



SALE AGREED

Drumcroon Road, Blackhill, Coleraine

Offers Over £695,950 Freehold

4 bedroom detached house for sale

Description

This exceptional home at 96 Drumcroon Road is undoubtedly one of the finest properties on the North Coast. Designed by award-winning architects McGarry Moon, the property has been finished to an outstanding standard throughout. Its thoughtful design creates a seamless flow between living and dining areas while maintaining distinct, characterful spaces.

Extending to approximately 4,600 sq ft, the main residence is complemented by a detached double garage with a substantial studio/games room above (circa 1,050 sq ft), all set within beautifully landscaped grounds of around 0.5 acres. The property enjoys far-reaching countryside views and easy access to the stunning Causeway Coast, renowned beaches, and world-class golf courses including Royal Portrush.

Internally, the home offers superb entertaining space centred around a striking open-plan kitchen and living area, which opens directly onto a sheltered south-west facing courtyard. The bespoke hand-built kitchen features premium Gaggenau and Miele appliances, a large island with quartz worktops, multiple sinks, boiling water tap, and integrated seating within the dining area, all designed for both everyday living and entertaining.

Architectural features are a standout throughout, including full-height frameless glazing, double-height ceilings, light wells, and bespoke



oak joinery. Exposed Donegal stone walls and high-quality finishes further enhance the home's unique character.

The accommodation is both spacious and versatile. A stunning glazed living room offers elevated views across the treetops towards the Agivey River, with direct access to a terrace and glass balcony. Additional living spaces include a snug/TV room with wood-burning stove, a library/music room, and multiple reception areas.

There are four impressive bedrooms, three of which benefit from en-suite facilities, alongside a luxurious family bathroom featuring a steam room. The principal bedroom suite includes a walk-in wardrobe, dressing area, and a beautifully appointed en-suite with high-end sanitary ware.

Externally, the gardens have been thoughtfully designed with lawns, mature planting, patio areas, and outdoor entertaining spaces, including BBQ areas and an external WC. The detached garage and studio offer excellent flexibility and could easily be adapted for use as a home office, guest accommodation, or self-contained annex.

Additional features include underfloor heating throughout, a beam vacuum system, dimmable recessed lighting, automated blinds, and high-spec fixtures and fittings across the property.

This is a rare opportunity to acquire a truly outstanding contemporary home in a highly sought-after location.

Rates: £4,157 per annum (approx)

Tenure: Freehold

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Tenure
Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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