



The LIGHTHOUSE

ROCK CASTLE - PORTSTEWART



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ROCK CASTLE, PORTSTEWART, BT55 7PB

Portrush 4.3 miles / Coleraine 5.5 miles / Castlerock 10.4 miles / Bushmills 11.3 miles
Ballymena 31.9 miles / Belfast International Airport 48.4 miles / Belfast City Centre 60.8 miles
Belfast City Airport 63.9 miles / Dublin 163.4 miles / City of Derry Airport 29.6 miles

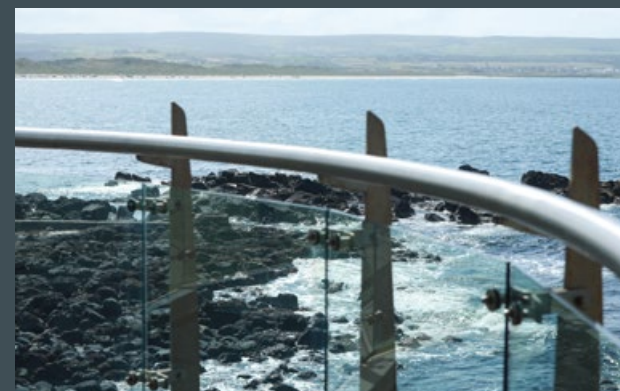
(All Distances Approximate)

*Extremely unique opportunity to
purchase a prime coastal property with
uninterrupted panoramic sea views*



Secure gated site
with spectacular
panoramic views of
the Atlantic Ocean.

Three bedroom
coastal property
across three floors
with triple balcony.



Extensive
accommodation
beautifully designed
to take advantage
of the spectacular,
panoramic views
over the bay and
surrounding scenery.

Extremely unique
opportunity for
purchasers.

For Sale by Private Treaty

Situation

Portstewart is one of the most iconic locations in Northern Ireland offering some of the best views and scenery in the country. Once a small fishing village, Portstewart became a popular Victorian holiday destination and remains extremely popular to this day.

Close to Portstewart is the Giant's Causeway, Northern Ireland's UNESCO World Heritage Site. It was created 50-60 million years ago by molten rock intruding through chalk beds to form a volcanic plateau of hexagonal basalt columns...though legend credits the giant Finn MacCool as it's builder.

Also nearby is the Old Bushmills Distillery, on the current site since 1784. The area has a long tradition of distillation with the granting of a license to Sir Thomas Phillips by King James I in 1608. The Bushmills range of whiskeys are as much appreciated at home as across the world.



The Lighthouse is located on the stunning Portstewart coastline offering exclusive panoramic views of the Atlantic Ocean and the bay of the blue flag beach Portstewart Strand, a stones-throw away from the subject property. The Portstewart Strand offers a beautiful 2 mile stretch of golden sands and is one of Northern Ireland's finest beaches with views of Inishowen headland and Mussenden Temple perched on cliffs above. This attraction offers long walks and exploration into the ancient sand dunes which are declared as an Area of Special Scientific Interest, as well as picnics and a favourite for surfers. The habitat surrounding the beach is a precious nature conservation site with way-marked trails. For nature enthusiasts, the Bann Estuary is located nearby, offering a sanctuary for waterfowl and wading birds like curlew and redshank.

The Lighthouse is ideally located for commuting throughout the island of Ireland and is positioned only 4.4 miles from the Northern Ireland Railways main Belfast-Derry railway line. Belfast City Centre is located only 60.8 miles away, allowing for daily commuting via the A26 and M2 with a journey time of around 1 hour and 20 minutes.

The immediate surrounding area boasts amazing attractions including Dunluce Castle, the world heritage site of the Giants Causeway, Carrick-A-Rede Rope Bridge, the famous Bushmills Distillery and many 'Games of Thrones' locations to explore. Many beautiful hikes and walks of various difficulties are found in the area such as The Cliff Path in Portstewart stretching from Promenade to Portstewart Strand, White Rocks Beach in Portrush, Shepherds Steps and North Antrim Cliff Path Hike in Bushmills, Mountsandel Wood in Coleraine, and Mussenden Temple in Castlerock.

For golfers, there are an abundance of facilities within the immediate area which host World Class facilities and events. Locally there is the Portstewart Golf Club with 3 link courses which were the host of the 2017 Dubai Duty Free Irish Open, Castlerock Golf Club, and the world-famous Royal Portrush Golf Club, considered to be one of the finest golf course in the world with two links courses and in July 2025 will host the 153rd Open Championship.

There is an excellent selection of primary and secondary schools available in the area, as well as Ulster University Coleraine Campus 6.28km/3.9 miles distant.



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Description

The Lighthouse is positioned on one of the finest sites along the coastline in Northern Ireland, with unrivalled panoramic views across the Atlantic Ocean and beyond to The Scottish Isles. The impressive three-storey dwelling is accessed via a basalt stone pillared entrance with electric iron gates, and approached via a short sweeping driveway, leading to an abundance of parking to the southern elevation.

