



# CARNAUGHLISS HOUSE 23 CARN ROAD

Off Seven Mile Straight BT29 4UQ

---

*Offers over* **£880,000**



DETACHED | 6  | 3  | 4 

## Experience modern luxury in this stunning 4,000 sq ft contemporary detached home, built in 2019. Featuring sleek architectural design by McGarry Moon Architects.

Carnaghliiss House offers expansive open-concept living spaces, and floor-to-ceiling windows that flood the home with natural light. High end finishes, gourmet kitchen and spa like sanitary ware offer unparalleled comfort, while smart home technology enhances convenience. Perfectly blending style and function, this home is a masterpiece of modern living.

The accommodation is spread across three floors, providing impressive and adaptable space throughout. It is impossible to find a section of the house without a spectacular outlook and the ground floor area does not disappoint with its contemporary and sleek kitchen, along with the open plan living areas. On the upper level is a spectacular entertaining area which provides access to the generous wrap around balcony with unrivalled views across the countryside. There are also three bedrooms on this floor, principal with ensuite shower room and a separate family bathroom.

To one end of the home, the previously integral garage has been adapted to create wonderful separate living accommodation which boasts a lounge, modern kitchen, shower room and bedroom with walk in dressing area.

The basement area of the home has dual access points and provides superb additional living accommodation with a further two bedrooms, as well as the option to utilise it for business purposes.

Externally there is a wealth of space, with the site extending to around 0.4 acres. Accessed via a private laneway, a pillared entrance leads to tarmac drive for ample parking, immaculate gardens laid in lawns surround the property, as well as paved patio areas enhanced with exterior lighting making this home a spectacle day or night.

This is one home not to be missed.



## KEY FEATURES

- Stunning, Contemporary Detached Home Constructed in 2019 and Designed by McGarry Moon Architects
- Site Extending to Approx 0.4 acres Offering Unrivalled Views Across the Countryside
- 10 mins drive (approx) from North Belfast, 12 mins drive (approx) from Templepatrick and 15 mins (drive) approx from Belfast International Airport
- Four Bedrooms to the Main Area of the Home, Including Principal Bedroom with Ensuite Shower Room and Separate Family Bathroom
- Open Plan Living/Kitchen/Dining Area with Extensive Bi-folding Doors opening Patio Areas for Outside Entertaining
- Separate Lounge with Provision for Stove
- Exquisitely Designed Kitchen with Range of Integrated Appliances and Casual Breakfast Bar Area
- Minstrel Landing Leading to Spacious Entertaining Area on First Floor with Access to Wrap Around Balcony
- Previously Integral Garage Adapted into Separate Apartment Accommodation with Lounge, Kitchen, Shower Room and Bedroom with Walk in Dressing Area
- Separate Composite Decked Outside Area to Apartment
- Substantial Basement Area Adapted into Further Living and Sleeping Accommodation (Two Additional Bedrooms), Partially Currently Used for Business Uses
- Underfloor Heating Throughout & Heat Recovery Systems
- Oil Fired Central Heating and Triple Glazed Windows
- Beam Vacuum System
- Detached Pre-Fabricated Garage with Superb Storage, Garden Store and Childs Playhouse
- Immaculate Gardens Laid in Lawn with Extensive Paved Patio Areas and Tarmac Driveway for Ample Parking.



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Open Plan Kitchen  
19'2" x 18'11"
- Living/Dining Room  
24' x 13'6"
- Lounge  
20'6" x 17'1"
- Ground Floor Bedroom  
12'4" x 11'8"
- Hallway Leading to  
Apartment
- Shower Room
- Kitchen  
11'8" x 8'5"
- Lounge/Dining Room  
21'10" x 11'7"
- Bedroom with Dressing  
Room  
14'6" x 11'8"

### *Lower Level*

- Staircase to Lower  
Ground Floor
- Landing/Cinema Area
- Treatment Room One/  
Bedroom Five  
13'9" x 11'3"
- Treatment Room Two/  
Bedroom Six  
13'9" x 11'3"
- L-Shaped Treatment  
Room/Home Office/  
Playroom  
13'9" x 11'3"
- Plant Room
- Secondary Stairs to  
Outside Separate  
Entrance

### *First Floor*

- Staircase to Gallery  
Landing
- Minstrel Style Gallery  
Landing/Entertaining  
Area
- Principal Bedroom with  
En Suite Shower Room  
21'10" x 19'2"
- Bedroom Three  
13'2" x 9'10"
- Bedroom Two  
13'2" x 9'10"
- Bathroom

