

77 Straid Road, Ballymena, BT42 2QF



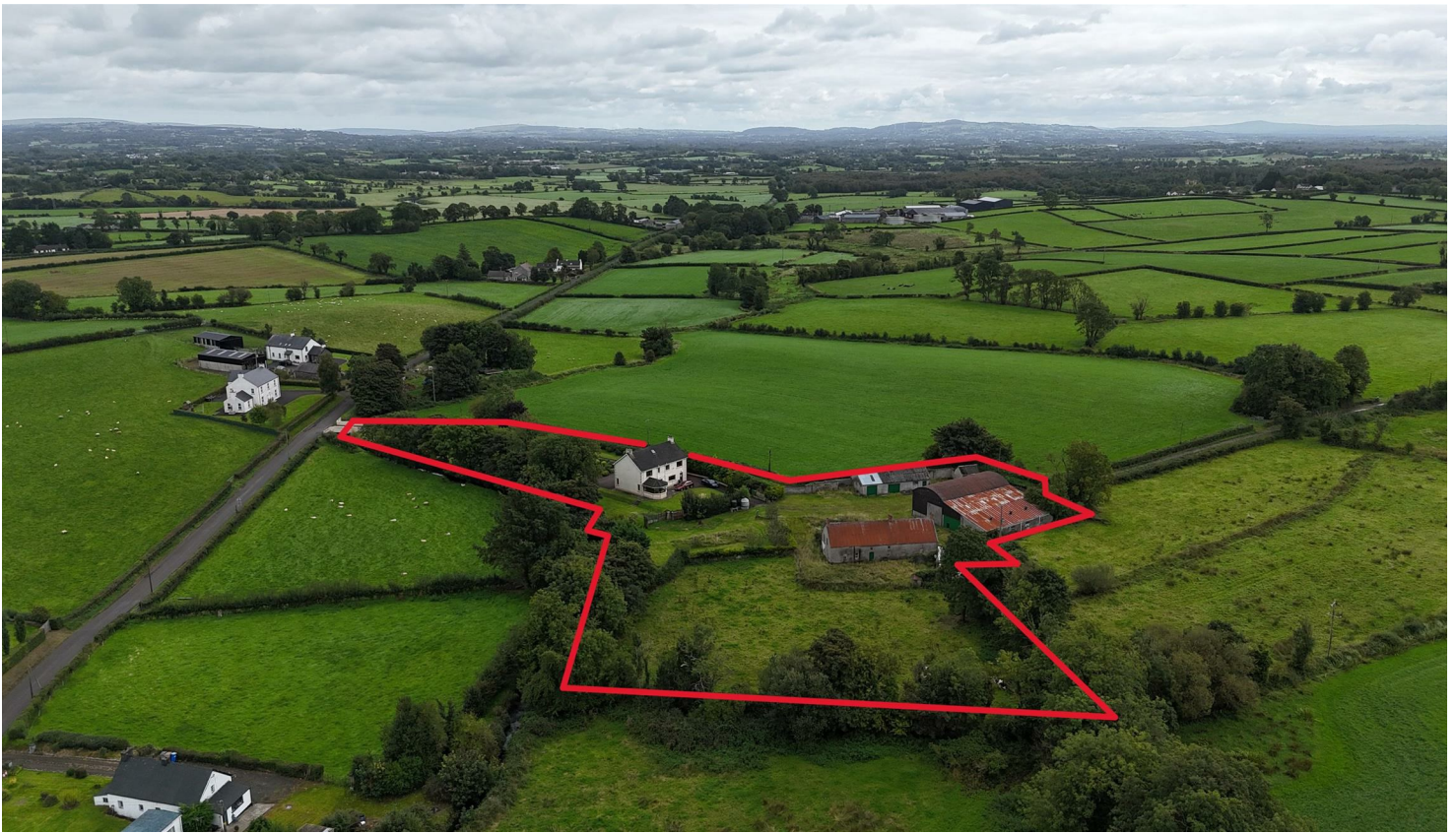
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Occupying a generous site in the sought after Straid Road close to Ahoghill and the charming village of Gracehill, Ballymena, this impressive four-bedroom detached house offers a spacious living accommodation extending to just over 2,200 square feet with further potential for an attic conversion. Set on a substantial site, the property boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining. A separate study adds to the versatility of the home, making it ideal for those who work from home or require additional space for hobbies. The heart of the home is a large kitchen, complete with an informal dining area, perfect for family gatherings. A spacious utility room enhances practicality, while the first floor features a large family bathroom and a partially completed ensuite in the principal bedroom, allowing for personalisation to suit your needs.

