



A superb detached family home situated in a prime rural location within easy reach by car of Ballymoney .Views to the west from the front of the property to the Sperrin mountains are complemented by the delightful Gardens. This exceptional property offers flexible accommodation ,comprising Four reception areas ,Five Bedrooms (master bedroom with an ensuite shower room).

Together with original old stone residence which may be suitable for conversion (subject to consent), field stable block, courtyard, manege, stores and garage. It offers flexible accommodation, with potential for equestrian use, tourism or smallholding, or simply a unique residence for the discerning country dweller seeking a stunning home ideally suited for the excellent shops and schools in Ballymoney, with easy access to Coleraine and the North Coast, and all areas south to Belfast via the nearby A26. In all 5 acres.

Offers Over
£395,000

32 Lislagan Road,
Ballymoney,
BT53 7DD

Viewing by
appointment
through agent
028 9066 3030



Externally, accessed via driveway and extensive courtyard, Number 32 has wrap around gardens to front, side and rear in neat lawn with mature trees, seasonal planting and paved patio area all underpinned by superb views over rolling countryside towards the Sperrins. Internally, beautifully open plan accommodation including kitchen and dining area opens onto a generous sunroom and gorgeous Lounge. Complete with five bedrooms, master ensuite, first floor bathroom and separate shower room.

Benefiting from oil fired central heating, uPVC double glazing and modern internal decoration, Number 32 lends itself naturally to a number of uses including B&B, home office or potentially additional accommodation (subject to consent).

- Superb Detached Country Residence with Delightful Internal Ambiance & Charm
- Convenient Rural Location with Easy Access to A26, only 5 mins by Car from Ballymoney
- Four Impressive Reception Rooms
- Five Bedrooms (Including Ground Floor Bedroom (5) Presently Used a Study)
- Magnificent Modern Fitted Kitchen & Dining Area with Integrated Appliances & Oil Fired Aga
- Beautiful Sunroom with Views to South West Over Local Countryside
- Rear Hallway / Sun Porch with Access to Large Utility Room & Cloakroom with WC Facility
- Master Bedroom with Ensuite Shower Room
- Family Bathroom & Separate Shower Room
- uPVC Framed Double Glazed Windows & Doors
- uPVC Soffits & Guttering
- Oil Fired Central Heating
- Enclosed Courtyard & Stable Block with Formica Residential Accommodation Suitable for Conversion (Subject to Planning)
- Adjoining Land & Paddock Area Included in Approx 5 Acre Package
- Superb Garden with South Facing Aspect in Lawns with Patio Area & Mature Boundary

The Property Comprises:

Ground Floor

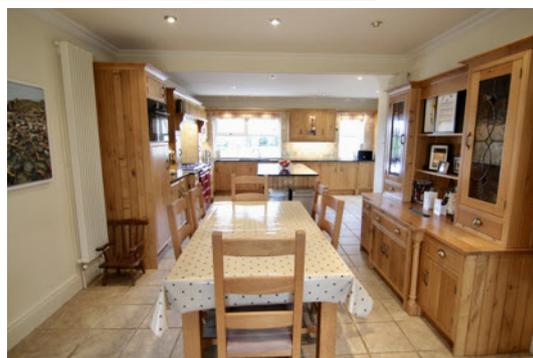
SUN ROOM: 19' 0" x 10' 10" (5.79m x 3.3m) With stunning views from the front over the mature gardens towards to Sperrin mountain range in the distance. Attractive tiled flooring, French doors to exterior, French doors to Reception Hall, additional French doors to the Kitchen and Dining room, feature vaulted ceiling with recessed lighting, high level feature window above doors to front.



RECEPTION HALL: Tiled floor, ceiling coving, French doors to Sunroom, open plan to Kitchen and Dining Area.

Telephone 028 9066 3030
www.templetonrobinson.com

KITCHEN & DINING AREA: Extensive range of 'Pippy' (Orrie) eye and low level units, polished granite worktops, tiled between worktops, Franke inset stainless steel sink, feature housing with Aga and integral extractor fan, integrated dishwasher, integrated fridge, integrated Bosch microwave, leaded glass display units, window pelmets with lighting, larder unit, tiled floor, feature wall mounted column contemporary radiators, island unit with saucepan drawers, wine rack, granite worktop, power points, dresser unit with leaded glass display units, display shelves with storage below, ceiling coving, recessed ceiling spotlights, TV point. Archway to reception hall. French doors to sunroom and glazed double doors to drawing room.



DRAWING ROOM: 23' 6" x 16' 2" (7.16m x 4.93m) Including bay window, views from all windows, ceiling coving, feature polished metal fireplace with carved wood surround, recessed ceiling spotlights, TV point and telephone point. Glazed double doors to kitchen and dining area.



FAMILY ROOM: 13' 10" x 10' 11" (4.22m x 3.33m) With multi-fuel stove, slate hearth, tv point, ceiling coving, traditional style tiled flooring. Door to kitchen, glazed panel door to reception hall.



BEDROOM (5) / OFFICE: 10' 8" x 8' 10" (3.25m x 2.69m) With extensive range of fitted Orrie units, book shelves, storage drawers, fireplace with tiled inset and wood surround, ceiling coving, telephone point, recessed ceiling lights. Views over mature gardens to front.

ENTRANCE HALL / SUN PORCH: With tiled floor.

Door to ...