The property extends to a total of 3,130 square feet, offering generous and well balanced proportions as set out on the accompanying plans. The extensive accommodation has been beautifully designed to take advantage of the spectacular panoramic views, with each room benefiting from uninterrupted sea views. Another key feature of this property is the abundance of natural light.

The entrance porch leads through to a grand hall with double doors leading to the front lawn and patio area, a feature spiral staircase, and 1 person lift offering access to the first and second floor. The ground floor features a master bedroom, and a further double bedroom with ensuite.

The first floor forms the heart of the property and offers a spacious open plan kitchen, dining, and living room ideal for hosting and entertaining. The views from the first floor are arguably the best views across the North Coast, offering breath-taking views of sunsets west over Portstewart Strand and Mussenden Temple, or east of sunrises towards the Giant's Causeway and beyond to the Mull of Kintyre, Scotland. The living room features glass bifold doors to the west, and a further door to the south, both leading out to a wrap around balcony, offering the perfect spot for a morning coffee or evening glass of wine.

The kitchen and dining room includes an extensive range of floor and wall mounted units and built in appliances, and benefits from an adjoining utility room and access to the northern balcony/terrace area, ideal for outdoor dining. There is also a WC on the second floor accessed off the spacious landing.





The second floor hosts the Master Bedroom, which benefits from floor to ceiling curved glass windows, offering the perfect viewing spot, and glass double doors leading out to a wrap around balcony. The master bedroom further benefits from a large master bathroom with unique curved feature shower, and a spacious walk-in wardrobe.

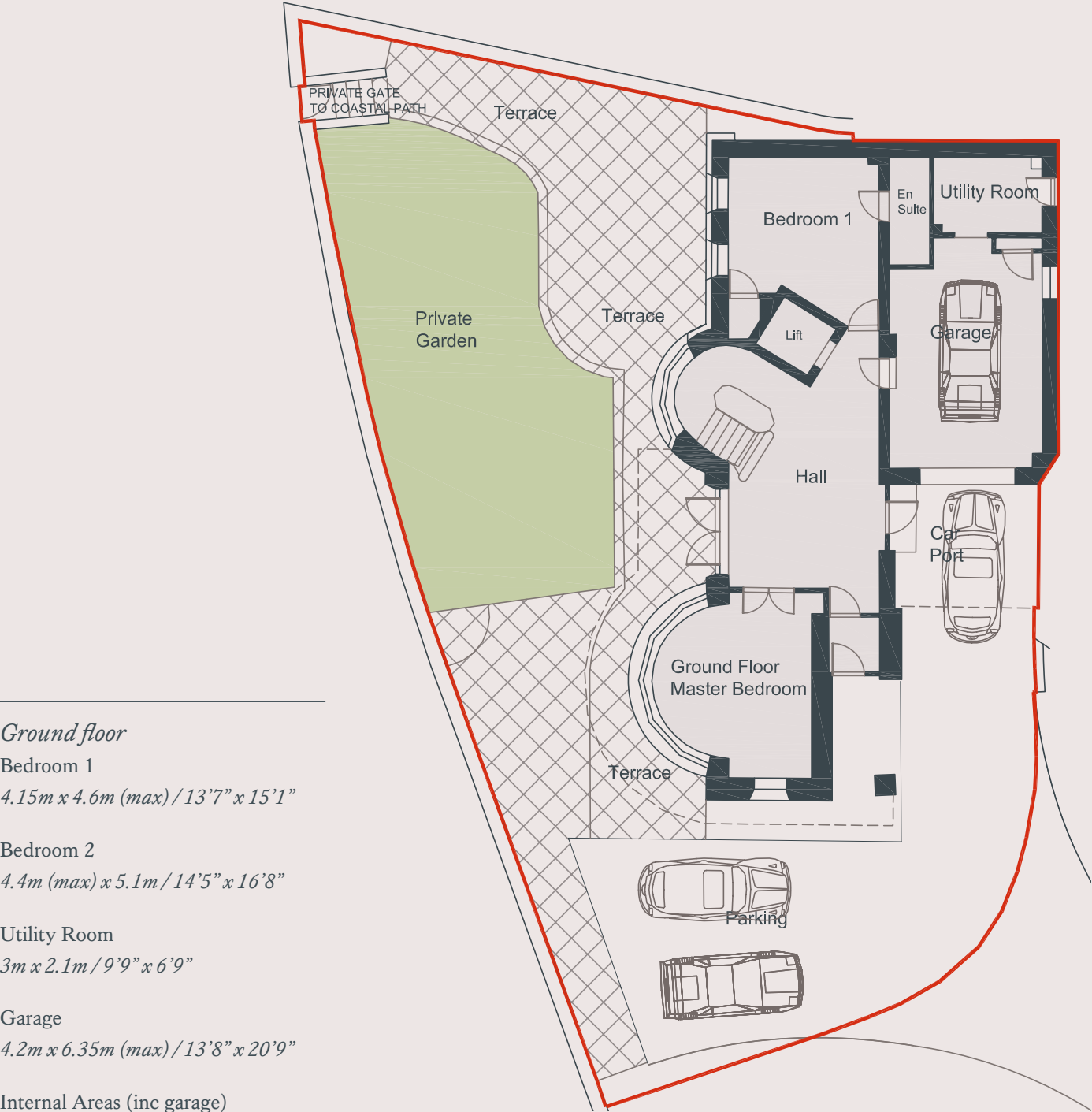
Externally, The Lighthouse sits north-west facing amidst immaculate garden grounds laid to lawn bounded by a basalt stone wall, with a generous communal patio/BBQ area to the northern elevation. The property further benefits from an integral garage extending to 288 square feet, allowing access through to the ground floor hall. A further utility room is located to the rear of the garage and benefits from separate access to the rear of the property.

