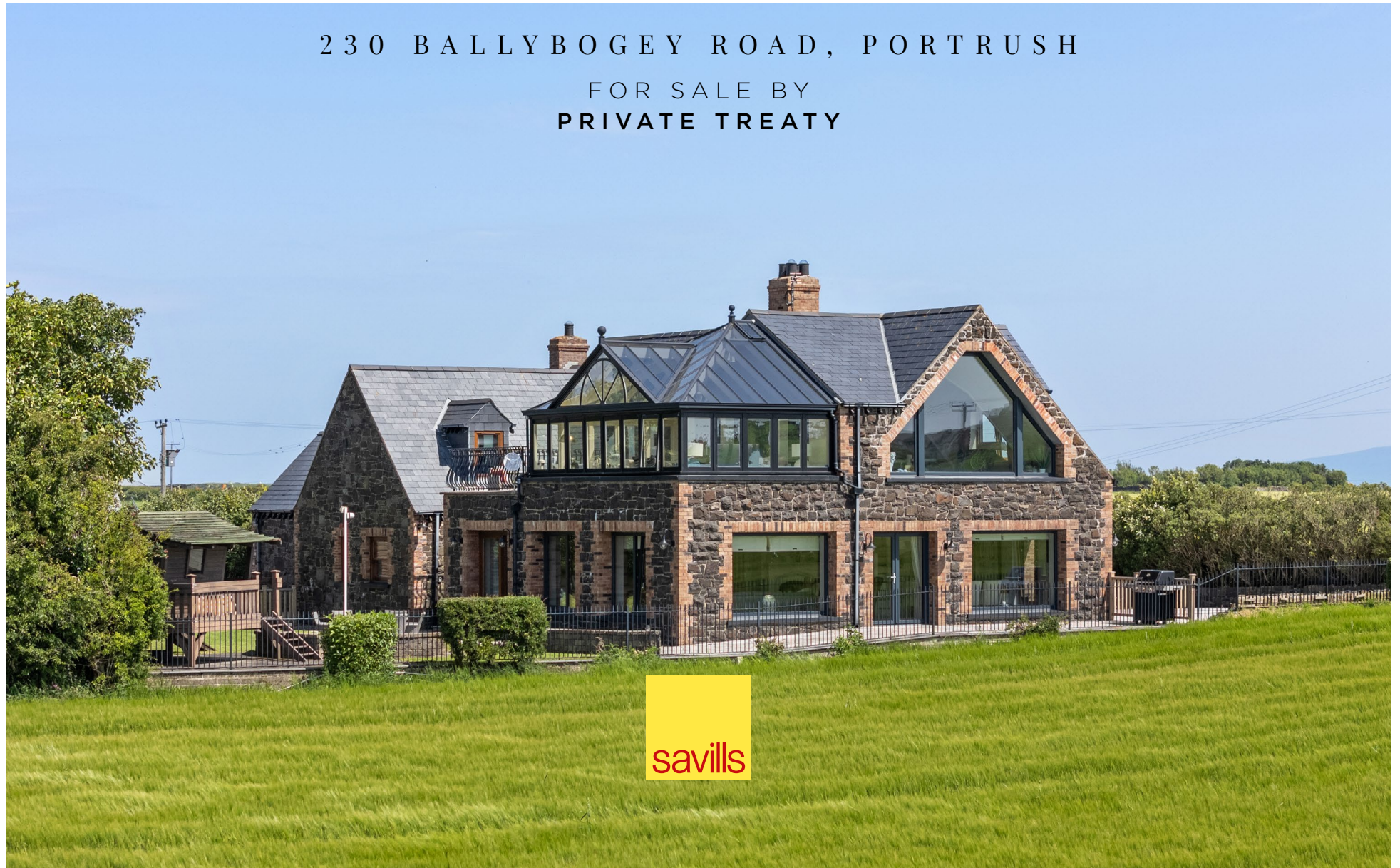


BLACKSTONE HOUSE

230 BALLYBOGEY ROAD, PORTRUSH

FOR SALE BY
PRIVATE TREATY



savills





5-bedroom detached residence
located in Portrush with
spectacular coastal views

SPECIFICATION

- Outstanding coastal property with fantastic views
- Designed perfectly for family living and entertaining
- Generous offering of five receptions, five bedrooms and four bathrooms
- Beautifully designed and stylish accommodation
- Highly desirable location with tranquil mature gardens with private patios and lawn areas
- Triple garage with electric roller shutter doors & converted loft accommodation

