTY SALES

- Professional photographs
- Property advertised on;
 - ◆ AMG website
 - ◆ Property Pal
- Advanced visual marketing
- Social media marketing
- Video presentations
- Smart app functionality
- Window and brochure display
- Regular feedback on enquiries and viewings
- Database of prospective purchasers
- Expertise and experience

RENTAL SERVICES

- Clear contract outlining landlord, tenant and AMG's obligations
- Property advertised on;
 - ◆ AMG website
 - ◆ Property Pal
- Accompanied viewings
- Screening of perspective tenants
- Processing of tenancy agreement and all associated paperwork
- Electronic payment to landlords
- On-going communication with landlord and tenant
- Reliable, qualified tradesmen to carry out emergency repairs
- Yearly tenancy agreements with inspection

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



18 Main Street, Ballymoney, BT53 6AL
028 2744 8444



info@amgproperty.com
www.amgproperty.com



27 Hill Street, Ballymena, BT43 6BH
028 2544 7444

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