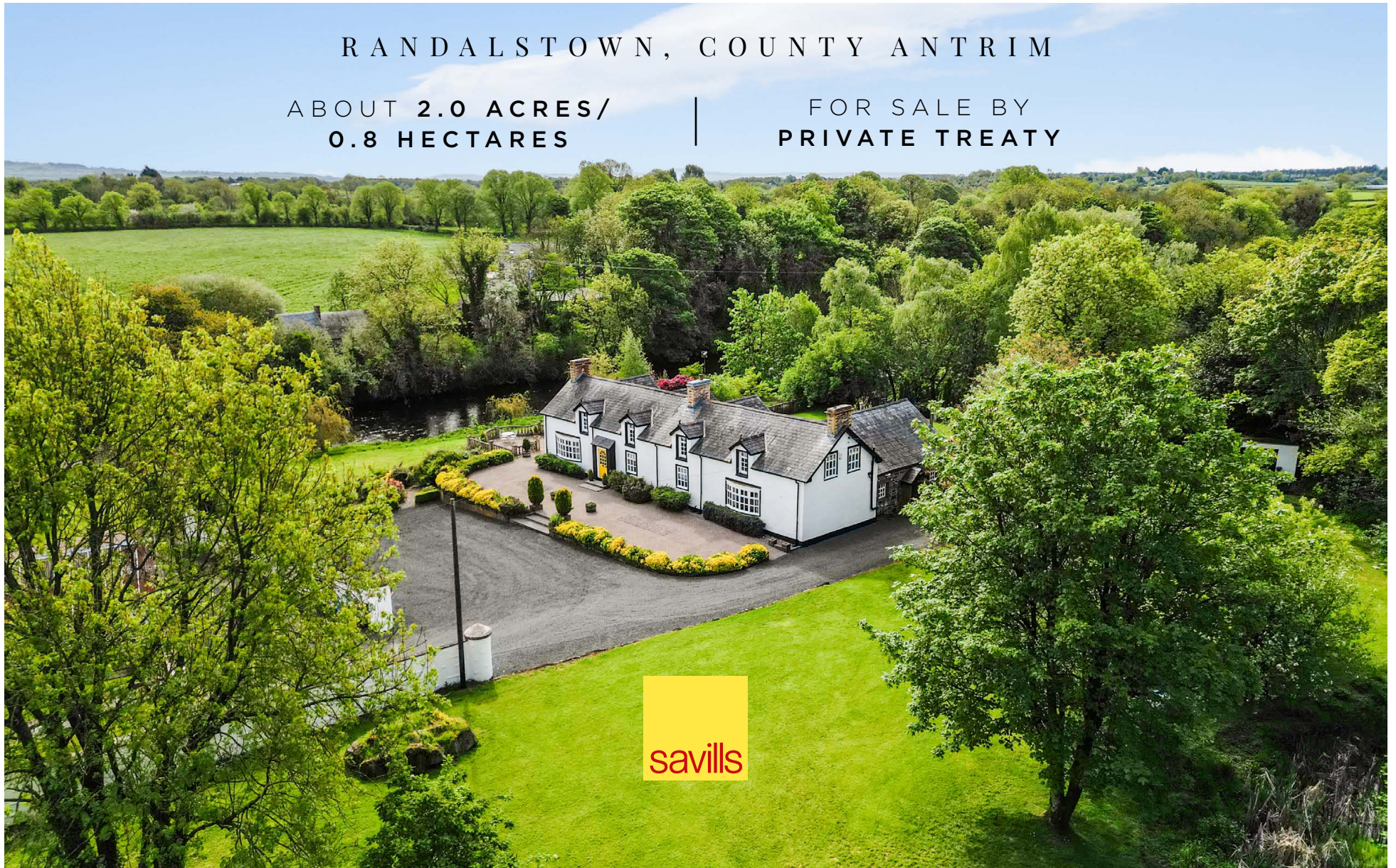


# 33 CADDY ROAD

RANDALSTOWN, COUNTY ANTRIM

ABOUT 2.0 ACRES/  
0.8 HECTARES

FOR SALE BY  
PRIVATE TREATY



savills







# A truly unique period property with immaculate grounds

## SPECIFICATION

- Charming country residence in a beautiful and mature setting
- Period property dating back to the 1700s with original features including exposed beams & feature fireplace
- Beautiful tranquil location overlooking the River Maine, which is renowned for its trout and salmon fishing
- Fantastic outdoor entertainment areas with several patios, formal gardens & private feature pond
- The property presents a unique opportunity for a family home or investment, subject to relevant planning permissions
- Extends to about 2.0 acres & benefits from a number of outbuildings including an external office





# Location

Located in the beautiful County Antrim, Randalstown is a quaint town with historic ties to the linen and iron industries

33 Caddy Road is located in the beautiful countryside, only about 2.3 miles from the town centre, perfect for rural living with the convenience of amenities close-by in neighbouring villages. Randalstown is a small town in County Antrim, between Antrim and Toome located along Lough Neagh. The property is ideal for commuters to Belfast, being situated only 25.2 miles distant and having easy access to the M2 motorway. The area benefits from close proximity to both Belfast International Airport (11.4 miles) and Belfast City Airport (26.2 miles).

Local schooling is available in the area at Ballymena Academy, Rainey Endowed School and St Mary's Grammar School.

## TRAVEL DISTANCES

- Antrim – 7.6 miles
- Belfast International Airport – 11.2 miles
- Belfast – 22.5 miles
- Derry/Londonderry – 48.9 miles







# Amenities

The surrounding area hosts a range of activities for all interests, including a number of excellent world-class hotels. The Rabbit Hotel in Templepatrick was named the best place to stay in Northern Ireland in 2024 by The Times and is an AA Four Star hotel. The Galgorm is located only about 6.8 miles away in Ballymena and provides a luxury hotel and spa experience. Other hotels in the area include DoubleTree by Hilton, Dunadry Hotel and Gardens in Antrim and Dunsilly Hotel in Antrim.

