

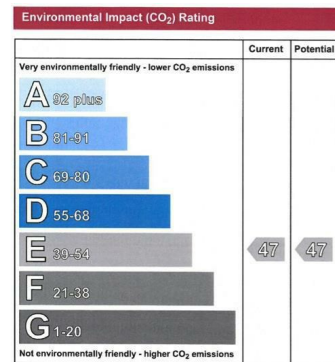
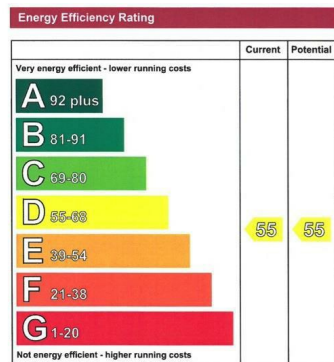
SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

Offers In Excess  
Of £375,000

**FOR SALE**

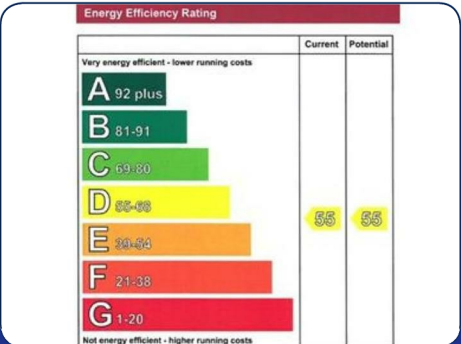


**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**The Willows, Seacoast Rd, Limavady, BT49 9EG**

- 5 Bedrooms/6 Bathrooms/4 Receptions
- Outstanding Edwardian Family Home
- Detached Outbuildings with Planning Permission for 4 Bedroom Block
- Neatly Presented Landscaped Gardens with Mature Trees and Shrubbery
- Extensive Tarmac Driveway Proceeding to Property
- Planning Permission for Two Bedroom Cottage
- Oil Fired Central Heating
- Excellent Commuting Routes to Derry and Belfast Airports



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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.





THE PROPERTY COMPRISES:

**Location:**  
Leaving Limavady proceed along the main Seacoast road for approximately 2 miles, The Willows is situated a short distance off the main road on the right-hand-side approached by private driveway.

**Description:**  
An extremely well presented family home situated in the picturesque countryside setting of Myroe on circa 2 acre site. Previously operating as a 5 star self catering accommodation, this property has planning for a detached dwelling with the conversion of an outbuilding to a 4 bed block. The Willows is a striking example of an Edwardian residence. Converted to a high specification to provide bright spacious accommodation of excellent proportion throughout amid lovely grounds. This family home enjoys a host of local attractions to include: Benone beach, Roe park golf resort, Roe Valley country park and Mussenden Temple. The property is situated with excellent links to several UK cities, only 15 minutes from City of Derry Airport and 1 hour 15 mins from Belfast International Airport. Viewing is highly recommended by undersigned agent.

ACCOMMODATION TO INCLUDE

**Entrance Porch:**  
6'2" x 2'11" (1.9 x 0.9 )  
Tiled flooring.

**Hall Sitting Room:**  
20'4" x 16'8" (6.2 x 5.1 )  
Having Feature beams, Coving around ceiling and Centre piece, Tiled flooring.

**Drawing Room:**  
20'0" x 15'5" (6.1 x 4.7 )  
Consisting of Fitted fireplace, Tiled inset, Slate hearth, Coving around ceiling and Centre piece, Dark oak laminate flooring.

**Den:**  
11'9" x 11'5" (3.6 x 3.5 )  
Dark oak flooring.

**Kitchen:**  
35'5" x 13'5" (10.8 x 4.1 )  
Having a range of eye and low level units, Matching worktops, Stainless steel sink unit, Belfast sink unit, Plumbed for automatic dishwasher, Central Island, Recessed low voltage downlighters, Karndean flooring.

**Utility:**  
13'5" x 6'10" (4.1 x 2.1 )  
Having an extensive range of eye and low level units, Matching worktops, Stainless steel sink unit, Strip lighting, Plumbed for automatic washing machine, Tiled flooring.

**Boot Room with Separate WC:**  
13'5" x 6'10" (4.1 x 2.1 )  
Having Low flush WC, Wall mounted wash hand basin, Dark oak flooring.

**Conservatory/Sun Lounge:**  
20'0" x 16'8" (6.1 x 5.1 )  
Having Feature wooden ceiling, Port hole window, Multi-fuel stove, Tiled flooring.

**Walk in pantry:**  
16'4" x 12'1" (5.0 x 3.7)  
Strip lighting.

FIRST FLOOR ACCOMMODATION

**Master Suite:**  
19'4" x 15'8" (5.9 x 4.8 )  
With walk in dressing area. Recessed low voltage down lighters. Carpet.

**Day Room (linked to Master Suite)**  
13'1" x 8'10" (4.0 x 2.7)  
Wood effect laminate flooring.

**Ensuite:**  
12'9" x 6'6" (3.9 x 2.0 )  
Having Fully tiled shower cubicle, Electric shower, Low flush WC, 2 no. Wall mounted wash hand basin, Tiled walls and floors, Karndean flooring.

**Bedroom (2):**  
14'5" x 13'5" (4.4 x 4.1 )

**Ensuite:**  
7'6" x 6'10" (2.3 x 2.1 )  
Having Fully tiled shower cubicle, Electric shower, Low flush WC, Chrome heated towel rail, Karndean flooring, Bathroom panelling on walls.

**Bedroom (3):**  
13'9" x 12'5" (4.2 x 3.8 )  
Fitted wall-to-wall wardrobe.

**Ensuite:**  
6'10" x 6'2" (2.1 x 1.9 )  
Having Fully tiled shower cubicle, Electric shower, Recessed low voltage down lighters, Karndean flooring, Bathroom panelling on walls.

**Bedroom (4):**  
14'9" x 13'5" (4.5 x 4.1 )

**Ensuite:**  
6'6" x 6'2" (2.0 x 1.9 )  
Having Low flush WC, Wall mounted wash hand basin, Vanity unit, Extractor fan, Karndean flooring, Bathroom panelling on walls.

**Bedroom (5):**  
17'0" x 9'2" (5.2 x 2.8 )

**Office:**  
12'1" x 5'10" (3.7 x 1.8 )  
Wood effect laminate flooring.

**Shelved Hotpress:**  
11'9" x 5'10" (3.6 x 1.8 )

**Family Bathroom:**  
6'6" x 6'2" (2.0 x 1.9 )  
Comprising of Bath, Fully tiled shower cubicle, Electric shower, Wall mounted wash hand basin, Karndean flooring.

**Exterior Features:**  
Property approached by tree lined driveway with large garden to front laid in lawn bordered by mature trees and shrubbery. Garden to side laid in lawn. Excellent unspoilt views of the Roe Valley countryside.

