



An exceptional detached family home in a delightful rural setting in North Antrim. Conveniently positioned for those seeking good commuter access to Belfast, Ballymena and Coleraine. The secluded and tranquil setting of the property and gardens will have wide ranging appeal. Additionally there is an option to purchase some adjoining agricultural farmland.

The accommodation comprises, on the ground floor, a drawing room, garden room, family room and dining room. A magnificent modern kitchen with range of Shaker style units, integrated appliances, breakfast room and separate utility room.

Upstairs are four well proportioned bedrooms, the master with an ensuite shower room, and a superb family bathroom.

Additionally the property benefits from hardwood framed double glazed windows, oil fired central heating, a detached double garage, excellent gardens to both front and a delightful rear with superb views over the local countryside. We can highly recommend an internal inspection.

Offers Over  
£345,000

The Mill  
112 Drones Road,  
Armoy, BALLYMONEY,  
BT53 8UY

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Viewing by  
appointment  
through agent  
028 9066 3030



- An Outstanding Detached Family Home in a Tranquil & Rural Setting with Approximately 2 Acres of Amenity Land with Frontage to the River Flesk
- Drawing Room, Garden Room, Dining Room & Family Room
- Magnificent Modern Kitchen with Range of Shaker Style Units & Integrated Appliances
- Separate Utility Room & Ground Floor WC Facility
- 4 Well Proportioned Bedrooms, Master with Ensuite Shower Room
- Deluxe Family Bathroom
- Mahogany Framed Double Glazed Windows & Oil Fired Central Heating with Zoned Central Heating System
- Zoned Alarm System
- Exceptional Rural Location with Superb Views Over Local Countryside
- Convenient Access to A26 Dual Carriageway (4 Miles) & Hence Well Placed for Commuter Access to Belfast, Ballymena & Coleraine. Similarly Close to Ballycastle & the North Coast
- Delightful Internal Ambiance & Charm
- Superb Gardens to Front & Rear in Lawns, Mature Shrubberies, Landscaped Patio's & Pathway
- An Early Appointment is Highly Recommended



The Property Comprises:

## Ground Floor

ENTRANCE HALL: Chinese slate floor, pine ceiling and mahogany spindle staircase.



DRAWING ROOM: 21' 0" x 14' 0" (6.4m x 4.27m) Chimney breast in Clady stone, fireplace with pine mantle, polished granite hearth and inset gas fire, hand painted pine ceiling with display lighting.





Glazed doors to . . .

GARDEN ROOM: 16' 2" x 13' 0" (4.93m x 3.96m) Views over the garden to the surrounding countryside, French doors open to the rear patio and garden.



FAMILY ROOM: 14' 6" x 13' 2" (4.42m x 4.01m) Italian marble fireplace with inset gas fire and polished granite hearth, integrated illuminated display cabinet, solid oak flooring, French doors to rear patio and garden.



DINING ROOM: 14' 0" x 10' 0" (4.27m x 3.05m) Views over the garden and driveway approach.





MAGNIFICENT KITCHEN & BREAKFAST ROOM: 28' 5" x 10' 6" (8.66m x 3.2m) (overall). A contemporary Shaker style maple kitchen with polished granite work surfaces and integrated appliances comprising Siemens ceramic hob with extractor hood, eye level Siemens double electric oven, larder style fridge and freezer, Neff automatic dishwasher, Franke double sink unit. The extensive units include a pull-out shelved larder and fitted drawer storage all offering ease of access and soft close mechanism, tiled floor continues through to open plan breakfast room.



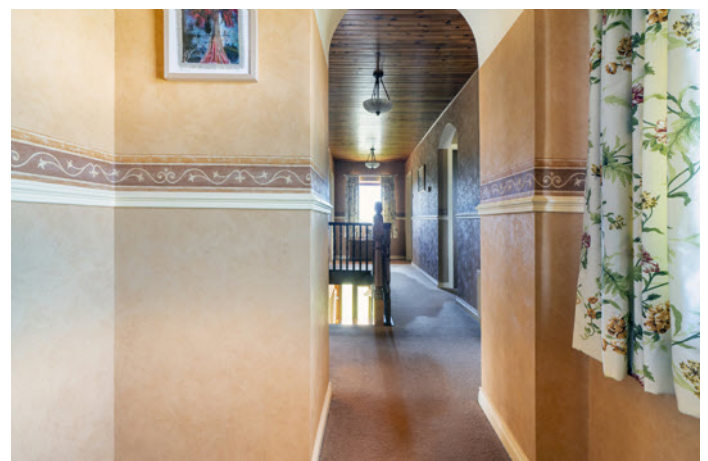


SPACIOUS UTILITY ROOM: 12' 0" x 6' 3" (3.66m x 1.91m) High and low level unit, stainless steel sink, plumbed for washing machine, oil fired boiler.

WASHROOM: Pedestal wash hand basin, low flush wc, Chinese slate floor.

First Floor

LANDING:





MASTER BEDROOM: 13' 3" x 13' 2" (4.04m x 4.01m)



ENSUITE SHOWER ROOM: 7' 7" x 5' 0" (2.31m x 1.52m) Pedestal wash hand basin, bidet, wc, tiled shower cubicle with thermostatic shower, fully tiled walls.





BEDROOM (2): 14' 0" x 9' 3" (4.27m x 2.82m) Full length fitted wardrobe.



BEDROOM (3): 14' 0" x 11' 4" (4.27m x 3.45m)



BEDROOM (4): 14' 0" x 11' 6" (4.27m x 3.51m)



Access to . . .

ATTIC STUDY: 13' 1" x 12' 4" (3.99m x 3.76m)



BATHROOM: 10' 3" x 9' 0" (3.12m x 2.74m) Panelled bath, wash hand basin in vanity unit, illuminated mirror, tiled shower cubicle with thermostatic shower, fully tiled walls.

