



"Leiganfield House", 571 Doagh Road, Newtownabbey, BT36 5RY

Offers Around £825,000

- Magnificent detached residence constructed around 1860 set in approximately 3 acres
- 3+ Reception rooms
- White bathroom suite with additional ground floor shower room
- Feature sash window
- Large garages/ barns / outbuildings plus separate commercial units
- 6 Bedrooms plus games room
- Modern fitted kitchen
- Oil fired central heating
- Property priced to allow upgrading
- Commercial accommodation (c 7000 sq ft) currently achieving strong yields - details available on request

571 Doagh Road, Newtownabbey BT36 5RY

Constructed in 1860, this substantial detached Victorian property offers a rare opportunity to acquire a characterful and versatile building, set within extensive gardens and benefiting from a range of outbuildings.

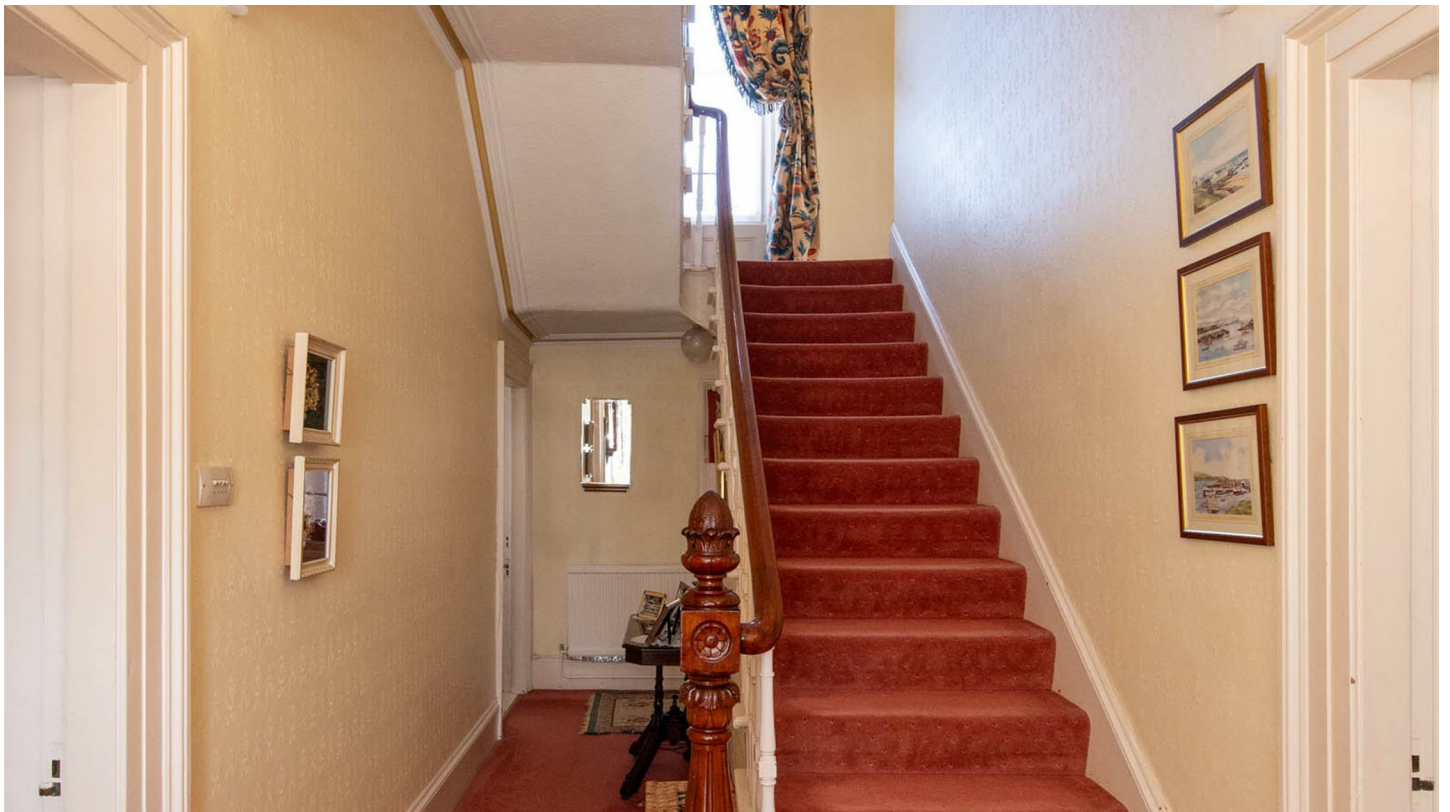
The property boasts a wealth of potential, with generous outdoor space and flexible accommodation that may appeal to a variety of purchasers. A notable feature is the separate access arrangements, comprising two entrances to the main property and a third independent entrance serving the commercial area. This layout offers flexibility for residential and business use, subject to any necessary consents.