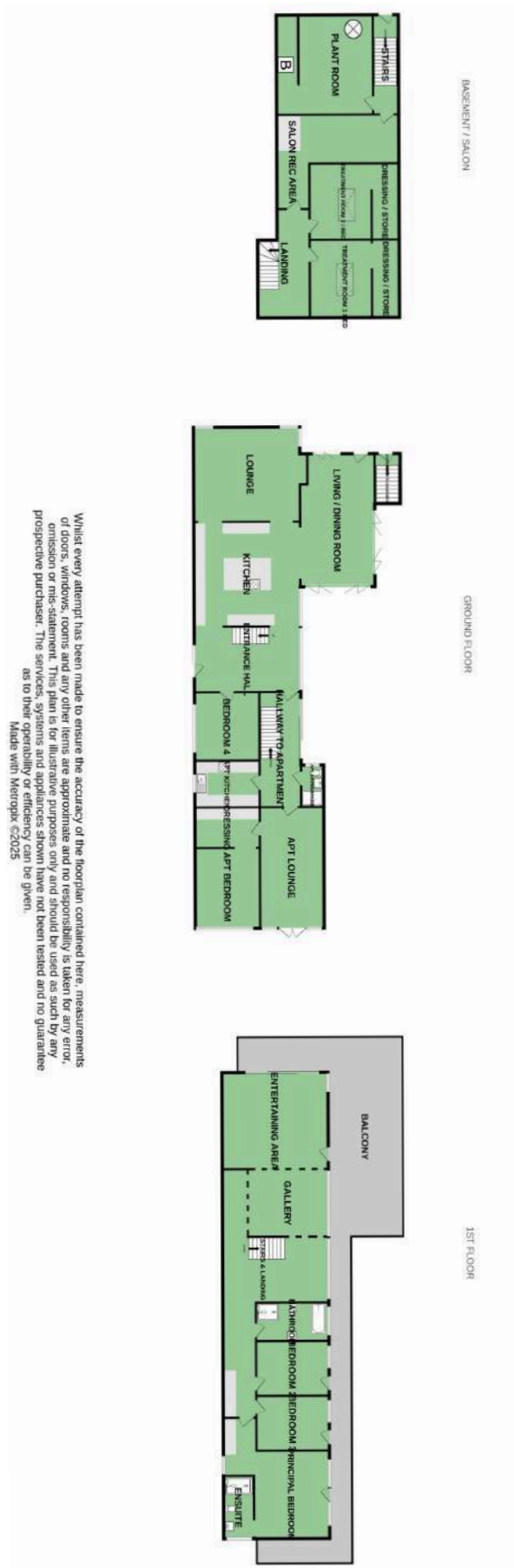
### *Outside*

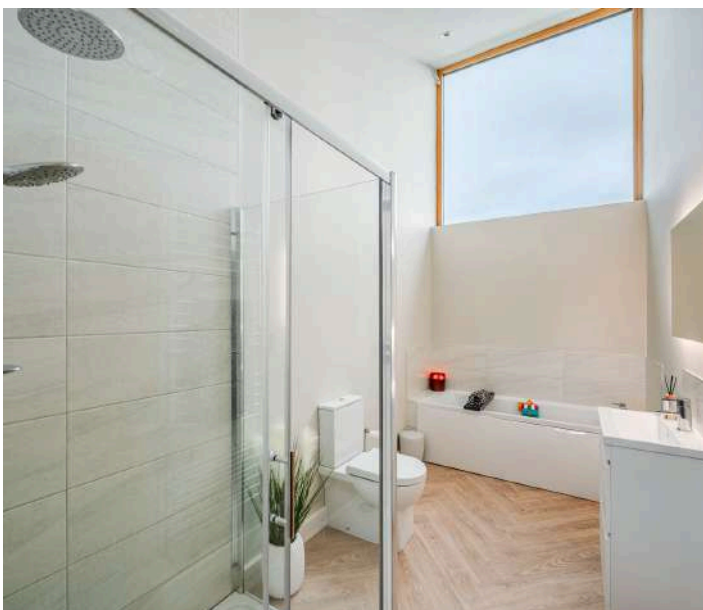
- Laneway Leading to  
Pillared Entrance
- Gardens Surrounding the  
Property
- Tarmac Driveway
- Brick Paviour Patio Areas
- Car Washing Bay
- Garage
- Garden Store
- Child's Playhouse
- Outdoor Lighting





# FLOOR PLANS





## DIRECTIONS

*Travelling from Templepatrick (12 mins approx): Take the Lylehill Road and follow it to the bottom of the road. Turn right onto Ballyutoag Road, follow the road past the Sevenmile Straight and take the Carn Road on the right hand side. No 23 is down the private lane way on the right hand side.*



## THE LOCAL AREA

*Living in the County Antrim countryside offers a vast array of benefits to any homeowner. Enjoy the peace and serenity of the rolling rural scenery around you while never feeling too far from the action. Belfast International Airport is on your doorstep, as well as convenient arterial routes to Belfast City. The area is dotted with fabulous rural townships which host a range of local businesses and picturesque spots. You truly can have the best of both worlds by choosing to live in this popular area.*

## EPC COMING SOON

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+	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		

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

