



## 72 Main Street , Ballywalter, BT22 2PJ

The former "Dunleath Arms" hunting lodge and public house is steeped in history dating back to 1902 and retains much of its character, personality and charm from that period - You won't find another one quite like this."

Located on Ballywalter's main street, with some sea views and just a short stroll to the beach, this unique "link detached" home is B1 listed and retains many beautiful architectural features such as wood panelling, oak staircase, cast iron and tiled fireplaces, quarry tile flooring and corniced ceilings not to mention the stables and workshop to the rear. A surveyor has indicated that remedial works will be required potentially including a new roof, timber and damp treatments.

The first floor offers 4 double bedrooms, including a master with ensuite shower room and balcony, and a family bathroom, with both bath and separate shower, whilst the ground floor provides separate Lounge, formal Dining and Family rooms plus a country style kitchen and utility room. Externally there is a courtyard and parking area beyond, accessed from Well Road, and two large workshops/stables (roofs in need of repair). The property retains wood framed single glazing to the front with some uPVC double glazing to the rear but benefits from oil fired central heating. Sympathetic restoration is the key to this property, loving the character and historical features whilst employing modern building techniques to maintain and improve where possible.

"If history is your cup of tea then an internal viewing is absolutely essential to fully appreciate this unique home."

**Offers Around £159,950**

# 72 Main Street , Ballywalter, BT22 2PJ



- Outstanding detached Period Property (1902)
- Lounge, Dining & Family rooms
- Large workshop/stables - Access & parking to rear
- Cash buyers or those with a significant mortgage deposit essential
- B1 listed with many original features
- Kitchen + Utility Room
- Oil fired central heating - Partial uPVC double glazing
- 4 double bedrooms (master ensuite)
- Family bathroom (bath & shower)
- Will require some significant remedial work potentially including a new roof

## Entrance

## Entrance hall

## Dining room

18'3x11'5 (5.56mx3.48m)

## Lounge

25'4x14 (7.72mx4.27m)

## Family room

15'8x14 (4.78mx4.27m)

## Kitchen

15'8x14'4 (4.78mx4.37m)

## Utility room

14'10x7'3 (4.52mx2.21m)

## Landing

## Bedroom 1

20x10'3 (6.10mx3.12m)

## Ensuite

9x3'10 (2.74mx1.17m)

## Bedroom 2

13x11'6 (3.96mx3.51m)

## Bathroom

13'8x10'8 (4.17mx3.25m)

## Bedroom 3

12'4x10'10 (3.76mx3.30m)

## Bedroom 4

15x9'9 (4.57mx2.97m)

## Stables/Workshop

32x14'10 (9.75mx4.52m)

## Tack room/Store

14'10x12'2 (4.52mx3.71m)

## Outside

## SPECIAL NOTE

## Tenure

## Property misdescriptions



## Directions

Located on Ballywalter Main Street close to the junction with Well Road.



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81-91) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(57-68) <b>C</b>
(55-68) <b>D</b>			(45-56) <b>D</b>
(39-54) <b>E</b>			(33-44) <b>E</b>
(21-38) <b>F</b>			(21-32) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>Northern Ireland</b>	EU Directive 2002/91/EC		<b>Northern Ireland</b>
			EU Directive 2002/91/EC

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