



For Sale The Stables Bed & Breakfast
5 Bed Detached Residence With 5 Bed B&B

96 Milltown Road, Antrim BT41 2JJ



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COMMERCIAL

028 90 500 100

SUMMARY

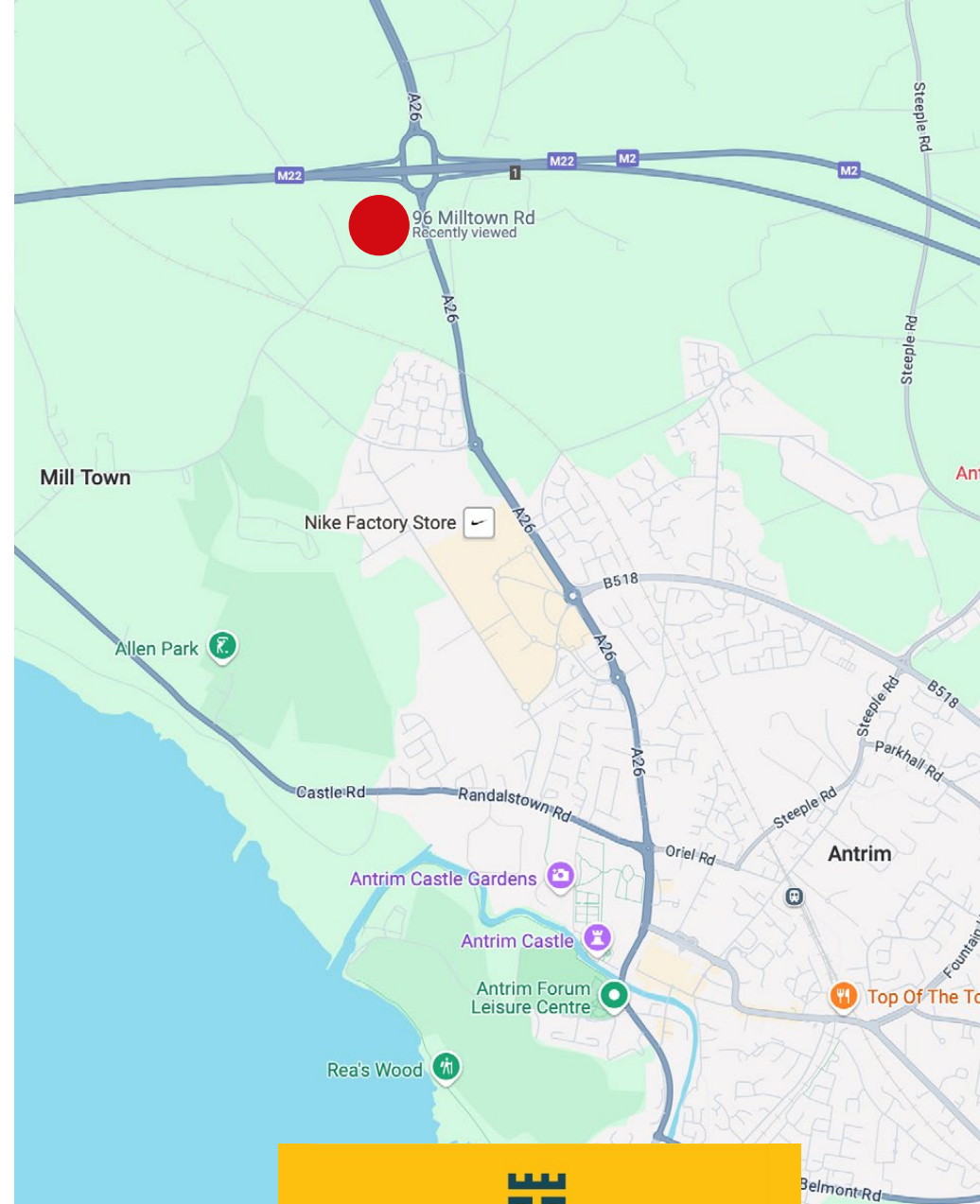
- Beautiful 5 Bed Detached Residence with separate B&B
- Large Garden Space
- Superb opportunity to drive revenue on one or both properties

