

10 Carneal Road, Larne, BT40 3LR



PRICE Offers Around £525,000

This magnificent double fronted extended farmhouse enjoys a breathtaking elevated position overlooking Gleno Valley with unspoilt far reaching views over the surrounding countryside. Perfectly situated on the edge of Gleno Village yet conveniently positioned close to Carrickfergus, Larne and the A8 carriageway Belfast is within a comfortable 30 minute commute.

The property sits on a superb site extending to circa 2 acres and boasts a detached double garage with a converted loft area that is suitable for a variety of uses such as guest accommodation, home office etc. For the purchasers interested in equestrian pursuits there is a 40 Metres x 20 Metres floodlit sand fibre paddock with adjoining field. Further land for grazing should be available for lease subject to negotiation.

This wonderful property marries old world charm with modern conveniences and will suit the buyer searching for their forever home. An early viewing is advised.

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12 Church Street
Antrim
BT41 4BA
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51 Main Street
Ballyclare
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Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Superb Extended Picturesque Farmhouse**
 - **5 Bedrooms/ 3+ Receptions**
- **Site Area Extends To Approximately 2 Acres**
- **Double Garage With Converted Loft Area (Perfect For Granny Flat Etc)**
- **3 Bay Stable Block/ 40 Metres X 20 Metres Floodlit Sand Fibre Paddock With Adjoining Field**
- **Ground Floor Shower Room With Sauna**
 - **Principal Bedroom With En Suite**
- **4 Piece Family Bathroom With Jack And Jill Access**
- **Panoramic Views Over Surrounding Countryside**
- **Oil Fired Heating/ PVC Double Glazed Windows**



ACCOMMODATION

GROUND FLOOR

Front door into:-

RECEPTION STYLE HALL/ SITTING ROOM 13'4" x 12'3"

Feature whitewashed Ingenook fireplace with cast iron multifuel stove. Feature display alcove. Open full height cathedral style ceiling. Reclaimed solid pine plank flooring. Feature painted panelled accent wall with concealed walk in storage cupboard.



LOUNGE 17'7" x 16'3"

Attractive Horseshoe style cast iron fireplace with wooden surround and slate effect tiled hearth. Reclaimed solid pine plank flooring. Fixed picture lighting. Dual window aspect. Feature rustic beamed ceiling.



OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 28'3" x 15'6"

Equipped with a comprehensive range of high and low level fitted units with contrasting granite work surfaces. Old Belfast style sink unit with swan neck mixer tap. Integrated eye level oven, 4 ring ceramic hob and dishwasher. Rayburn oil fired range (providing hot water and cooking) housed in brick built inglenook. Feature exposed Cathedral style ceiling in kitchen area with skylights. Feature beamed ceiling in living area. Chinese slate flooring. PVC door into:-



SUN LOUNGE 16'4" x 11'8"

Boasting far reaching panoramic views over surrounding countryside towards Gleno Village. Multi fuel cast iron stove. Polished porcelain tiled floor. PVC double glazed door to decked area and gardens.

UTILITY ROOM 10'3" x 7'4"

Fitted with a range of high and low country pine units with contrasting work surfaces. Single drainer stainless steel sink unit. Chinese slate floor. External door to decked area.



BEDROOM 4 14'3" x 14'2"

Presently used as home gym.

EN SUITE SHOWER ROOM

Comprising low flush w.c, pedestal wash hand basin and fully tiled shower enclosure with electric shower and mains shower.

SAWO SAUNA 6'0" x 5'7"

Finished in Finnish Spruce panelling with tinted glass door.



BEDROOM 5 10'7" x 8'0"

Presented used as home office. Dual window aspect.



REAR HALL

Feature spiral staircase to first floor gallery style landing with wrought iron handrail.

GALLERY LANDING

Exposed reclaimed solid pine plank flooring. Double built in store and hot press.

BEDROOM 1 16'3" x 12'10"

Enjoying far reaching views over surround countryside towards Gleno Village.

EN SUITE

Comprising low flush w.c, pedestal wash hand basin and fully tiled shower enclosure with electric and mains shower.



BEDROOM 2 17'0" x 15'0"

Views over surrounding countryside. Door to adjoining main bathroom.

BEDROOM 3 14'3" x 14'1"

Views over surrounding countryside. Door to adjoining main bathroom.



FAMILY BATHROOM

Comprising freestanding roll top ball and claw bath with telephone hand shower attachment, high flush w.c. and antique style vanity unit. Fully tiled shower cubicle with electric and mains shower. Feature painted half panelled walls.. Exposed reclaimed pine flooring. Access to adjoining bedrooms.



OUTSIDE

Accessed via a private shared lane leading to private entrance with sweeping driveway to extensive parking forecourt suitable for a number of vehicles.

The property enjoys well tended gardens laid in neat lawn screened by mature hedgerow and open countryside. Outside lighting to front and rear.

The gardens and grounds extend to circa 2 acres. Additional ground for grazing may be leased subject to negotiation.

DETACHED DOUBLE GARAGE 29'5" x 24'6"

With first floor potential accommodation. Twin roller shutter doors. Power and light. Store room to rear and separate w.c and sink.

External staircase to side of garage leading to converted first floor. Perfect for a variety of uses such as conversion for granny flat, home office, air BNB etc. Presently used as games room.

MAIN LOFT 17'6" x 11'6"

Velux windows. PVC double glazed window.

BATHROOM

Plumbed for shower. Low flush w.c. and pedestal wash hand basin.

KITCHEN 6'6" x 5'4"

Fitted with a range of modern low level units. Single drainer stainless steel sink unit.

3 BAY STABLE BLOCK 30'8" x 17'3"

Approx. Covered wash bay for horses. Currently used as wood store.

FLOODLIT SAND FIBRE PADDOCK

40 Metres X 20 Metres Approx. With access to adjacent grazing field.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



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