McMillan McClure
Always Moving

"Ballyearl House", 39 Ballynure Road, Newtownabbey, BT36 5SL

Offers Over £795,000

- Detached family residence in highly regarded area
- Oil fired central heating
- Childrens play lounge
- Stables, tack room plus extensive workshops and barns
- Separate independent apartment
- 5 Bedrooms all with ensuite shower rooms, 2 with dressing rooms
- 4 Reception rooms/ Kitchen
- Cloaks/ Utility room
- Bathroom with white suite and Jacuzzi bath
- Apartment with 2 bedrooms

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This impressive large detached residence is set on approximately 2 acres of beautifully landscaped grounds, offering a rare combination of space, privacy, and flexibility. The generous accommodation includes 5 well-appointed bedrooms, each with its own ensuite, ensuring comfort and convenience throughout. The reception rooms provides a spacious setting for entertaining, complemented by a dedicated children's lounge for family living. Outside, the mature gardens surround extensive garaging and an expansive range of outbuildings, including workshops, stables, and a rack room—perfect for a variety of uses. Ideally located with convenient access to major road networks, this unique property is suitable for a wide range of lifestyle or business opportunities. It also presents potential for division and sale in separate lots, offering added versatility to discerning buyers or investors seeking a multi-faceted estate.

5 5 3 E

Council Tax Band:

GROUND FLOOR

OPEN ENTRANCE PORCH

RECEPTION HALL
Attractive floor tiling, cornicing, picture rail, feature staircase

LOUNGE
14'0" x 13'5"
Wooden flooring, feature cast iron fireplace, cornicing, picture rail, centre piece

DRAWING ROOM
21'7" x 14'1"
Polished wood flooring, cornicing, feature marble fireplace, downlighters, through to:

FAMILY ROOM
16'8" x 15'1"
Polished wood flooring, downlighters, patio doors to patio area

FAMILY/ DINING ROOM (PRESENTLY USED AS DINING
18'1" x 13'1"
Polished wood flooring, downlighters, feature marble fireplace

INNER HALLWAY
Terrazzo flooring, understairs storage

CLOAKROOM
Built in cupboard, ceramic tiled flooring, low flush W/C, pedestal wash hand basin, wall tiling, heated towel rail

KITCHEN/ CASUAL DINING AREA
22'2" x 13'7"
Range of high and low level units, granite worksurfaces, inlaid hob unit and oven, ceramic tiled flooring, extractor fan, tiling, dishwasher, fridge freezer, sink unit, display units.
Dining area, downlighters.

UTILITY ROOM
9'8" x 7'10"
Built in units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, ceramic tiled flooring, plumbed for washing machine

HALLWAY
Ceramic tiled flooring, storage

CHILDRENS PLAY LOUNGE
17'10" x 9'6"
Built in robes, stairs with access to garage

FIRST FLOOR

LANDING
Cornicing, picture rail

BEDROOM (1)
14'0" x 13'9"
Downlighters, cornicing, archway to:

DRESSING AREA
Access to roofspace, built in robes

ENSUITE SHOWER ROOM
Low flush W/C, wall hung vanity unit, heated towel rail, heated towel rail, shower unit with aqua jets, downlighters, ceramic tiled flooring, extractor fan, tiling

BEDROOM (2)
14'0" x 10'4"
Velux window, cornicing and downlighters, access to roofspace

ENSUITE SHOWER ROOM.
Low flush W/C, vanity unit, ceramic tiled flooring, tiling, heated towel rail, shower unit with electric shower, downlighters, extractor fan

BEDROOM (3)
13'10" x 13'6"
Cornicing

ENSUITE SHOWER ROOM..
Low flush W/C, vanity unit, shower unit with electric shower, downlighters, extractor fan, ceramic tiled flooring, heated towel rail

BEDROOM (4)
18'0" x 13'11"
Cornicing

DRESSING ROOM
Range of built in robes, downlighters

ENSUITE SHOWER ROOM...
White suite, corner bath, Jacuzzi, built in units, wash hand basin, shower unit with controlled shower and aqua jets, W/C, fully tiled walls, heated towel rail

BEDROOM (5)
14'0" x 10'7"

ENSUITE
Low flush W/C, vanity unit, shower unit with electric shower, heated towel rail, downlighters

SEPARATE FIRST FLOOR APARTMENT (ACCESSED BY Y

RECEPTION HALL.
Laminate wood flooring

LOUNGE/ KITCHEN/ DINING
23'5" x 11'2"
Laminate wood flooring, range of high and low level units, round edge worksurfaces, inlaid hob unit and under oven, island unit,