LOCATION

- Situated just off the Dunsilly Roundabout on the outskirts of Antrim, The Stables Bed and Breakfast offers a tranquil countryside retreat. Nestled within a c.1.5-acre private setting, this accommodation provides a peaceful atmosphere while maintaining convenient access to local attractions.
- Fantastic links into Belfast City Centre via the nearby Dunsilly Park & Ride and within walking distance of The Junction Retail Park, this site is amply located. The location is approximately a 10-minute drive from Belfast International Airport, making it an ideal base for travellers.
- In summary, 96 Milltown Road combines the tranquility of a rural setting with the convenience of nearby urban amenities and transportation links, making it an excellent choice for both relaxation and exploration.

DESCRIPTION

- Beautiful 5 bed Detached Residence with separate 5 bed semi-detached guesthouse.
- Situated on a mature site with private laneway access.
- Magnificent South Facing Garden space.
- Main House comprises 5 Bedrooms with en suites, 2 Living Spaces, Kitchen, Dining, Sunroom, 2 Reception / Utilities, Office, 2 WC's & Basement Cellar. Externally there is a Sauna Room and Detached Garage. Powered by Oil fired central heating and mains electricity with income generating solar panels.
- The Stables B&B comprises 5 separate en suite rooms with a kitchen and dining area. Powered by Gas fired central heating.
- Opportunity to drive revenues and run both venues as serviced accommodation. The properties provide a purchaser with a 'ready to go' business and or home to live in with additional accommodation block.



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ACCOMMODATION

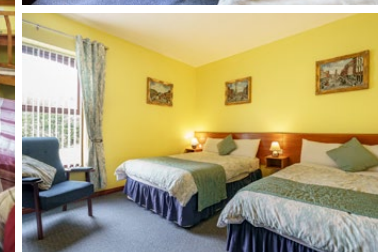
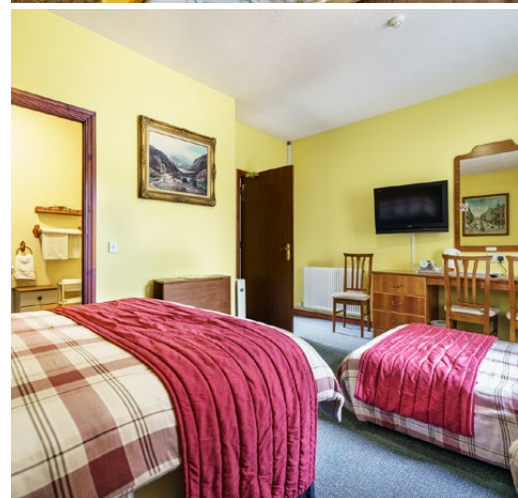
Basement	M	Ft & Inches
Cellar Room Stairs leading up to ground floor with tiled flooring and panelled wall	4.90 x 4.43	16'1" x 14'6"
Ground Floor	M	Ft & Inches
Entrance Porch Tiled porch with wooden panelling and secondary access door WC White suite with WC and hand basin	1.60 x 2.89	5'3" x 9'6"
Bedroom One Carpeted flooring with built in wardrobes En-Suite White suite with shower, WC and hand basin	4.85 x 4.10	15'11" x 13'5"
Reception Room One Carpeted flooring with fireplace and wooden mantel	6.11 x 5.98	20'0" x 19'8"
Kitchen Tiled flooring with U-Shaped wooden breakfast bar area and integrated electric range cooker	4.41 x 4.32	14'5" x 14'2"
Reception Room Two Carpeted flooring with access to sunroom and reception room	4.97 x 4.29	16'4" x 14'1"
Reception Room Three / Sunroom Terrazzo flooring with velux windows	5.61 x 3.01	18'5" x 9'10"
Reception Room Four Carpeted flooring with fireplace and patio doors leading to patio / garden space	5.87 x 4.12	19'3" x 13'6"
Utility Room One Tiled flooring with BEAM central vacuum system and built in storage units	4.28 x 4.43	14'0" x 14'6"
Utility Room Two Tiled flooring with wooden counters	2.42 x 2.10 7'	11" x 6'11"
Office Tiled flooring	3.34 x 2.28	10'11" x 7'6"
WC Belfast sink, fridge/freezer space, plumbed for washing machine, oil fired central heating boiler, twin velux rooflights, store, WC in white suite.		