The area is known for its abundance of natural beauty and stunning scenery. Lough Neagh located close-by, is the largest lake on the island of Ireland and in the British Isles, and hosts NI's most precious wildlife sites. The historical Barbican Gate and Antrim Castle Grounds offer visitors a glimpse into Antrim's history and walks around the beautifully landscaped gardens.

Randalstown benefits from fantastic attractions, including the World of Owls, which is Northern Ireland's only owl, bird of prey, and exotic animal conservation centre. Located adjacent is the 172-hectare mixed conifer forest named Randalstown Forest, known for its deer park and walking routes, offering visitors opportunities for wildlife viewing including fallow deer.

For fitness enthusiasts, take a trip to the Newtownabbey Way, which provides a walking and cycle path linking Corrs Corner to the shores of Belfast Lough at Whiteabbey (2.5 miles), or a walk at Lough Shore Park in Antrim. Find a range of facilities at Antrim Forum Leisure Centre, including a fitness suite, swimming pool, health suite, squash courts, indoor cycle and fitness studios.

## NEARBY AMENITIES

- St. Benedict's College – 2.8 miles
- Hillstown Farm Shop & Kitchen – 4.1 miles
- World of Owls – 4.2 miles
- Shane's Castle – 5.2 miles
- Antrim Castle Gardens – 7.0 miles



# The Property

33 Caddy Road is a charming period residence located in a tranquil setting, surrounded by mature trees and shrubs. The grounds provide a peaceful atmosphere with beautiful landscaped gardens, private feature pond and set on the banks of the River Maine.

North of Randalstown via Caddy Road, the property is approached by a private gravel sweeping laneway which is flanked by hedgerow, providing a fantastic sense of arrival. There is an abundance of parking to the front of the dwelling.