Location

Situated in the Causeway Coast & Glens Area of Outstanding Beauty with stunning beaches and tranquil walks with breathtaking views

The property is located in the popular Portrush, which is highly regarded and boasts amazing amenities and attractions. The prestigious Blue Flag award winning White Rock Beach is only about 0.7 miles distant from the property, and is ideal for water sports enthusiasts as well as providing a fantastic walk along a continuous stretch of sand from East Strand to Whiterock. The property benefits from stunning sea views across the north coast including Portrush and all the way to Portstewart and Portballintrae.

Blackstone House is ideally located for commuting throughout the island of Ireland and is positioned only about 2.5 miles from the Coleraine-Portrush railway line, which connects Portrush to the main Belfast-Derry line. Belfast City Centre is located only 60.0 miles away, allowing for daily commuting via the A26 and M2 with a journey time of around an hour.

TRAVEL TIMES

- Portrush – 5 mins
- Portstewart – 11 mins
- Coleraine – 13 mins
- Derry/Londonderry – 55 mins
- Belfast – 1 hour
- Dublin – 3 hours





Amenities

This premier location offers stunning scenery and activities for everyone from scenic walks along the rugged coastline, secluded hiking trails, rare wildlife and protected ancient landscapes. The area has been growing in popularity attracting fantastic local businesses from casual coffee spots to formal dining, providing a fantastic food and drink scene.

The immediate surrounding area boasts amazing attractions including Dunluce Castle, the world heritage site of the Giants Causeway, Carrick-A-Rede Rope Bridge, the famous Bushmills Distillery and many 'Game of Thrones' locations to explore. Many beautiful hikes and walks of various difficulties are found in the local area such as the long stretch of pristine sand at Portrush East Strand, perfect for a leisurely stroll. Only a short distance away is Portrush West Strand which offers the ideal spot for a family picnic, paddling, or enjoying the sea breeze.

For nature enthusiasts and adventurers, the White Rocks Beach offers a fantastic dramatic landscape. For surfing lovers, Portrush is the perfect destination with some of the Northern Ireland's most beautiful beaches. For golfers, there are an abundance of facilities within the immediate area which host World Class facilities and events. Locally there is the world famous Royal Portrush Golf Club, considered to be one of the finest golf courses in the world with two links courses, and in July 2025 will host the 153rd Open Championship. There is also Castlerock Golf Club and Portstewart Golf Club with 3 links courses which were the host of the 2017 Dubai Duty Free Irish Open. Further events include the annual North West 200 International Road Race, and plenty of family, seasonal, music, food and arts events throughout the year.

There is an excellent selection of primary and secondary schools available in the area, as well as Ulster University Coleraine Campus about 4.2 miles distant.

NEARBY AMENITIES

- Royal Portrush Golf Club, Portrush – 3 mins
- Ramore Restaurants, Portrush – 6 mins
- Portrush Train Station – 6 mins
- Bushmills Distillery, Bushmills – 9 mins
- Giants Causeways, Bushmills – 14 mins
- Mussenden Temple, Castlerock – 24 mins

The Property

The residence is situated in an exclusive location with stylish & quality accommodation throughout

Blackstone House is a beautiful coastal residence in a tranquil setting surrounded by countryside, offering a great sense of privacy. The property is accessed off Ballybogey Road via a pillared entrance, leading to a sweeping well-maintained tarmacadam driveway. The property is then accessed via an electric gated entrance which is bounded by mature trees, offering a fantastic sense of arrival where ample parking is provided.

The property extends to a total of about 4,876 sq ft, offering well-proportioned and generous accommodation throughout, which has been set out on the accompanying plans. The property has been thoughtfully designed to provide a fantastic family home with an abundance of entertaining spaces.

The bright entrance hall offers a welcoming entrance leading to a storage room, a WC and a utility room with a Belfast-style sink, and built-in low and high-mounted units. The entrance hall leads further into a beautiful open reception room with solid wood flooring, an open fireplace and a staircase to upstairs accommodation. Further on the ground floor, there is an impressive kitchen/dining area with stylish, high-quality floor and wall-mounted units with a double Belfast sink, along with a central island with a built-in food prep sink and built-in appliances to include a large Aga range cooker.



There is an office/gym area with double doors leading out to the patio area and a breathtaking living room/dining room that benefits from views out to the Atlantic Sea, double doors leading to the patio area, a log-burning stove and a spiral staircase to the upstairs accommodation. There are also two double bedrooms, including the master bedroom with one ensuite with dual sinks, a corner bath and a shower. The family bathroom on the ground floor offers built-in storage, a vintage-style toilet and shower.

This extensive accommodation continues upstairs with a further three bedrooms with one ensuite and a shared bathroom with a large walk-in shower. Also provided is an impressive recreational room and living room/sunroom with unique floor-to-ceiling windows, providing a fantastic outlook over the surrounding countryside as well as to Portrush and beyond. There are double doors providing access to the stunning terrace area, perfect for entertaining.

Externally, the property offers a stunning setting with several private patio areas, a substantial lawn area and landscaped gardens. There is a triple garage with roller shutter doors, offering excellent accommodation with the benefit of a converted loft space, which could be used for a teenage den or self contained accommodation, subject to relevant planning permissions.



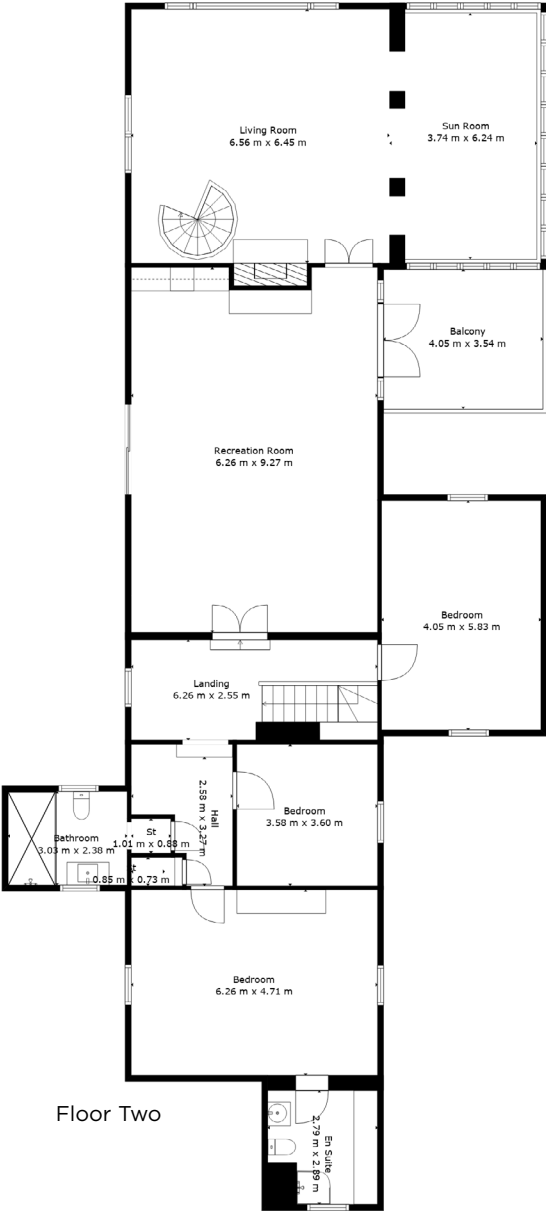
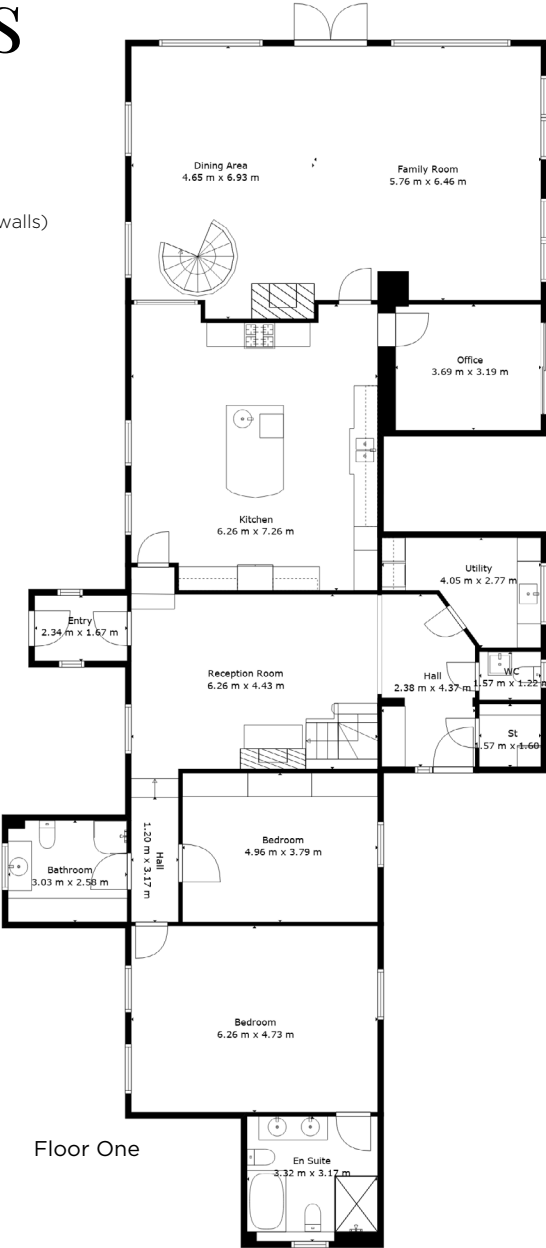