The Lighthouse represents a unique opportunity to acquire one of the finest property's on the north coast, and early viewing is strongly recommended.

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Two hundred and ninety-one square metres

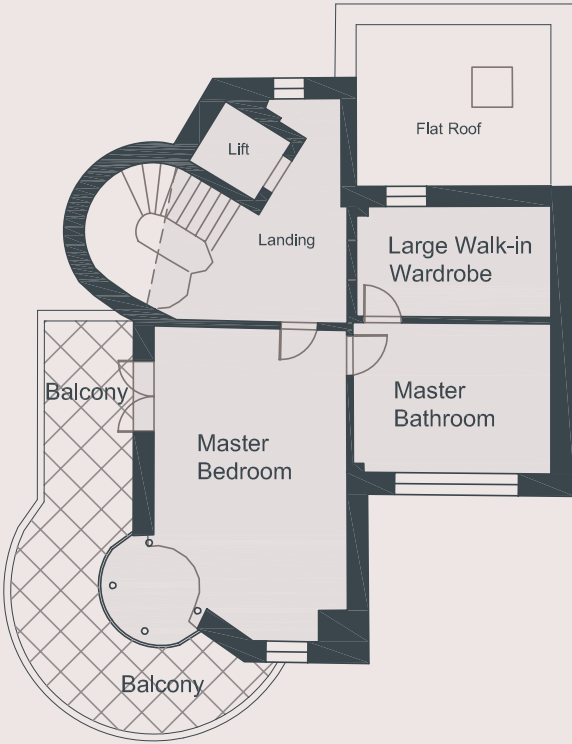
For identification purposes only



- Ground floor
- Bedroom 1
4.15m x 4.6m (max) / 13'7" x 15'1"
- Bedroom 2
4.4m (max) x 5.1m / 14'5" x 16'8"
- Utility Room
3m x 2.1m / 9'9" x 6'9"
- Garage
4.2m x 6.35m (max) / 13'8" x 20'9"
- Internal Areas (inc garage)
116 sq m / 1,248 sq ft
- Terrace Areas (as hatched)
103 sq m / 1,108 sq ft
- Private Garden Area (light green)
75.7 sq m / 815 sq ft
- Total Site Area (with red line)
440 sq m / 4,735 sq ft



- First floor
- Kitchen/Dining/Utility Room
4.3m (max) x 9.75m (max) / 14'1" x 31'10"
- Living Room
7.55m (max) x 6.1m / 24'8" x 20'0"
- Internal Area
101 sq m / 1,087 sq ft
- Balcony and Terrace Areas (as hatched)
50 sq m / 538 sq ft



- Second floor
- Master Bedroom
5.3m (max) x 6.8m (max) / 17'4" x 22'3"
- Master Bathroom
4.3m x 3.25m / 14'1" x 10'7"
- Flat Roof
4.2m x 3.5m / 13'8" x 11'5"
- Internal Area
74 sq m / 796 sq ft
- Balcony Area (as hatched)
22 sq m / 235 sq ft



General remarks

Viewings

Strictly by appointment by the sole selling agents:

Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX
T +44 (0) 28 9026 7820
E belfast@savills.ie

Directions

The postcode for the property is BT55 7PB.

Airports

Belfast International Airport (www.belfastairport.com)
Belfast City Airport (www.belfastcityairport.com)
City of Derry Airport (www.cityofderryairport.com)

Fixtures and Fittings

All fixtures and fittings are excluded from the sale.

Solicitors

Carson McDowell LLP,
Murray House, 4 Murray Street, Belfast, BT1 6DN.

Plans, Areas, and Schedules. These are for reference only. They have been carefully checked and computed by the selling agents and the seller’s solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Sale details

Price on application.

Ratable Value

We are advised by the land and property services website that the rates payable are £3,921.60 for 2024/25.

Energy Performance Rating

Energy Rating E
Cert No. 6835-9127-5400-0210-8222

Services

Gas heating, mains electricity, mains water, mains sewerage. Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Entry and Possession

Entry is by agreement

Offers

Offers may be submitted to the selling agents Savills, Longbridge House, 16-24 Waring Street, Belfast.

Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.



VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Disclaimer Savills:

These particulars are issued by Savills on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Savills for themselves and for the vendor/lessor whose agents they are, given notice that:

(i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract.

(ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.

(iii) neither Savills, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. April 2025.

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April 2025