The well-portioned accommodation extends to about 2,824 sq. ft, which has been set out on the accompanying plans. The original property dates back to the 1700s when it was constructed, with the accommodation being converted and extended over the years to a charming family residence.

The property has a welcoming entrance which leads into the kitchen/dining room, which provides a fantastic space for entertainment and modern family living. The kitchen comprises of a range of low and high wall-mounted units, Belfast style sink and an integrated aga range cooker.

Further entertainment space is offered through the double patio doors into the beautiful sunroom with a fantastic ceiling flower feature, panoramic windows and double doors leading out to the patio area. The formal living room is a great size, and benefits from original exposed beams, impressive open fireplace with a stone mantel and patio doors into the sunroom. The original features extend throughout the residence into the dining room while also benefiting from solid oak panelling and beautiful bay windows. Further accommodation is provided on the ground floor with a family snug with a gas fire, family bathroom with bath/shower, utility room, boot room and shower room.





The first floor provides excellent accommodation which is accessed via two staircases within the property. There are a total of five double bedrooms including the master, with two benefiting from ensuites.

Externally, the property is set on beautifully manicured formal grounds with a range of flora and fauna. There are a number of patio areas, which offers fantastic entertaining spaces and the perfect spot for a morning coffee or evening glass of wine, as there are various sun spots all day. There is an abundance of space on offer including a private pond hosting Moorhens and ducks, beautiful mature trees including walnut and apple.

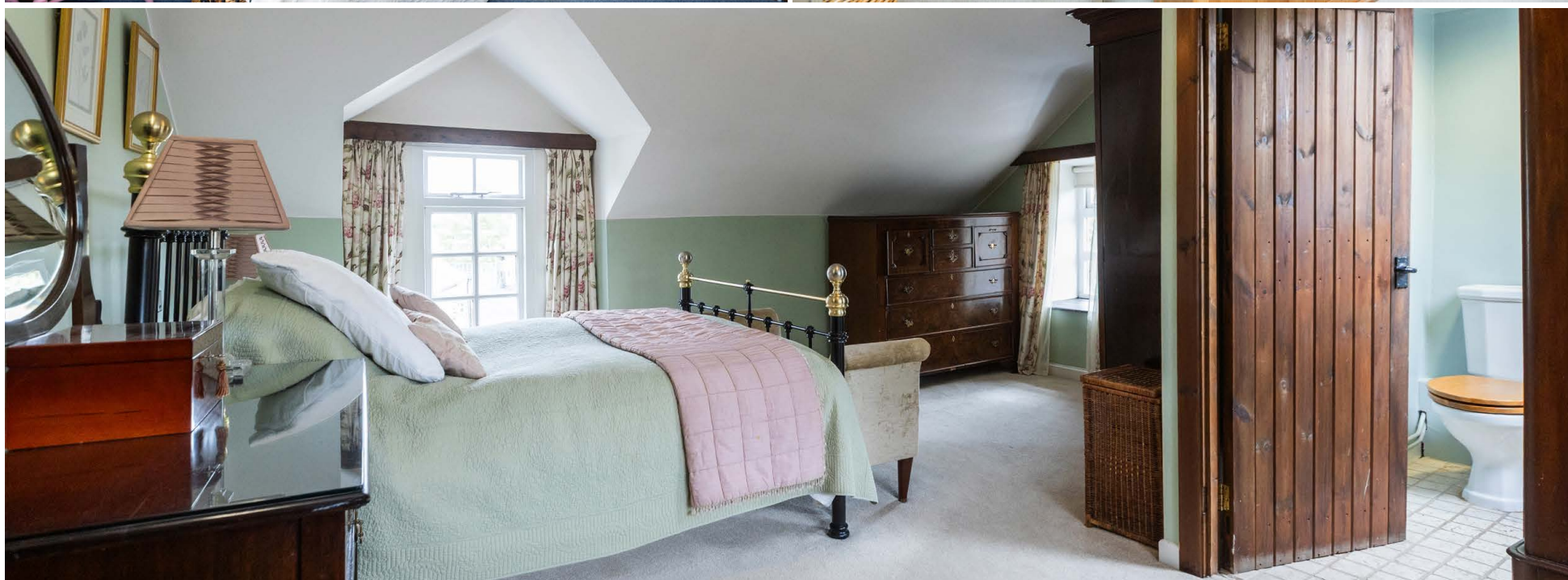
Further accommodation is provided via the external office, garage and garden shed.