BEDROOM (1)
13'9" x 12'0"

BEDROOM (2)
13'9" x 11'2"

HALLWAY TO:

SHOWER ROOM
Low flush W/C, vanity unit, shower unit with controlled shower, extractor fan, heated towel rail

OUTSIDE
2 Oil storage tanks
Extensive yard with access from Ballynure Road suitable for commercial vehicles
Hellypad

STABLE (1)
16'1" x 13'8"

STABLE (2)
31'5" x 17'1"
Light and power

STABLE (3)
58'6" x 24'0"
Access door, light and power

EXTENSIVE STORAGE SHED/ WORKSHOP
33'8" x 16'4"
Cobbled flooring, oil fired boiler, single slide glass door

LEAN TO STORE
26'0" x 13'7"
Up and over door, light and power, side access door

GARAGE (ACCESSED BY HOUSE)
21'2" x 20'2"
Up and over door, light and power, side access door

GARAGE
26'5" x 9'11"
Light and power

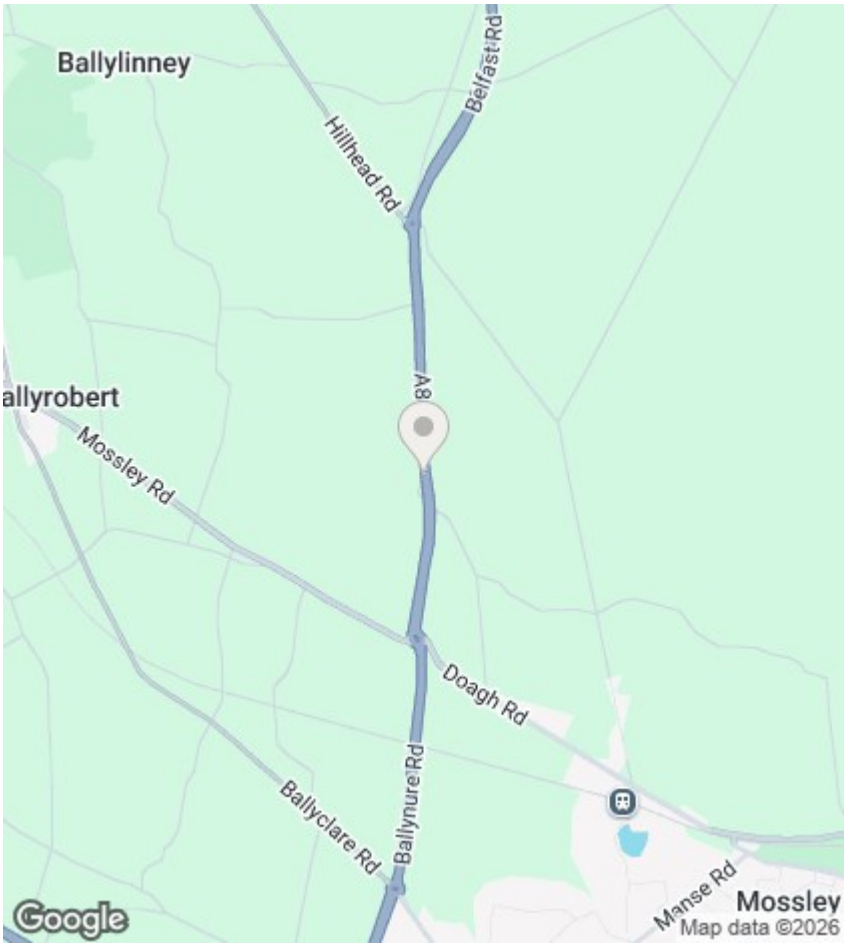
WORKSHOP
15'5" x 10'5"

Disclaimer/Additional information
Tenure - Leasehold

Broadband & mobile checker for Northern Ireland
https://www.nidirect.gov.uk/services/broadband-and-mobile-checker

Flooding maps for Northern Ireland
https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area

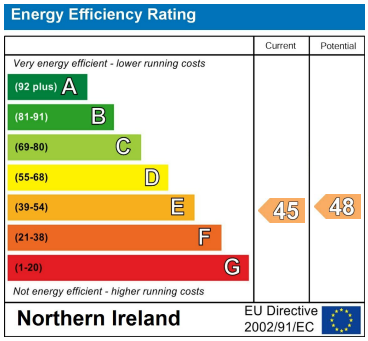
Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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