



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	8 G	37 F

BALLYCASTLE

64A Whitepark Road

BT54 6LP

Offers Over £275,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

Armstrong Gordon are proud to present one of the finest properties we've ever had the privilege to list—a truly exceptional 3 bedroom cottage nestled along the sought-after Whitepark Road in Ballycastle. This charming home effortlessly blends authentic, character rich décor with the comfort and charm of traditional country living. From the moment you arrive, the cottage's unique design elements and warm, inviting atmosphere set it apart from anything else on the market. Set on a generously sized plot, the property boasts mature, landscaped gardens that are full of personality and thoughtful details—stone features, winding paths, private nooks and well-established planting offer peace, privacy and year round interest. Inside, you'll find beautifully maintained interiors that pay homage to the cottage's heritage while offering practicality and comfort. Original features, handcrafted touches and a warm, rustic palette create a home that feels as special as it looks. Additionally, the property comes with full planning permission for a bespoke extension, offering the exciting opportunity to further enhance and personalise this already standout home.

From Bushmills, head northeast on Main Street (A2) and continue onto Dunluce Road for 1.5 miles. Turn left onto Whitepark Road (B146) towards Ballintoy/Ballycastle. Drive for 7 miles, passing Ballintoy, Whitepark Bay, and Larrybane Quarry. After the Kinbane Castle turnoff, 64A Whitepark Road is located on the right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch/Utility Area:

With 'Belfast' style sink, high and low level built in units, plumbed for slimline dishwasher, shelving unit, storage area and tiled floor.



Kitchen:

With plumbed for sink unit with tiling above, integrated 'Rayburn' range with tiled surround, black extractor fan above, space for fridge, shelving units, plate racks and mug hooks, brass finished dimmer control panel, hot press, recessed lighting, tiled floor and open plan through to lounge/dining area. 18'6 x 15'9



Lounge/Dining Area:

With log burner with slate hearth, shelving unit, feature beamed ceilings, brass finished dimmer control panel, wired for wall lights, solid wood floor and wood framed double glazed French doors with glass panels to side leading to rear garden. 18'11 x 15'2



Bedroom 1:

With wood surround fireplace with cast iron inset and tiled hearth, brass finished dimmer control panel and solid wood floor. 10'1 x 9'4



Bedroom 2:

With solid wood floor. 15'8 x 10'7



Bedroom 3:

With solid wood floor. 11'3 x 6'11



Shower Room:

With white suite comprising w.c., wash hand basin, fully tiled walk in shower area with mains rainfall shower head with telephone hand shower, fully tiled walls, recessed lighting, extractor fan, electric under floor heating and tiled floor.

EXTERIOR FEATURES:

Garden to rear is fenced with screened area surrounding property with steps to elevated lawned area and feature beamed Pergola over outside kitchen. With brick built BBQ area with solid wood worktop with storage below and additional recessed brick fire pit. Caravan to rear 10'5 x 6'0 with stainless steel sink unit with storage below, electric points and solid wood floor. Gardens are surrounded by extensive selection of well established trees, hedging and shrubbery. Elevated flowerbed and outside toilet. Light to front and rear. Tap to side. Electric charging facility for E.V.

Outhouse 1: with single drainer stainless steel sink unit, high and low level built in units, space for fridge freezer, light and power points and wood floor.

Potting Shed: with light and power points. 17'1 x 16'7

Outhouse 2: With light and power points. 15'8 x 15'7

SPECIAL FEATURES:

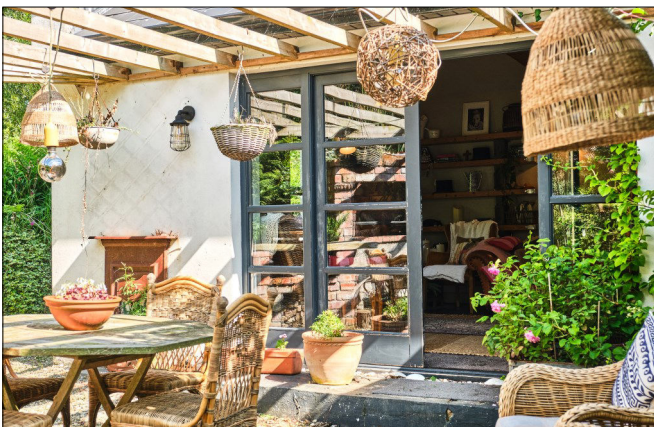
- ** Oil Fired Central Heating
- ** Wood Framed Double Glazed Windows
- ** Cash Buyers Only Due To Energy Rating
- ** Plans Passed For Extension (Available From Agent)

TENURE:

