



81 Upper Ballyboley Road, Larne, BT40 2TH

- Farmhouse, Outbuildings and Land
- 4 Bed; 2 Rec / 3 Bed; 3 Rec
- Bathroom; Furnished Cloakroom
- Driveway and Yard
- Agricultural Land; Total Site and Land: c. 4.64 Acres
- Adaptable Accommodation
- Kitchen
- Oil Heating
- Range of Outbuildings
- The Property Is Open To Cash Offers Only

Offers Over £170,000

EPC Rating G



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door.

LOUNGE 14'5" x 13'5"

Open fire in in brick fireplace with slate hearth. Glass panelled door to kitchen.

STUDY 11'9" x 6'9" (wps)

Stairwell to first floor. Access to under stairs store. Wood laminate floor covering.

UTILITY STORE 11'9" x 7'4" (wps)

Access to store.

RECEPTION / BEDROOM 4 14'6" x 11'10"

Dual aspect windows. Open fire in tiled fireplace.



KITCHEN 12'9" x 10'5"

Fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Plumbed and space for washing machine and dishwasher. Space for under counter fridge. Splashback tiling to walls. Glass fronted display cabinets.

REAR HALL

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 14'7" x 12'5"

Dual aspect windows. Elevated rural views. Exposed tongue and groove timber flooring.

BEDROOM 2 13'7" x 11'1"

Elevated rural views. Built in wardrobe/store. Exposed tongue and groove timber flooring.

BEDROOM 3 12'5" x 7'6" (wps)

Rural views. Exposed tongue and groove timber flooring.

BATHROOM

White, three piece suite comprising bath, wash hand basin and WC. Exposed tongue and groove timber flooring.

EXTERNAL

Private driveway, leading to concrete yard area.
Garden finished mainly in lawn.
Two adjoining fields of agricultural land.

STORE 1 59'0" x 22'11"

STORE 2 53'8" x 15'1"

STORE 3 26'1" x 14'5"

STORE 4 23'11" x 15'5"

STABLE 1 19'4" x 16'4"

STABLE 2 16'8" x 9'4"

STABLE 3 16'8" x 8'10"

BOILER HOUSE 16'11" x 10'0"

Oil fired central heating boiler. Stainless steel sink.

PEN 1 11'3" x 8'2"





PEN 2 13'1" x 8'2"

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Farmhouse, outbuildings and agricultural land, all extending to c.4.64 acres, situated off Upper Ballyboley Road, Larne.

The property comprises entrance hall, lounge, family room/bedroom 4, study, kitchen, utility store, rear hall, furnished cloakroom, three first floor bedrooms and bathroom.

Externally, the property enjoys private driveway, yard, garden area, range of outbuildings and agricultural land.

Other attributes include oil heating and being only a short commute from Ballyclare, Ballymena, Larne, and access to Belfast.


The property is in need of refurbishment/redevelopment, as fairly reflected within marketing figure.

The property is open to cash offers only.

Early viewing highly recommended to avoid disappointment.



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		
	20	43
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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