The site may also be suitable for future development, subject to obtaining all relevant planning permissions and statutory approvals. No development plans are currently available, and no planning proposals are known to be ongoing. Interested parties should make their own enquiries with the relevant local authority regarding any potential development opportunities.

Combining Victorian character, extensive grounds, outbuildings and a dedicated commercial area, this is an exciting prospect for purchasers seeking a distinctive home, business premises or a property with scope for future enhancement. An exceptional opportunity to create something truly special, subject to the necessary consents.



Council Tax Band: Northern Ireland



Ground Floor

Reception Porch

Cornicing, original tiling, stained glass window

Reception Hall

Cornicing, centre piece, understairs storage, inglenook

Lounge

25'2 x 14'11 (into bay)

Original marble fireplace, cornicing and centre piece, feature bay window with original shutters overlooking garden

Dining Room

17'4 x 15'0

Centre piece, cornicing, feature granite fireplace, granite hearth, feature bay window with original shutters overlooking garden, service hatch to breakfast room

Breakfast Room

16'9 x 13'3

French doors to garden, multi fuel wood burning stoves with back boiler and red brick surround, original service bells

Kitchen

16'6 x 12'11

Range of high and low level units, round edge worksurfaces, stainless steel sink unit with mixer tap and vegetable sink, built in double oven, plumbed for dishwasher, extractor fan, space for fridge freezer, plumbed for washing machine, ceramic tiled flooring.

Casual dining area, Esse oil fired stove, extractor fan, door to yard, door to rear garden, fixed staircase to:

Play Room

16'8 x 13'0

Outside Utility Area

16'7 x 13'0

Inner Hallway

Original sash windows with shutters, built in cupboard

Shower Room

Low flush W/C, pedestal wash hand basin, shower unit

Rear Hallway

Office

14'2 x 12'8

Oil fired boiler, panelling, original sash windows

First Floor

Landing

Cornicing

Bedroom (1)

14'10 x 12'0

Original sash windows with shutters overlooking garden, cornicing

Garden Room/ Study

10'6 x 7'2

Feature bay window with original shutters overlooking garden

Bedroom (2)

14'11 x 9'2

Original shuttered window, cornicing

Bedroom (3)

15'0 x 13'1

Original shuttered window, cornicing, dado rail

Bedroom (4)

14'11 x 11'10

Original shuttered window overlooking garden, cornicing, dado rail with feature panelling

Bathroom

Pale coloured bathroom suite, vanity unit with sink and mixer tap, built in bath unit, shower unit with controlled shower and electric shower, walk in hot press with cylinder, heated towel rail

Separate W/C

Separate low flush W/C and bidet, tiling, access to roofspace

Second Floor

Landing

Velux widow, access to roofspace

Bedroom (5)

15'1 x 12'10

Bedroom (6)

15'0 x 12'8

Open plan to:

Dressing Area

14'0 (at max) x 7'7

Games Room

25'10 x 15'1

Outside

Front: Entrance gates, in extensive stone driveway substantial lawns with mature trees, shrubs and plants

Side: In lawns, mature plants, trees and shrubs, decking area, twin oil tanks

Side/rear: Entrance gates with stone driveway with extensive car parking/ courtyard, garages and outbuildings

Garage

36'3 x 15'4

Electric door, access to store

Barn/ Storage

45'10 x 27'11

Light and electric

Commercial Business Park

Benefitting from its own separate entrance directly from Carrtall Road, this income producing self-contained commercial investment property is fully let comprising 8no. individual business units in a range of outbuildings and a semi-detached terrace of more modern warehousing.

The accommodation extends to approximately 7,000 sq ft on a site of c. 0.75 acres most of which is laid as concrete hardstanding. The property, which benefits from flood lighting and is secured by way of fencing, currently generates a strong annual rental income with all tenants currently overholding on lapsed tenancy agreements (contact selling agents for details). The larger units are sub-metered with separate services installed.

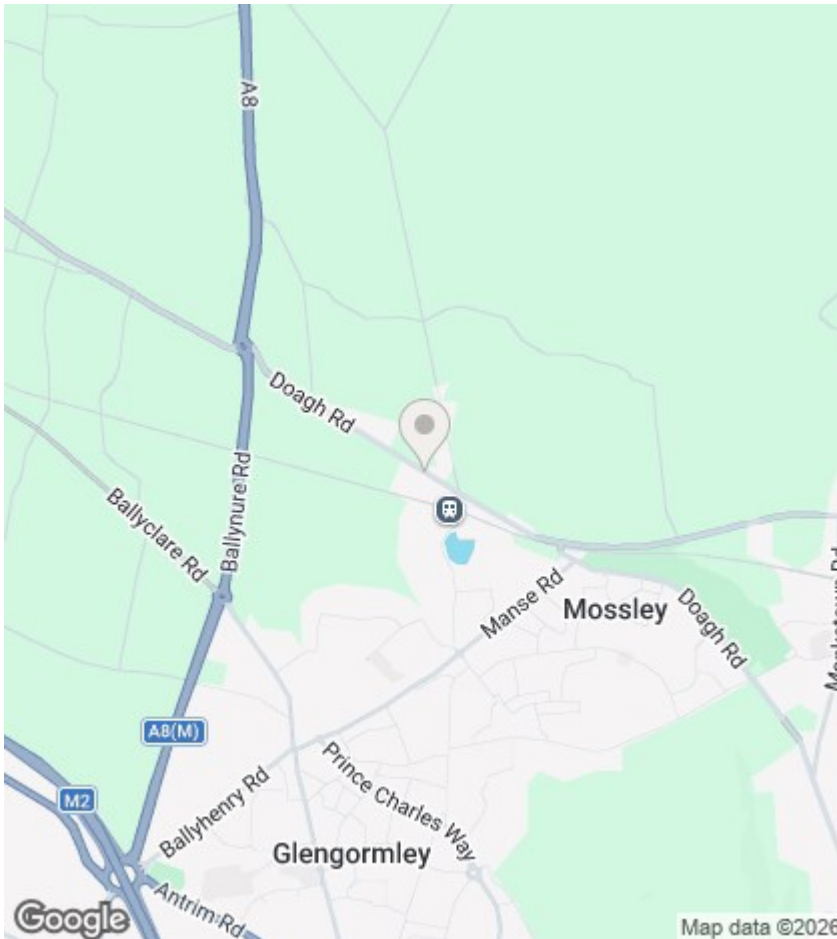
This element offers the purchaser the opportunity to enter into new formalised tenancies or explore redevelopment options for the business park (subject to planning). Vacancy levels have historically been very low in this popular business location.

Obvious potential for owner occupiers to seek long term occupation subject to agreement in respect of the existing tenancy agreements. A planning report on the various units is available for information purposes only, but all interested parties should complete their own due diligence in this regard. Consideration may be given to sub-dividing the residential and commercial elements although both deals would need to transact simultaneously. Please contact the selling agents for further information.

Disclaimer/ Additional Information

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 are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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:

G

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		
		64
	15	
Northern Ireland		
EU Directive 2002/91/EC		

Ground Floor

