

51 Seven Mile Straight, Muckamore, Antrim, BT41 4SW



PRICE Offers Over £169,950

This is an incredibly rare opportunity to purchase what is undoubtedly one of the quirkiest homes in the local area in the form of a partially converted former public house extending to just shy of 3,000Sq.Ft. Offering spacious accommodation throughout, many of the original features have been retained with the once bustling bar area and counter now forming the basis of the kitchen and informal dining area while the original lounge area now provides a generous living room with plenty of space for multiple sofas or zoning for various uses. Currently benefiting from two well proportioned ground floor bedrooms, one of which has a PVC double glazed door and sidelight opening onto the rear patio, plus a spacious shower room with modern white four piece suite to include a bidet and fully tiled shower cubicle, this property also boasts a utility room and two large store rooms / workshops which could be converted to a multitude of uses (subject to necessary approvals). On the first floor, renovation works have been started with the spacious landing area having already been partially sub-divided to create another large store room and only basic work carried out to the large function room with feature front window.

Priced to reflect the need for further renovation, this property could easily be lived in while work is ongoing with the opportunity available to create something very unique.

Early viewing strongly recommended.

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BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance foyer with fully tiled floor / Glazed door to;
- Former public bar area now used as a kitchen with informal dining area / Part glazed double doors to inner hall / Open square archway to;
- Large living room 21'4 x 19'10 (max) with dual aspect windows and cast iron stove
- Bedroom Hallway with access to two Bedrooms / Principle with PVC double glazed door to rear
- Inner hall with access to storage cupboard / Wall mounted gas fired boiler
- Shower room with modern four piece suite to include W/C, moulded wash hand basin, bidet and fully tiled shower cubicle
- Utility room / Two generous workshops (one with former commercial kitchen units)
- First floor with large landing area suitable for sub division / Large store has already been created
- Former function room 30' x 18'7 suitable for sub division into at least two double bedrooms / Potential shower room
- PVC double glazed windows, side and rear doors / Gas fired central heating from an above ground tank

ACCOMMODATION

Hardwood panel door with glazed inset to:

ENTRANCE FOYER

7'2 x 3'5 (2.18m x 1.04m)

Fully tiled floor. Hardwood part glazed door to:

KITCHEN WITH INFORMAL DINING

20'9 x 19'11 (6.32m x 6.07m)

(max) Unique design going back to the former public house with bar area and low level shelving. Single drainer stainless steel sink unit and mixer tap. Integrated four ring halogen hob. Space for fridge and freezer. Plumbed for dish washer. Arched display area. Door to storage. Part wood panelled wall. Fully tiled floor with inset diamond shaped design. Double radiator. Part glazed double doors to inner hall. Part glazed door to stair case. Open square arch way to:

LIVING ROOM

21'4 x 19'10 (6.50m x 6.05m)

(max) Cast iron stove with tiled hearth, tiled back drop and wooden mantle. Dual aspect windows. Low voltage down lights. Two double radiators. Mahogany door with glazed port light to store room.

BEDROOM HALL

22'0 x 4'3 (6.71m x 1.30m)

Wood strip floor. Single radiator. Part wood strip walls.

BEDROOM 1

12'0 x 10'8 (3.66m x 3.25m)

Part glazed door and over light to hallway. Part wood strip walls. PVC double glazed door and glazed side light to rear yard. Single radiator.

BEDROOM 2

12'1 x 11'0 (3.68m x 3.35m)

Part glazed door and over light to hall way. Wood strip floor. Part wood strip walls. Single radiator.

INNER HALL

Fully tiled floor. Half wood strip walls. Door to storage cupboard.

SHOWER ROOM

Modern white suite comprising push button low flush W/C, bidet and moulded wash hand basin in vanity unit with "monobloc" mixer tap and storage below. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Extractor fan. Fully tiled floor. Single radiator.

STORAGE CUPBOARD

8'3 x 3'8 (2.51m x 1.12m)

(max) Fully tiled floor. Single radiator. Part wood strip walls. Wall mounted gas fired boiler.

