



384 Ballyclare Road, Newtownabbey, BT36 4TQ

£674,950

- Magnificent detached 3 storey property situated in rural location
- 3 Reception Rooms
- Modern white bathroom suite plus shower room
- Double glazing in uPVC frames
- Facilities for a variety of uses (subject to any necessary consents, previously approved and fully licensed for dog boarding kennel and grooming features ready to use)
- 5/6 Bedrooms (1 ensuite shower room)
- Luxury fitted kitchen
- Oil fired central heating
- Range of outbuildings including stables, coach house and garages

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This luxurious detached residence presents a rare opportunity to acquire an exceptional family home set on an extensive site with outstanding potential. Offering spacious and versatile accommodation throughout, the property has been designed to provide comfortable family living while enjoying the benefits of a substantial landholding.

The grounds are a particular feature of the property, incorporating stables, coach house/games room, garages, and a range of additional facilities suitable for a variety of uses, subject to any necessary approvals. Whether for equestrian pursuits, business interests, storage, leisure activities, or future development potential, the possibilities are extensive. The property's location, only a short commute to Belfast and Belfast International Airport, further enhances its appeal and accessibility.

The home itself combines generous living space with an attractive setting, creating an ideal environment for modern family life. Its unique combination of a high-quality residence, substantial outbuildings, and expansive grounds makes it a truly special offering.

Properties of this nature are seldom available, providing purchasers with the chance to secure a fine home with land, flexibility, and enormous scope to tailor the property to their own requirements and aspirations.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Ceramic tiled flooring, centre piece

Lounge

22'2 x 13'4

Laminate wood flooring, feature stove with red brick surround, centre piece, open plan to dining area

Dining Area

13'4 x 11'0

Laminate wood flooring, cornicing

Conservatory

16'11 x 8'11

Laminate wood flooring, radiator, light, french doors to garden

Rear Hall

Family Room

16'0 x 14'0

Ceramic tiled flooring, feature marble fireplace, slate hearth, cornicing, centre piece, double doors to:

Kitchen

17'3 x 14'0

Luxury fitted kitchen with range of high and low level units, granite worksurfaces, stainless steel sink unit with mixer tap and vegetable sink, space for range cooker, built in dishwasher, built in fridge and freezer, built in washing machine, island unit with seating, uPVC door to side

Rear Hallway

Door to rear, ceramic tiled flooring

Cloaks

Vanity unit with mixer tap, low flush W/C, tiling, heated towel rail

Separate Hallway

Ceramic tiled flooring, access to lounge

First Floor

Landing

Bedroom (1)

16'0 x 11'3

Built in sliderobes, laminate wood flooring, feature panelling

Ensuite

Low flush W/C, wash hand basin, corner glazed shower screen with controlled shower, tiling, ceramic tiled flooring

Bedroom (2)

13'6 x 9'10

Laminate wood flooring

Dressing Room/ Bedroom (5)

13'6 x 8'11

Laminate wood flooring

Bedroom (6)/Study

10'9 x 6'2

Laminate wood flooring, built in wardrobe

Bathroom

Modern white bathroom suite, low flush W/C, pedestal wash hand basin, built in bath with mixer tap and hand shower, corner glazed shower unit with controlled shower, tiling, linen cupboard, hot press with cylinder

Second Floor

Landing

Bedroom (3)

13'10 x 13'3

Laminate wood flooring, Velux window, downlighters

Bedroom (4)

13'10 x 13'6

Laminate wood flooring, eve storage, downlighters

Shower Room

Low flush W/C, pedestal wash hand basin, corner glazed shower unit with controlled shower, heated towel rail, tiling, ceramic tiled flooring, extractor fan

Outside

Front in extensive driveway, lawns with mature plants, trees and shrubs, entrance steps to front door Stable, paddock and menage.

Range of lands of approximately 2 acres, rear in large patio/ yard area with access to garden with first floor accommodation suitable for a variety of uses.

Double Garage

23'2 x 12'10

Utility Area

12'10 x 8'6

Workshop

14'0 x 11'5

Potting Shed

9'10 x 6'5

Entrance Hall

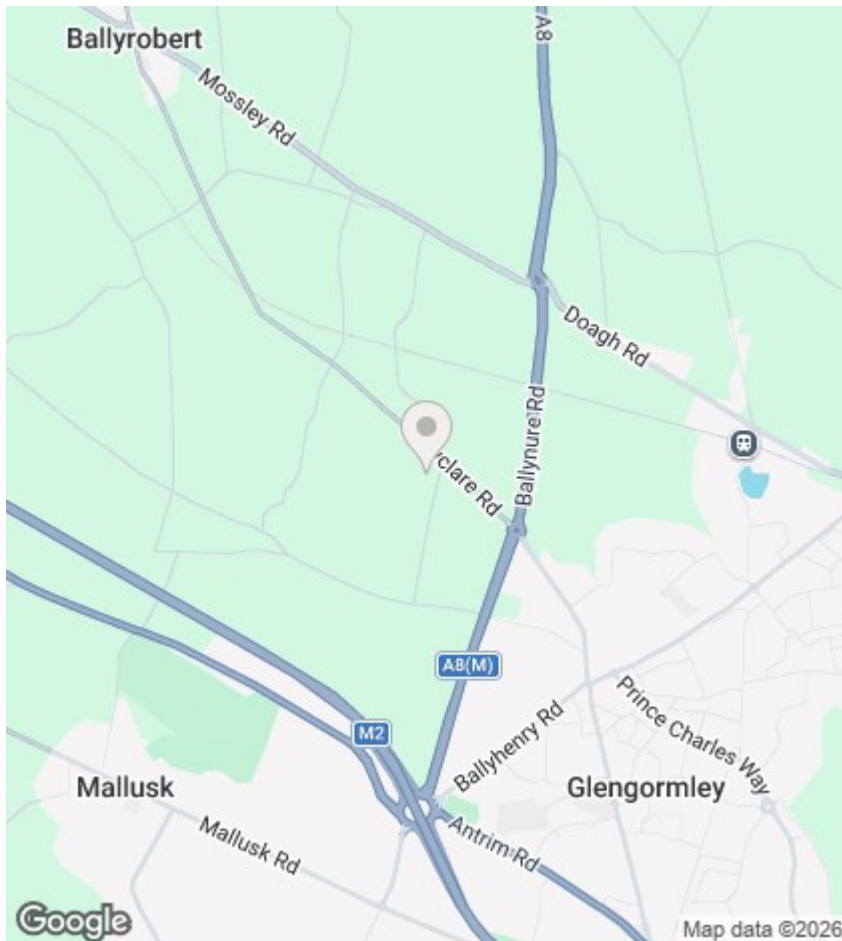
First Floor To The Loft

34'3 x 13'5

Hall

W/C

Additionally there are range of outbuildings previously used as dog kennels.



Directions

Viewings

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

EPC Rating:

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		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor