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First Floor	M	Ft & Inches
Bedroom Two Carpeted flooring with single bed	3.07 x 3.09	10'1" x 10'2"
En-Suite White suite with shower, WC and hand basin		
Bedroom Three Carpeted flooring with double bed	4.06 x 3.00	12'5" x 12'0"
En-Suite White suite with shower, WC and hand basin		
Bedroom Four Carpeted flooring with double bed	4.06 x 3.95	13'4" x 12'11"
En-Suite White suite with shower, WC and hand basin		
Bedroom Five Carpeted flooring with built in dresser	3.77 x 3.72	12'4" x 12'2"
En-Suite White suite with bath/shower, WC and hand basin		
EXTERNAL Extensive mature site with gardens front side and rear in lawns, shrubs and flower beds with extensive patio areas. Southernly aspect to front, greenhouse, outside light and tap.		
Sauna Room Timber frame with glass sliding doors. Sauna & 7 person jacuzzi.	5.90 x 3.72	19'4" x 12'2"
Detached Garage Manual roller shutter		



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The Stables B&B	M	Ft & Inches
Entrance Porch Tiled porch with wooden panelling and secondary access door	3.20 x 3.19	10'6" x 10'6"
Bedroom One Carpeted flooring with three double beds	5.42 x 3.78	17'9" x 12'5"
En-Suite White suite with shower, WC and hand basin		
Bedroom Two Carpeted flooring with two double beds	4.29 x 4.19	14'1" x 13'9"
En-Suite White suite with shower, WC and hand basin		
Bedroom Three Carpeted flooring with two double beds	4.85 x 4.32	15'11" x 14'2"
En-Suite White suite with shower, WC and hand basin		
Bedroom Four Carpeted flooring with two double beds	4.31 x 4.03	14'2" x 13'3"
En-Suite White suite with bath/shower, WC and hand basin		
Bedroom Five Carpeted flooring with two double beds	4.32 x 3.54	14'2" x 11'7"
En-Suite White suite with shower, WC and hand basin		
Kitchen Laminate flooring with integrated counters, cupboards and electric cooker	2.98 x 3.56	9'10" x 11'8"
Dining Room Carpeted flooring with tables and chairs for dining	4.35 x 5.85	14'3" x 19'2"
Laundry Room Laminate flooring with washer / dries and WC	1.70 x 2.37	5'7" x 7'9"



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SALES DETAILS

5 Bed Detached House -

Asking Price: Offers in the Region of £500,000

5 Bed B and B -

Asking Price: Offers in the Region of £150,000

*To note, a further three cottages owned as part of the wider site could be made available to purchase.

RATES

We understand from Land & Property Services that the Net Annual Value is as follows:

Main House

NAV: £260,000

Rate in £ 2025/26 = 0.009591

Therefore Rates Payable 2025/26 = £2,493.66

The Stables Guest Block

NAV: £4,100

Rate in £ 2025/26 = 0.587690

Therefore Rates Payable 2025/26 = £1,807.15 (To include SBRR)

* Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings are exclusive of, but may be liable for Value Added Tax.



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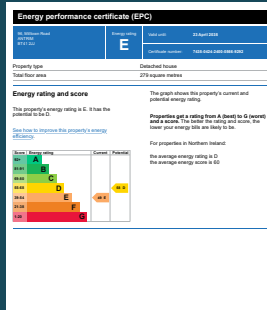
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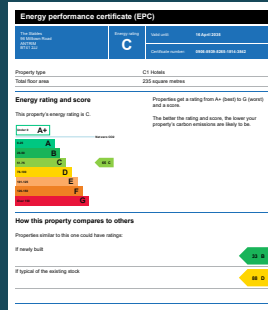
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EPC



96 Milltown Road



The Stables, 96 Milltown Road

CONTACT

For further information or to arrange a viewing contact:

Ben Escott
be@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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