UTILITY ROOM

11'9 x 10'9 (3.58m x 3.28m)

(max) Counter top and shelving below. Plumbed for washing machine. Fully tiled floor. White PVC double glazed window. Door to side.

WORK SHOP 1

19' x 8'5 (5.79m x 2.57m)

Counter top and shelving below. Mahogany door to living room with inset port light. Open archway to:

WORK SHOP 2

20'0 x 8'5 (6.10m x 2.57m)

(max) Former industrial kitchen. Door to rear.

FIRST FLOOR LANDING

21'6 x 17'9 (6.55m x 5.41m)

Two "Velux" double glazed roof lights to include storage room 12'3 X 8'0 (NO WINDOW)

OPEN ROOM

30'0 x 18'7 (9.14m x 5.66m)

(max) Three "Velux" double glazed roof lights. Mahogany effect PVC window to front.

FORMER BATHROOM

8'5 x 6' (2.57m x 1.83m)

No sanitary ware in place.

OUTSIDE AREA

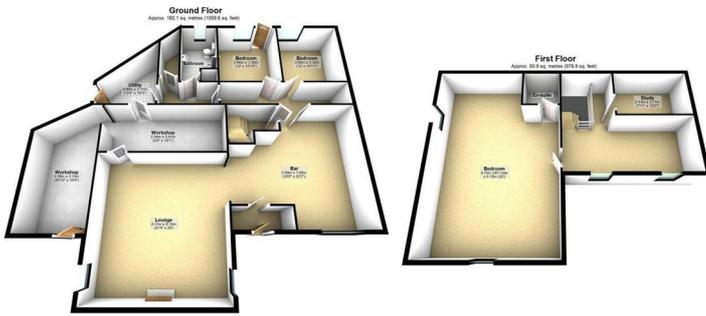
Feature decorative wrought iron fencing to the front with timber pergola feature Timber fencing and gate with vehicular access to side providing off-street parking. Large gas tank. Timber fencing. Paved pathway to paved patio area. Superb views over open countryside to rear. Excellent sun orientation.

IMPORTANT NOTE FOR ALL POTENTIAL PURCHASERS;

Please note none of the services or appliances have been tested at this property.

Please also be aware property boundaries are an estimation and are to be confirmed via your solicitor.



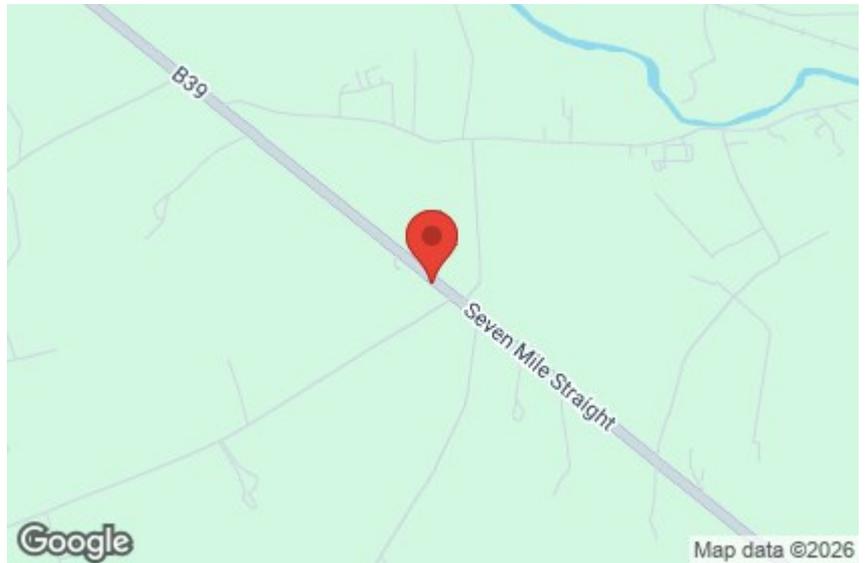


Total area: approx. 273.0 sq. metres (2938.5 sq. feet)
 Plans and Plans to be used for sale only.
 All dimensions are approximate.



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	41	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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