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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		40 E
21-38	F	31 F	
1-20	G		

BALLINTOY

Harbour Cottage
62 Harbour Road
BT54 6NA

Offers Over £335,000

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Charming three-bedroom coastal cottage with breathtaking views – as seen in Game of Thrones. Nestled in an idyllic coastal location, this enchanting three bedroom cottage offers a rare opportunity to own a slice of cinematic history. Overlooking a beach used in filming for Game of Thrones, this home boasts panoramic sea views that stretch as far as the eye can see. Internally, the cottage exudes charm and character, featuring a spacious yet cosy living area with brick fireplace and windows that provide natural light from the scenic surroundings. The well adapted kitchen is well equipped and perfect for entertaining, while the three bedrooms provide a peaceful retreat. Step outside to find a generously proportioned rear garden with elevated garden room, ideal for taking in the breathtaking scenery. Whether you are enjoying morning coffee with the sound of the waves or unwinding in the evening with a glass of wine as the sun sets over the coastline, this home offers an unparalleled lifestyle. Perfect as a full-time residence, a holiday escape, or a lucrative investment in a sought-after tourist hotspot, this is a rare gem that must be seen to be genuinely appreciated.

From the village of Bushmills, head along the Whitepark Road towards the Giant's Causeway but do not turn off for the Giant's Causeway. Continue along the Whitepark Road and turn left into Harbour Road before you reach Ballintoy village. Continue along the road and No. 62 will be situated on your left hand side of the car park overlooking the sea.

ACCOMMODATION COMPRISES:

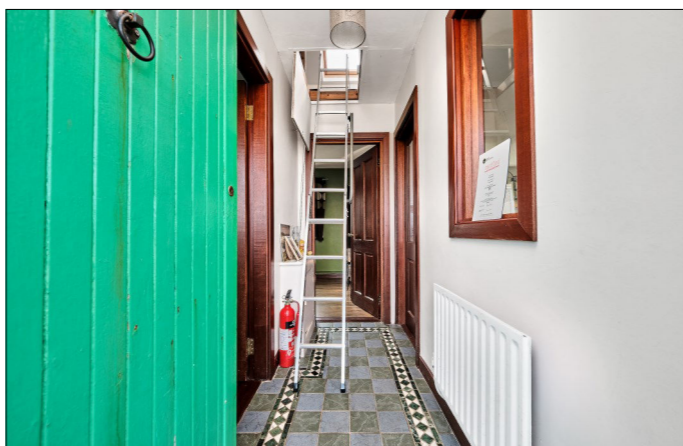
GROUND FLOOR:

Entrance Hall:

3'4 wide with access to roof space and tiled floor.

Lounge/Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker with extractor fan above, space for fridge, open fire with tiled hearth and brick surround, laminate wood floor and views across Atlantic Ocean and Ballintoy Harbour. 17'6 x 12'2



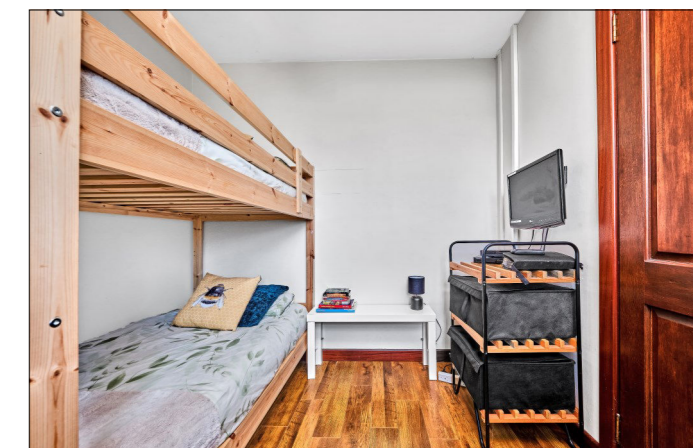
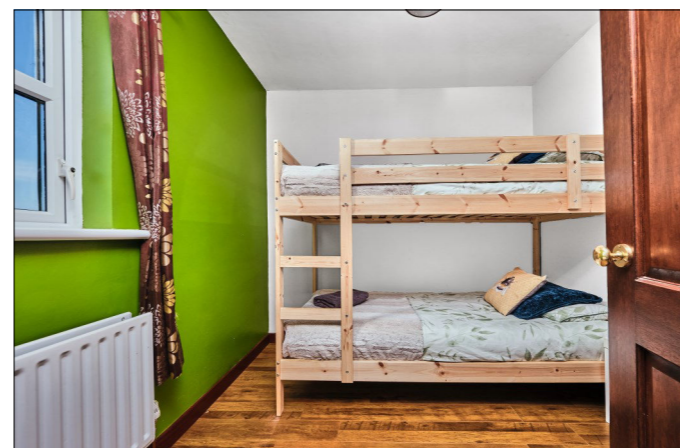
Bedroom 1:

With laminate wood floor and views over headlands to rear of cottage. 11'9 x 8'2



Bedroom 2:

With laminate wood floor and views across Atlantic Ocean and Ballintoy Harbour. 8'2 x 8'0



Rear Porch:

With tiled floor.

Bedroom 3:

With laminate wood floor and views across Atlantic Ocean and Ballintoy Harbour. 11'7 x 10'1



Shower Room:

With white suite comprising w.c., floating wash hand basin, PVC cladded walk in corner shower cubicle with electric shower, half tiled walls, heated towel rail, boiler and tiled floor.

**FIRST FLOOR:****Attic Room:**

With Slingsby ladder, 'Velux' window and views across surrounding countryside, Beach and ocean views. With restricted headroom.

**EXTERIOR FEATURES:**

Extensive driveway leading to front and side of property suitable for parking several cars. Garden to front is laid in lawn with an attractive stone wall. Extensive paved patio to rear. Garden to rear is laid in lawn and fenced in with paved patio area and paved pathways. Timber store house to rear 11'9 x 9'0 with solid wood floor. Surrounded by established shrubbery and hedging. Garden extends to elevated grass area suitable for dining with unbelievable views across Atlantic Ocean, surrounding countryside and Headlands. Decked steps to summer house 14'4 x 10'9 with wood burner, solid wood floor and windows to front, side and rear, sliding patio doors to rear and front with views across Atlantic Ocean, surrounding countryside and Headlands. Additional BBQ area with stone wall surround. Solid store house and shed to rear 11'1 x 8'9 with plumbing for automatic washing machine, space for tumble dryer, space for fridge freezer, light and power points. Light to front and rear. Tap to side.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Summer Home With Spectacular Views Across Atlantic Ocean, Surrounding Countryside & Headlands
- ** One Of Northern Ireland's Most Iconic Locations
- ** Cottage With Extensively Renovated In 2005

TENURE:

Freehold

CAPITAL VALUE:

£95,000 (Rates: £931. 38 p/a approx.)