Floor Plans

Blackstone House

Gross Internal Area

453 sq.m - 4,876.05 sq.ft
(excluding balcony, low ceiling, storage and walls)





General Remarks

VIEWINGS

Strictly by appointment by Savills.

DIRECTIONS

The postcode for Blackstone House is BT56 8NF.

WHAT3WORDS

///goodbyes.sheets.sailing

LOCAL AUTHORITY

Causeway Coast and Glens Borough Council

Tel: +44 (0) 28 7034 7034

Website: info@causewaycoastandglens.gov.uk

EPC

Blackstone House – C70

RATES

We have been advised by the LPS website that the rates payable for Blackstone House is £4,092.00 for 2025/26.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings.

SERVICES

Mains electricity supply, mains water supplies and drainage, oil-fired aga and central heating, and broadband connection. Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

SOLICITORS

Christopher Clarke
Greer Hamilton Gailey
27 High Street
Ballymoney BT53 6AJ

OFFERS

Offers may be submitted to selling agents, Savills.

ENTRY

Entry is by agreement.

CLOSING DATE

A closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

LOTTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

WAYLEAVES AND RIGHTS OF ACCESS

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitors, and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

FINANCIAL GUARANTEE

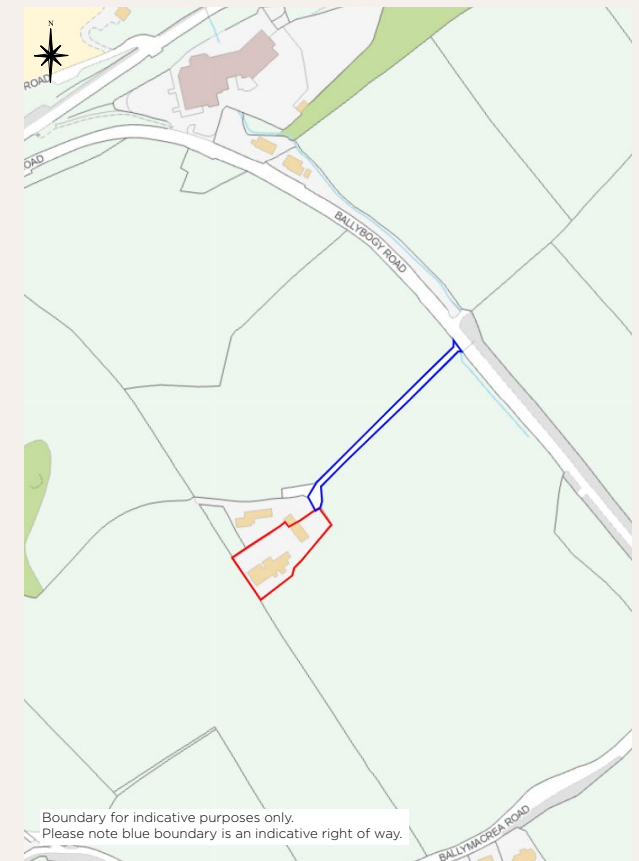
All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

SALE DETAILS

The property is being offered for sale at £1,350,000 (One Million Three Hundred and Fifty Thousand Pounds Sterling).

GENERALLY

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.





Contact



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Important Notice

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