Freehold

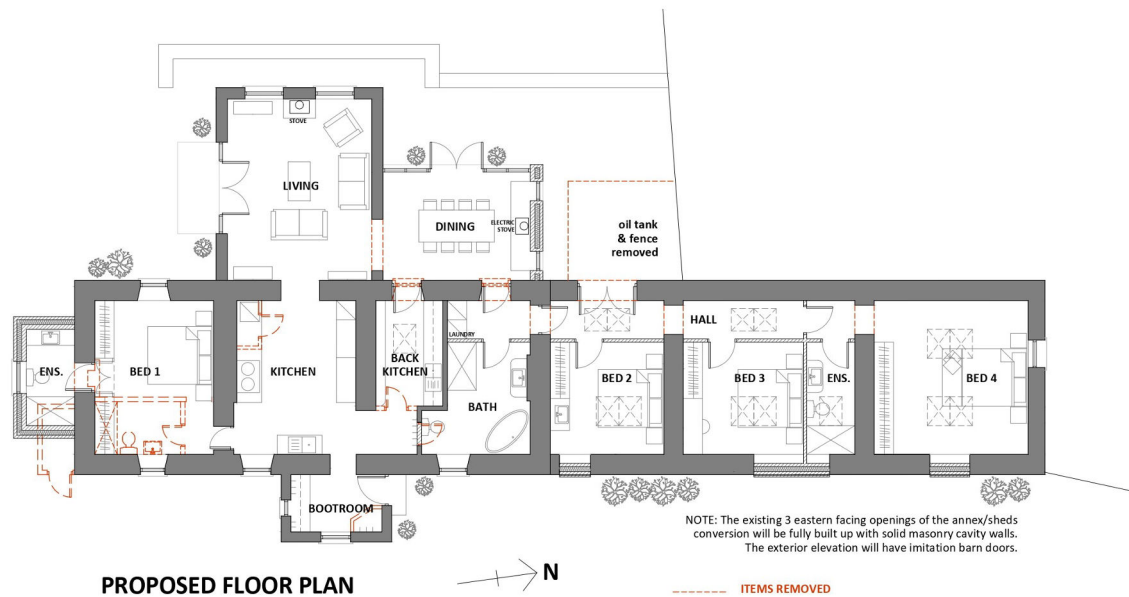
CAPITAL VALUE:

£105,000 (Rates: £1074.15 p/a approx.)





Proposed Floor Plan




PROPOSED FLOOR PLAN



NOTE: The existing 3 eastern facing openings of the annex/sheds conversion will be fully built up with solid masonry cavity walls. The exterior elevation will have imitation barn doors.

----- ITEMS REMOVED

	892 Antrim Road, Templepatrick, County Antrim, BT39 0AH T 028 9443 9071 E info@warwickarchitects.com W warwickarchitects.com		PROJECT NO 23021_SP	PROJECT PROPOSED EXTENSION TO 64A WHITEPARK ROAD, BALLYCASTLE
			DRAWING NO C03H	CLIENT STEVE & JULIE PHILPOT
DATE NOV 24	DRAWN BY SL	CHECKED BY EW	SCALE 1:100 @ A3	DRAWING PROPOSED PLAN

Proposed Elevations



PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION

----- ITEMS REMOVED


NOTE: The existing 3 eastern facing openings of the annex/sheds conversion will be fully built up with solid masonry cavity walls. The exterior elevation will have imitation barn doors.

MATERIALS:
WALLS - DASHED RENDER
PITCHED ROOF - REPLACEMENT/REUSED BOOFILES
& REPLACEMENT CORRUGATED METAL SHEETING
FLAT ROOF - POLYPORE TO MATCH SLATES COLOR
RAINWATER GOODS - HALF ROUND ALUMINUM
WINDOW/DOORS - PAINTED HARDWOOD
WINDOW SILLS - CONCRETE PAINTED

	892 Antrim Road, Templepatrick, County Antrim, BT39 0AH T 028 9443 9071 E info@warwickarchitects.com W warwickarchitects.com		PROJECT NO 23021_SP	PROJECT PROPOSED EXTENSION TO 64A WHITEPARK ROAD, BALLYCASTLE
			DRAWING NO C04H	CLIENT STEVE & JULIE PHILPOT
DATE NOV 24	DRAWN BY SL	CHECKED BY EW	SCALE 1:100 @ A3	DRAWING PROPOSED ELEVATIONS



SITE LAYOUT

	<p>892 Antrim Road, Templepatrick, County Antrim, BT39 0AH T 028 9443 9071 E info@warwickarchitects.com W warwickarchitects.com</p>		PROJECT NO 23021_SP	PROJECT PROPOSED EXTENSION TO 64A WHITEPARK ROAD, BALLYCASTLE
			DRAWING NO A02D	CLIENT STEVE & JULIE PHILPOT
DATE NOV 24	DRAWN BY SL	CHECKED BY EW	SCALE 1:250 @ A3	DRAWING PROPOSED SITE LAYOUT