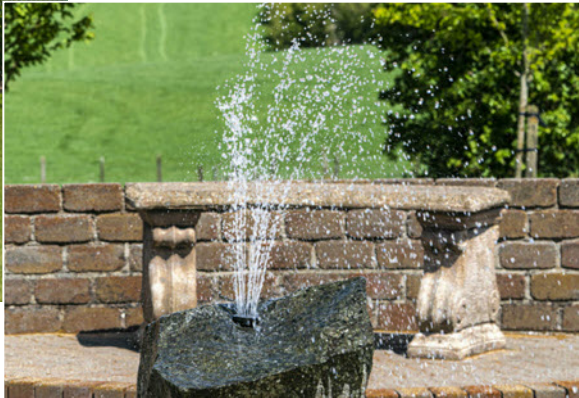
SEPARATE WC: Low flush wc.

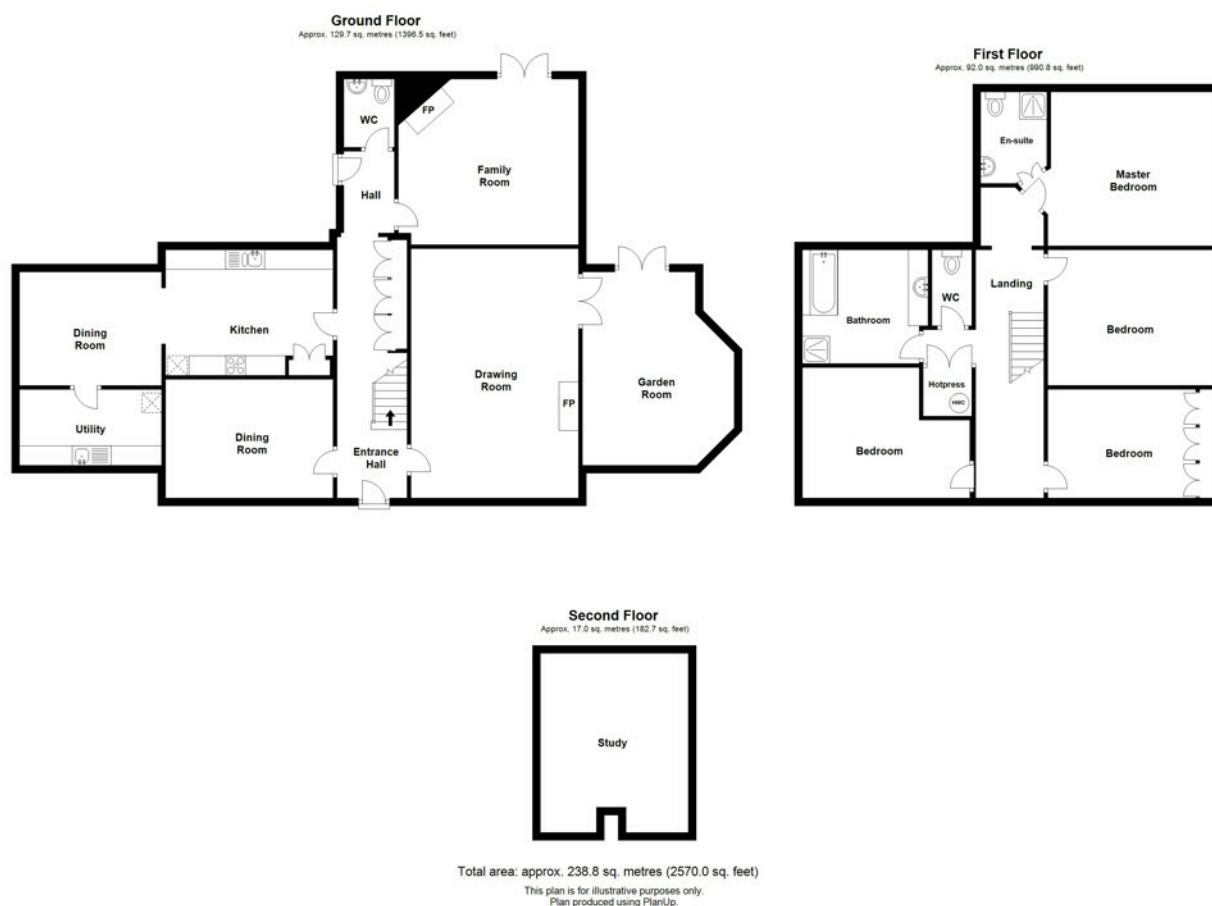


Outside

Rear garden in lawn with brick pavior patio areas ideal for barbequing or outdoor entertaining, views over the countryside to Knocklayde and Orra Mountains.



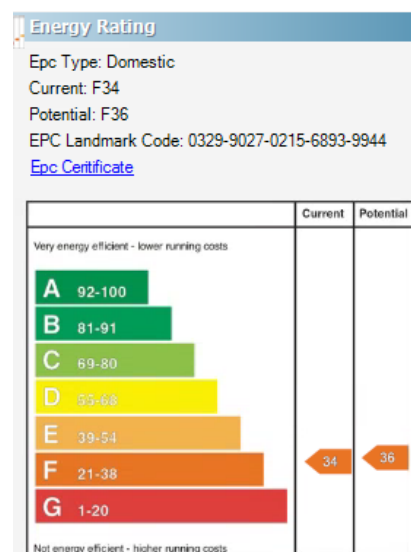




Location:

Approximately 3 miles before Armoyle on the A44 Drogheda Road heading towards Ballycastle.

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](http://www.templetonrobinson.com)



With You Every Step of the Way



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