UTILITY ROOM: 20' 0" x 13' 8" (6.1m x 4.17m) (L-Shaped) with generous range of eye and low level units including larder unit, single bowl stainless steel sink unit, space for cooker, extractor fan, plumbed for automatic washing machine, vented for tumble dryer, tiled floor. Comprising WC, pedestal wash hand basin, tiled floor, large fitted cupboards.

CLOAKROOM: Comprising WC, pedestal wash hand basin, tiled floor, storage cupboards.

First Floor

GALLERY STYLE LANDING: With ceiling coving, points for wall lights. Archway to inner hall with shelved hotpress, extensive double width storage cupboard. Access to large floored attic / storage space with potential for conversion for accommodation purposes subject to planning.

SHOWER ROOM: Comprising fully tiled walk-in shower cubicle with Aqualisa mixer shower fitting, low flush WC, pedestal wash hand basin with tiled splashback.

MASTER BEDROOM: 16' 5" x 16' 3" (5m x 4.95m) With double aspect windows with views over surrounding countryside. Extensive range of fitted bedroom furniture including; wardrobes, dressing table, corner window seat, ceiling coving.



ENSUITE SHOWER ROOM: Comprising His & Hers vanity basins with tiled splashback, fitted mirror with lights, tiled floor, ceiling coving, WC, tiled shower cubicle with power shower fitting.

BEDROOM (2): 13' 5" x 12' 0" (4.09m x 3.66m) With fitted bedroom furniture comprising, vanity unit, wardrobes, dressing table, plaster ceiling cove, stunning views to front.

BEDROOM (3): 10' 11" x 9' 11" (3.33m x 3.02m) With range of fitted furniture comprising; wardrobes, drawers with concealed display lighting. Spectacular views to front.

BEDROOM (4): 10' 11" x 9' 11" (3.33m x 3.02m) With ceiling coving.

BATHROOM: 11' 10" x 6' 5" (3.61m x 1.96m) With contemporary suite comprising; panel bath with telephone hand shower attachment, tiled splashback, 'Althea' sink unit with tiled splashback, storage drawers below, WC, wall mounted chrome towel rail, glazed shower cubicle with an Aqualisa Aqua stream power shower fitting, tiled floor.

Outside

Property is approached by sweeping driveway and pillared entrance leading to the original old house, stables and main dwelling. Additional driveway continues in a loop to both sides of the old dwelling leading to a stoned courtyard and patio area leading to the lands and arena.

Additional access to lands via former farm lane.

Mature gardens laid in lawns to three sides of house with established trees and beech hedging providing good shelter, generous garden area and patio to front with mature shrubbery, trees, hedges and seasonal planting providing year round colour.

A yew hedge along the road frontage provides additional privacy. Gardens are dog fenced.

CHARMING ORIGINAL DWELLING HOUSE / COTTAGE: Which may be suitable for conversion to additional accommodation for guest / Air B7B use subject to consent. Accommodation consist of...

LIVING ROOM: 18' 7" x 13' 1" (5.66m x 3.99m) With stable door, multi-fuel stove, traditional surround, tiled floor, feature exposed stone wall, beam ceiling, double aspect windows, stairs to first floor, access door to store.

STORE: 13' 0" x 10' 10" (3.96m x 3.3m) With original beam ceiling, window, lighting. Door to additional store room with light, tiled floor and external door.

CHARMING ORIGINAL GUEST HOUSE / COTTAGE: Large open plan space running the full length of the cottage with high level external door in gable.



OUTBUILDINGS:

STABLES / STORES: 2 useful adjacent rooms with stable doors, windows, electric lights, concrete floors and electric provision.

GARAGE / WORKSHOP: 32' 0" x 16' 0" (9.75m x 4.88m) With tall swing vehicular doors to side, electric lights, concrete floor.

HAY BARN: 44' 3" x 25' 0" (13.49m x 7.62m) Originally sub divided into four stables with lights and electric provision.

GARDEN ROOM: With sliding door and picture window facing garden. May be suitable for conversion to home office.

LANDS:

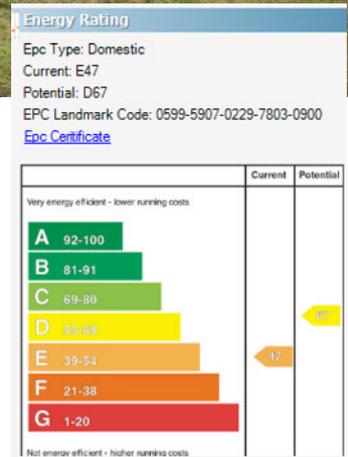
ARENA: 1/2 acre sand arena, suitable for a variety of uses, fenced and surrounded by mature trees and hedging on three sides. Access to...

FRUIT / VEGETABLE GARDEN: 1/4 acre of fruit trees with hardstanding area, lawn and greenhouse with access to stoned courtyard area and 2.5 acre field.

2.5 ACRE FIELD: Laid to grass with fenced beech plantations up both sides planted to frame the spectacular views from the house and garden of the Bann Valley and the hills beyond. Vehicle access to Lislagan Road. Adjacent former farm track, currently in grass and bordered by mature hedging, forms an additional feature, leading back to the gardens.

All lands are bounded to the south by newly planted mixed native broadleaved which will in time provide additional shelter and privacy.





Location:

Leaving Ballymoney along the Garryduff Road, turn right into the Lislagan Road. Number 32 will be on your left hand side.

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

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.

