

TEMPLETON
ROBINSON



‘Avoca Farm’,
42 Ballymiscaw Road,
Craigantlet,
Holywood,
BT18 9RR

Offers Over
£825,000

Viewing by
appointment with
& through agent
028 90 424747



Set in the scenic Craigantlet hills, Avoca Farm is a charming detached home on c.4.5 acre site, just five minutes from Hollywood, Belmont and Dundonald. It offers a wonderful balance of rural tranquillity and modern convenience, with generous accommodation and plenty of character throughout.

At the heart of the home is a spacious open plan kitchen, living and dining area with bifold doors opening onto the garden. A separate living room with inglenook fireplace housing a modern wood burning stove provides a cosy retreat, while upstairs there are four comfortable bedrooms, a bathroom and

shower room.

The property is currently configured to include a self-contained annex with its own kitchen, shower room and one or two bedrooms. Registered with the Northern Ireland Tourism Board (4 star rating), it's ideal for guests, extended family or generating rental income.

Outside, there's a large barn set up as a fantastic home bar, a triple garage, and a chicken coop, along with a couple of additional stores. A paddock with stables completes the picture for those with equestrian or smallholding interests.



- Charming detached home on c.4.5 acre site in the Craigantlet hills
- Flexible layout with up to five bedrooms including optional annex
- Modern open plan kitchen, living and dining area, underfloor heating and bifold doors to the garden.
 - Separate utility room
 - Formal dining room
 - Cosy living room with inglenook fireplace
- Self-contained annex with kitchen, shower room and own entrance
- Registered with the Northern Ireland Tourism Board for self-catering use
- Large barn converted to a home bar - ideal for entertaining or teenagers
 - Triple garage and chicken coop, plus additional stores
- Paddock with stables - perfect for equestrian or smallholding use
 - Five minutes from Hollywood, Belmont and Dundonald
 - Oil fired central heating and double glazed throughout
 - Solar panels provide excellent savings on electricity
 - Fibre optic internet with up to 1GB

The Property Comprises:

Ground Floor

Composite double glazed front door to . . .

ENTRANCE HALL:

CLOAKROOM: Low flush wc, vanity unit with mixer tap and tiled splashback, ceramic tiled floor.



MODERN FULLY FITTED KITCHEN OPEN PLAN TO CASUAL DINING & FAMILY ROOM: 32' 6" x 18' 8" (9.9m x 5.7m) Extensive range of high and low level units with quartz worktops, Franke 1.5 stainless steel sink unit with mixer tap, integrated Smeg eye level electric oven, combi microwave and warming drawer, integrated full length fridge, integrated Neff dishwasher, Neff induction hob, Smeg stainless steel extractor fan, breakfast bar, ceramic tiled floor, bi-folding patio doors and remote control awning, storage under stairs.



DINING ROOM: 13' 9" x 12' 2" (4.2m x 3.7m) Feature mahogany fireplace with cast iron and tiled inset, slate hearth, solid oak wood floor, cornice ceiling.



LOUNGE: 16' 1" x 14' 9" (4.9m x 4.5m) Natural brick inglenook fireplace with wood burning stove and slate hearth, display shelving, storage cupboard, solid wood floor, door to annex.



UTILITY ROOM: Old Belfast sink unit, granite worktops and upstands, plumbed for washing machine, space for freezer.

BOILER ROOM: Oil fired boiler, pressurized hot water tank.

First Floor

LANDING:

BEDROOM (1): 14' 9" x 13' 5" (4.5m x 4.1m) Built-in wardrobe.



BEDROOM (2): 14' 5" x 12' 6" (4.4m x 3.8m) Oak effect laminate wood floor, excellent eaves storage.



BEDROOM (3): 12' 2" x 9' 10" (3.7m x 3m) Excellent range of wall to wall sliding wardrobes.



BEDROOM (4): 14' 1" x 12' 6" (4.3m x 3.8m) Oak effect laminate wood floor.

SHOWER ROOM: Fully tiled walk-in shower with overhead shower and body spray, vanity unit with mixer tap, low flush wc, heated towel rail, ceramic tiled floor, fully tiled walls.



BATHROOM: Low flush wc, space saver panelled bath with overhead shower, pedestal wash hand basin, part tiled walls, heated towel rail.



Ground Floor

ANNEX

KITCHEN: 17' 1" x 14' 5" (5.2m x 4.4m) Range of high and low level units, laminate worktops and upstands, stainless steel sink unit and drainer with mixer tap, Neff five ring gas hob, stainless steel extractor fan, Neff built-in oven and grill, wood effect ceramic tiled floor, private composite double glazed door to patio and garden.



LIVING ROOM/BEDROOM (5): 10' 2" x 8' 10" (3.1m x 2.7m) Wood effect ceramic tiled floor.



LUXURY SHOWER ROOM: Walk-in shower cubicle with overhead shower and body spray, vanity unit with mixer tap, low flush wc, heated towel rail, ceramic tiled floor, fully tiled walls.



Outside

Shared laneway to gravel driveway to ample private parking. Range of outbuildings to include:

BARN: 35' 9" x 15' 9" (10.9m x 4.8m) Currently used as a teenagers den with bar area and fixed staircase to mezzanine floor.

LARGE STORE OR TRIPLE GARAGE: 35' 1" x 17' 1" (10.7m x 5.2m)

SEPARATE UTILITY AREA: Low flush wc, plumbed for washing machine, wash hand basin, gas fired boiler.

STONE BARN: 19' 0" x 13' 9" (5.8m x 4.2m)

Chicken coop. Paddock with stables.







Location:

Travelling from the Maypole in Holywood, continue up Church Road, at the top of Church Road, turn right onto the Ballymiscaw Road and continue on for a quarter of a mile. There is an Orange hall on the left and immediately opposite on the righthand side is a laneway - number 42 is located at the bottom of this lane.

Total area for sale hatched in red.





Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



Energy Rating

Epc Type: Domestic

Current: A92

Potential: A92

EPC Landmark Code: 2815-3049-6204-4225-8204

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100	92	92
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.