The property also includes a delightful PVC double-glazed sunroom at the rear, which invites natural light and offers a serene space to enjoy the surrounding gardens. Outside, the adjoining yard area, which can be independently accessed, is equipped with a range of outbuildings, including a large hay shed and an attached lean-to machinery store, providing excellent storage options or suitable for those who want to hobby farm.

For those with a passion for the outdoors, a large paddock at the rear presents opportunities for gardening or keeping animals. Additionally, the property features a full array of vendor-owned ground-level solar panels, promoting energy efficiency and sustainability.

This unique home also includes "monolithic" stone structure and a listed traditional Irish "Cruck" house, which is in need of renovation but holds potential for ancillary accommodation or an AirBnB venture. With the option for sale in one or more lots, this property presents a rare opportunity to create a dream home in a picturesque setting.

FEATURES

Early viewing strongly recommended.

- Hardwood double entrance doors to Porch with hardwood double glazed door and matching sidelight to;
- Entrance hall with mahogany staircase to first floor / Bevelled glass French doors to;
- Lounge with dual aspect windows / Open fire with feature surround / Bevelled glass French doors to;
- Dining Room with double glazed French doors to Sunroom / Semi-vaulted ceiling
- Kitchen with informal dining area / Full range of light oak high and low level units / Flue in place for free-standing stove / Access to Utility room
- Living room with open fire and feature mahogany surround / Study access from Inner Hall
- Large landing with access to mostly floored loft with double glazed rooflight / Suitable for conversion (subject to necessary approvals)
- Four large double bedrooms / Three with built-in wardrobes / Principal with partially complete ensuite
- Mahogany effect PVC double glazed windows / Oil-fired central heating PVC fascia and soffits / Security alarm system
- Can be sold in one or more lots to include the house on Circa. 1.15 acres / "Cruck" house with yard and outbuildings on Circa. 0.73 acres and additional paddock of Circa. 0.7 acres

ACCOMMODATION

Double hard wood entrance doors with part frosted glass double glazed insets and arched window above to:

ENTRANCE PORCH 6'10 x 3'8 (2.08m x 1.12m)

Fully tiled floor. Dual aspect windows. Hard wood double glazed door and matching side lights to:

ENTRANCE HALL

Stair case to first floor with moulded mahogany hand rail and turned balustrade. Under stair storage cupboard. Wood laminate floor. Corniced ceiling. Double radiator. Archway to inner hall. 6 pane bevelled glass mahogany French doors to:



LOUNGE 16'8 x 12'9 (5.08m x 3.89m)

Open fire with decorative marble surround and polished granite inset and hearth. Dual aspect windows. Corniced ceiling. Double radiator. 6 pane bevelled glass mahogany French doors to:



DINING ROOM 12'5 x 11'8 (3.78m x 3.56m)

6 pane bevelled glass mahogany door to inner hall. Double glazed mahogany French doors to:



SUN ROOM 12'4 x 10'5 (3.76m x 3.18m)

Semi-vaulted part wood strip ceiling. Fully tiled floor. Mahogany effect PVC double glazed windows. Hardwood double glazed door to rear. Double radiator.

INNER HALL

Wood laminate floor. 6 pane bevelled glass mahogany door to:

STUDY 8'2 x 7'11 (2.49m x 2.41m)

Full range of built in shelving and desks. Single radiator.

