

UNIQUE 3 BED STONE COTTAGE PLUS STONE OUTBUILDING WITH FULL PLANNING PERMISSION



LOT 1

Nestled in the hills of Donegore, this rare opportunity to purchase the most idyllic of cottages, that also benefits from planning permission to restore and convert two stone outbuildings into additional houses. Located a short drive from the popular villages of Templepatrick and Parkgate, while the bustling town of Antrim is a little further, convenience is on your door step while retaining its semi rural setting.

16a Donegore Hill is a restored and modernised detached stone cottage. Internally the property consists of a sitting room, lounge, dining area, modern fitted kitchen and family bathroom all on the ground floor. On the first floor are three double bedrooms all with en-suite facilities. Outside are gardens and generous driveway with parking for multiple cars.

The site offer a private and mature setting, in addition to the cottage there is a further outbuilding, that benefits from planning permission for another dwelling. Subject to the necessary permissions the outbuilding could be converted for a range of alternative uses. With so much on offer and massive amounts of potential, we advise that any interest be made know to us as early as possible to help avoid any disappointment.

Offers Over
£375,000

16A Donegore Hill,
Templepatrick,
BT41 2HW

Viewing by
appointment
through agent
028 9066 3030



- A rustic detached cottage exuding charm
- Nestled in the hills of Donegore
- Large family sitting room
- Lounge which opens onto a dining area
- Modern fitted kitchen with a range of appliances
- Three well proportioned double bedrooms all with en-suite facilities
- Well sized family bathroom
- Driveway with parking for multiple cars
- Additional stone outbuildings benefitting from full planning
- Suitable for a range of uses, subject to necessary permissions
- A private and mature site
- Convenient to many amenities and excellent transport networks
- Towns of Antrim and Newtownabbey, villages of Templepatrick and Parkgate are a short distance

The Property Comprises:

Ground Floor

Ceramic tiled entrance step to uPVC front door into . . .

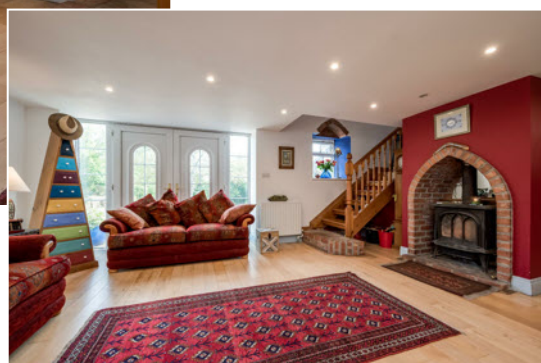
KITCHEN: 19' 4" x 15' 7" (5.89m x 4.75m) Fully fitted kitchen with extensive range of high and low level units, four ring induction hob, electric oven, stainless steel extractor fan, stainless steel splash back, ceramic Belfast sink with mixer tap, integrated fridge freezer, integrated dishwasher, solid wood worktop, ceramic tiled splash back, ceramic tiled floor, double height vaulted ceiling.



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Open plan to . . .

LIVING ROOM: 16' 12" x 14' 12" (5.18m x 4.57m) Feature arch exposed red brick fireplace, multi fuel burning stove, matching solid wood floor, uPVC patio doors.



SITTING ROOM: 17' 11" x 14' 4" (5.47m x 4.37m) Impressive exposed red brick fireplace, solid wood mantles and multi fuel burning stove, ceramic tiled floor.



BATHROOM: White bathroom suite comprising free standing bath with shower over, low flush wc, pedestal wash hand basin, part tiled walls, matching ceramic tiled floor, extractor fan.



First Floor

Open tread stairs to . . .

LANDING: Built-in storage cupboards.

MASTER BEDROOM: 16' 7" x 9' 0" (5.06m x 2.75m) Extensive range of built-in wardrobes, Velux windows and additional feature windows, exposed beams, strip timber flooring.

ENSUITE SHOWER ROOM: Shower cubicle with thermostatic controlled shower, low flush wc, wash hand basin with storage unit, part tiled walls, exposed beams, painted wood strip floor, extractor fan.



BEDROOM (3): 13' 2" x 8' 4" (4.02m x 2.55m) Velux windows, exposed beams, matching wood strip floor.

ENSUITE: White suite comprising low flush wc, half pedestal wash hand basin, exposed beams, part tiled walls, painted wood strip flooring.

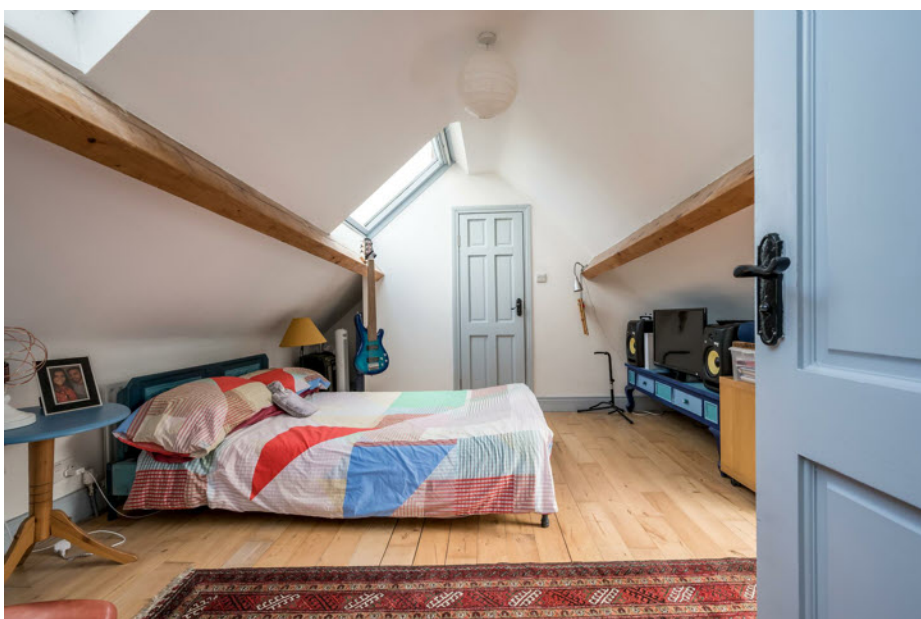


Stairs to . . .

LANDING: Built-in storage cupboards.

BEDROOM (2): 12' 10" x 10' 7" (3.92m x 3.22m) Velux windows, exposed beams, semi solid wood floor.

ENSUITE SHOWER ROOM: White suite comprising shower cubicle with thermostatically controlled shower, low flush wc, wash hand basin, part tiled walls, solid wood floor, extractor fan.



Outside

House is approached through two large pillars with iron gates into a tarmaced driveway with plenty of parking for several cars. Garden laid in lawns with patio areas, mature trees and planting. Boundaries in a mix of wooden garden fences, original stone walls and mature hedging. Outside tap, uPVC oil tank, boiler.





Location:

Travelling on the A57 from M2 motorway towards Templepatrick, turn right onto Paradise Walk the road will become the Loughnamore Road. Turn right onto the Cherry Hill Road, then right onto Moat Road and then left at T-Junction onto Donegore Hill. At the blue house with mini roundabout, turn left and drive down lane, no 16a is on the left hand side.

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