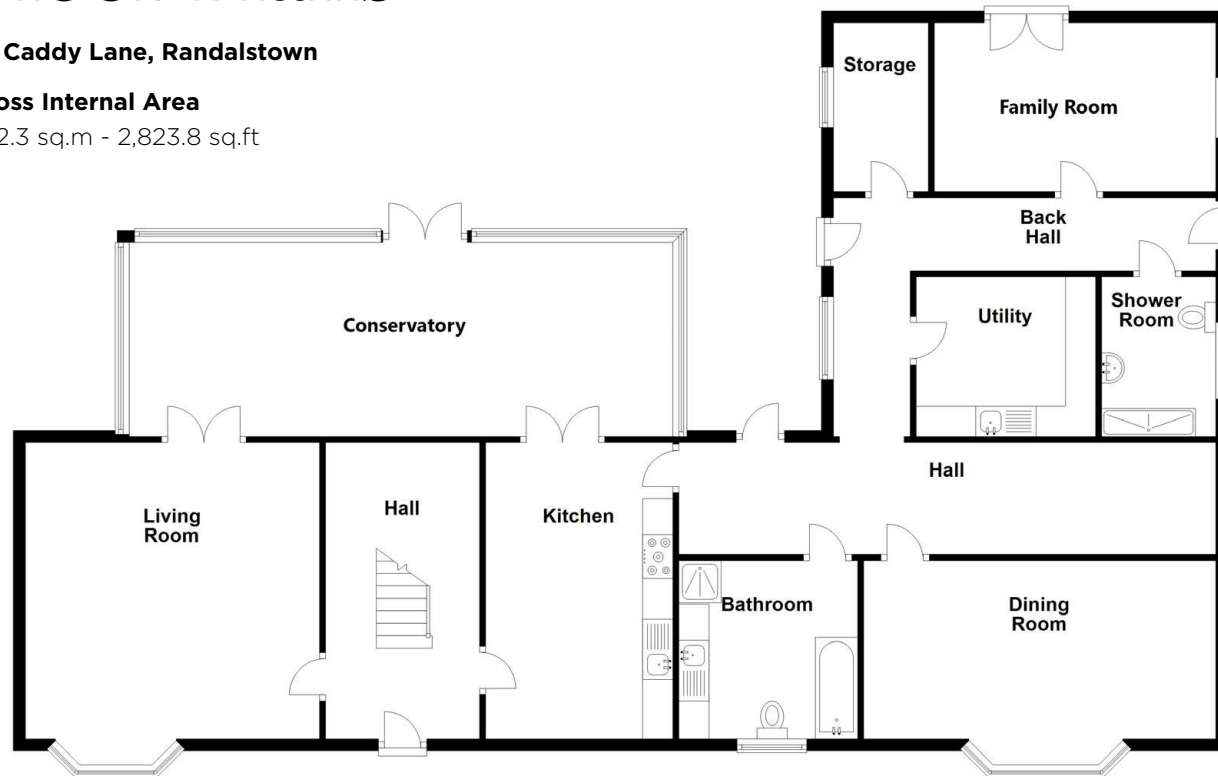


# Floor Plans

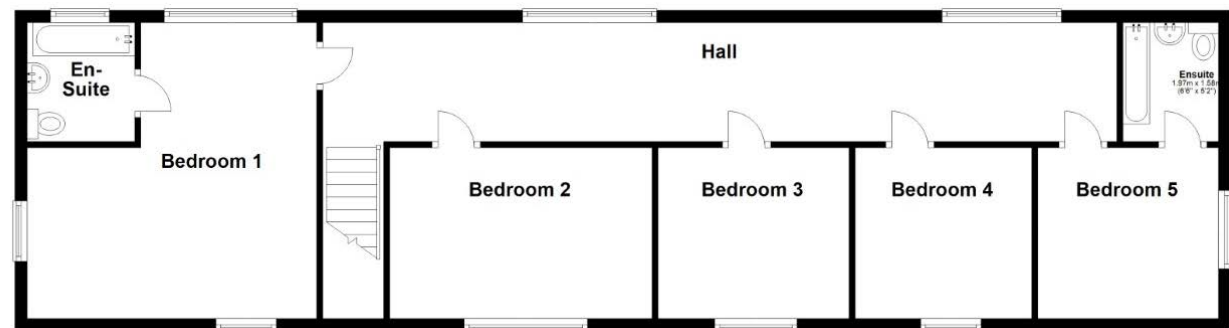
**33 Caddy Lane, Randalstown**

**Gross Internal Area**

262.3 sq.m - 2,823.8 sq.ft



Ground Floor



First Floor



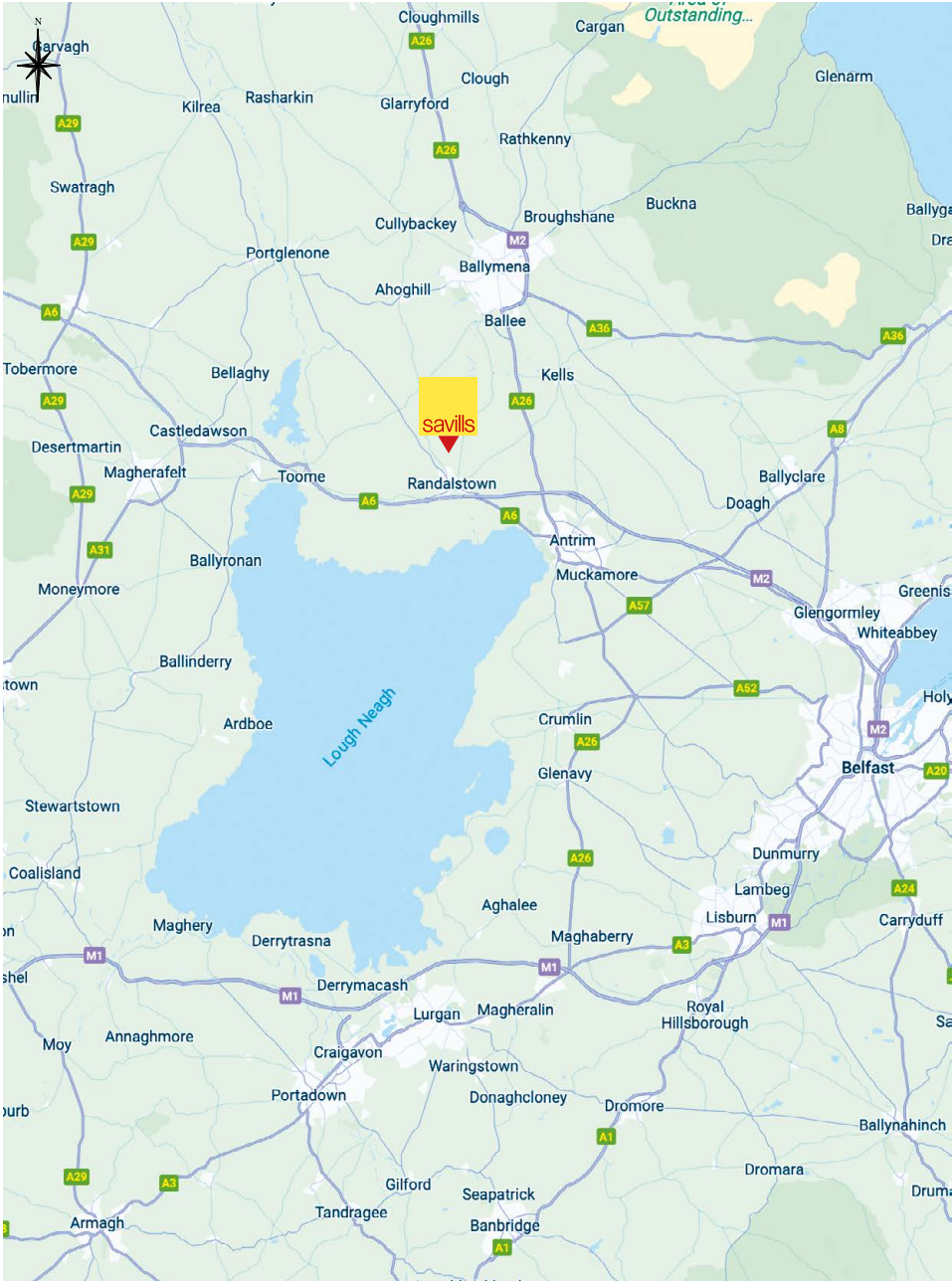




# Maps

EPC Rating: E53

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 59 D      |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



All maps are for identification purposes only



# General Remarks

## VIEWINGS

Strictly by appointment by Savills.

## DIRECTIONS

The postcode is BT41 3DL.

## WHAT3WORDS

///thankful.outbursts.joins

## LOCAL AUTHORITY

Mid and East Antrim Borough Council  
Tel: +44 (0) 300 124 5000 Website: <https://www.midandeastantrim.gov.uk/>

## FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings.

## SERVICES

Mains electricity supply, mains & private water supplies and drainage, integrated aga, oil fired central heating and broadband connection. 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.

## SOLICITORS

Denis McKay  
1-9 Castle Arcade,  
Belfast, Northern Ireland  
Tel: +44 (0) 28 9024 4602  
Email: [DMcK@napier.com](mailto:DMcK@napier.com)

## OFFERS

Offers may be submitted to selling agents, Savills.

## ENTRY

Entry is by agreement.

## CLOSING DATE

A closing 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.

## LOTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

## 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.

## PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitors, and the purchaser 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.

## 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.

## RATEABLE VALUE

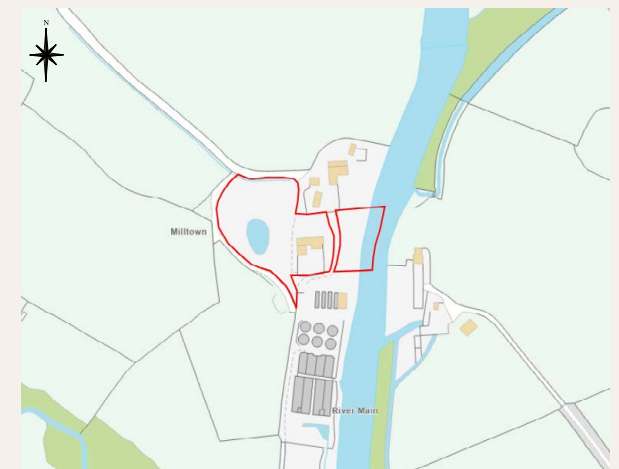
We are advised by the land and property services website that the rates payable for 2025/26 are as follows: 33 Caddy Road: £1,870.25.

## SALE DETAILS

The property is being offered for sale for £625,000 (Six Hundred and Twenty Five Thousand Pounds Sterling).

## GENERALLY

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



Boundary for indicative purposes only.





## Contact



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Belfast, BT1 2DX  
**savills.ie**

Tel: +44 (0) 28 9026 7820  
Email: [belfast@savills.ie](mailto:belfast@savills.ie)

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### Important Notice

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared June 2025 and photographs taken in 2023.