LIVING ROOM 15'8 x 11'9 (4.78m x 3.58m)

Open fire with ornate mahogany surround, tiled inset and matching hearth with polished granite inlay. Dual aspect windows. Corniced ceiling. Two double radiators. Door to;

**KITCHEN WITH INFORMAL DINING 13'8 x 12'8 (4.17m x 3.86m)**

Full range of light oak high and low level units with complementary work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Space for cooker with pull-out overhead extractor. Plumbed for dish washer. Flue for stove still in place. Part tiled walls to work surfaces. Space for fridge freezer. Fully tiled floor. Door to utility.

UTILITY ROOM 9'4 x 6'1 (2.84m x 1.85m)

Range of beech effect high and low level units with complimentary work surfaces. Single drainer stainless steel sink unit and mixer tap. Part tiled walls to work surfaces. Fully tiled floor. Space for chest freezer. Plumbed for washing machine. Hardwood door to rear. Access to:



INTEGRATED BOILER STORE

Oil-fired boiler.

FIRST FLOOR LANDING

Walk-in hot press with insulated copper cylinder and "Willis" type immersion heater. Shelving and hanging rail. Two single radiators. Access to loft with steel purlins. Mostly floored and double glazed roof light. May be suitable for conversion (subject to necessary approvals)

BEDROOM 1 14'1 x 12'5 (4.29m x 3.78m)

Double radiator.

ENSUITE 7'10 x 5' (2.39m x 1.52m)

Not complete but cream coloured low flush W/C and pedestal wash hand basin in place. Shower cubicle doors and ensuite door available but not yet installed. Extractor fan. Wired for over sink light. Single radiator.



BEDROOM 2 16'8 x 10'2 (5.08m x 3.10m)

(max) Built-in wardrobe with hanging space and shelving above. Double radiator.



BEDROOM 3 15'8 x 9'10 (4.78m x 3.00m)

(max) Built-in wardrobe with hanging space and shelving above. Double radiator.



BEDROOM 4 11'9 x 11'8 (3.58m x 3.56m)

Built-in wardrobe with hanging space and shelving above. Single radiator.



BATHROOM 11'1 x 7'11 (3.38m x 2.41m)

Cream coloured suite comprising corner bath, low flush W/C and pedestal wash hand basin. Step up to generous fully tiled shower cubicle with glazed door and panels. "Mira Excel" thermostatic shower unit. Half tiled walls with decorative border. Range of high and low level storage units and open shelving. Over sink pelmet with directional spot lights. Extractor fan.



OUTSIDE

Common entrance with wall flanked bridge over small stream. Asphalt and kerbed drive to front, side and rear of property. Stoned lane to yard and beyond. Generous gardens to front, side and rear in neat lawn and well stocked borders. Low level timber fencing. Mature hedges. Paved patio. Outside tap. Recessed bin store. Feature rose covered archway to extended garden in neat lawn and vegetable patch. Ground level bank of 26 vendor owned solar panels. PVC oil tank.

Access to rear yard and outbuildings via the property with secondary access from adjoining shared laneway. Range of stone built outbuildings and small former milking parlour. Round roofed block built hay shed 59'2 x 24'2 with full height vehicular access and separate pedestrian access. Adjoining lean to block built shed 59'6 x 14'5 with full height vehicular access and pedestrian access. Concrete floor. Power and light. Additional block built sheds in various states of repair.

Original, listed "Cruck" house constructed from stone with oak frame and roof structure. May be suitable for renovation for Air B&B (subject to necessary approvals). All set on Circa. 0.732 acres

Generous paddock to rear extending to Circa 0.7 acres.
Neolithic stone monument

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property. Also, the red line around the drone photos is approximate and for reference purposes only. It does not form any part of a contract and viewers / purchasers may ask the agent for a more accurate copy of the map. Actual boundaries and acreages should be confirmed via the solicitor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	77	
(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	



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