

A two-story cream-colored country house with a dark tiled roof and two chimneys. The house has multiple windows and a central entrance. In the foreground, there is a gravel driveway and a low stone wall with two pillars. A sign on the left pillar reads 'Keef Halla COUNTRY HOUSE Tel. 028 9082 5491 www.keefhalla.com'. A small plaque on the wall reads 'KEEF HALLA'. The background features trees with autumn foliage and a clear blue sky.

Keef Halla
★★★★
COUNTRY HOUSE
Tel. 028 9082 5491
www.keefhalla.com

KEEF HALLA

KEEF HALLA COUNTRY HOUSE

RESIDENCE AND 8 ACRES OF LAND
20 TULLY ROAD, NUTTS CORNER, CRUMLIN

FOR SALE
£774,995



NORMAN
MORROW & Co
028 9442 3291

KEY FEATURES

A 4-star guest house comprising of 10 ensuite bedrooms and extending to a total area of c. 4490 sq. ft (417m²)

Located 3.3 miles from Belfast International Airport, Keef Halla has been continuously in business for over 35 years

Open all year, and with a very loyal customer base. Proven track record

Over 1,200 exceptional reviews on all major online reservation platforms

Current owners retiring and downsizing. The property is being sold largely furnished (subject to agreed exclusions)

Situated on a 1-acre site, with large garage / store, pony shed, attractive gardens, and outdoor seating area

Excellent connectivity onto A26, with M1 and M2 both easily accessible

Three separate double entrances into property, with extensive guest parking

8 acres of land adjoining the property. Lots of room to expand or develop the property

Potential to re-purpose property to a range of alternative uses; e.g. large family home, nursing or residential care home or budget hotel



DESCRIPTION

A unique and exciting opportunity to purchase "Keef Halla Country House", an exceptionally well established and highly regarded 4-Star guesthouse. Spanning 35 years of successful operation, the current owners are moving towards a well-earned retirement. This profitable business has become an integral part of the local hospitality sector, boasting a central location on the A26, in close proximity to Belfast International Airport.

"Keef Halla" is known for its excellent hospitality which is clearly reflected in the fantastic guests reviews it consistently receives across all major travel platforms. This great reputation has cultivated a very loyal customer base and ensures strong year-round demand. The property is a substantial and versatile residence, meticulously maintained and situated on a private one-acre site featuring landscaped gardens and extensive car parking. Inside there are 10 well-appointed ensuite bedrooms including three large ground floor rooms. The living space offers two comfortable reception rooms, a bright conservatory, a dedicated office, kitchen and utility room.

Outside, there is ample car parking spaces, a large double garage/store with double fridge and fridge-freezer and is plumbed for extra laundry facilities. Separate stable block with two looseboxes. Landscaped gardens and patio area. The property is incredibly easy to access with three separate entrances located directly on the Tully Road (A26).

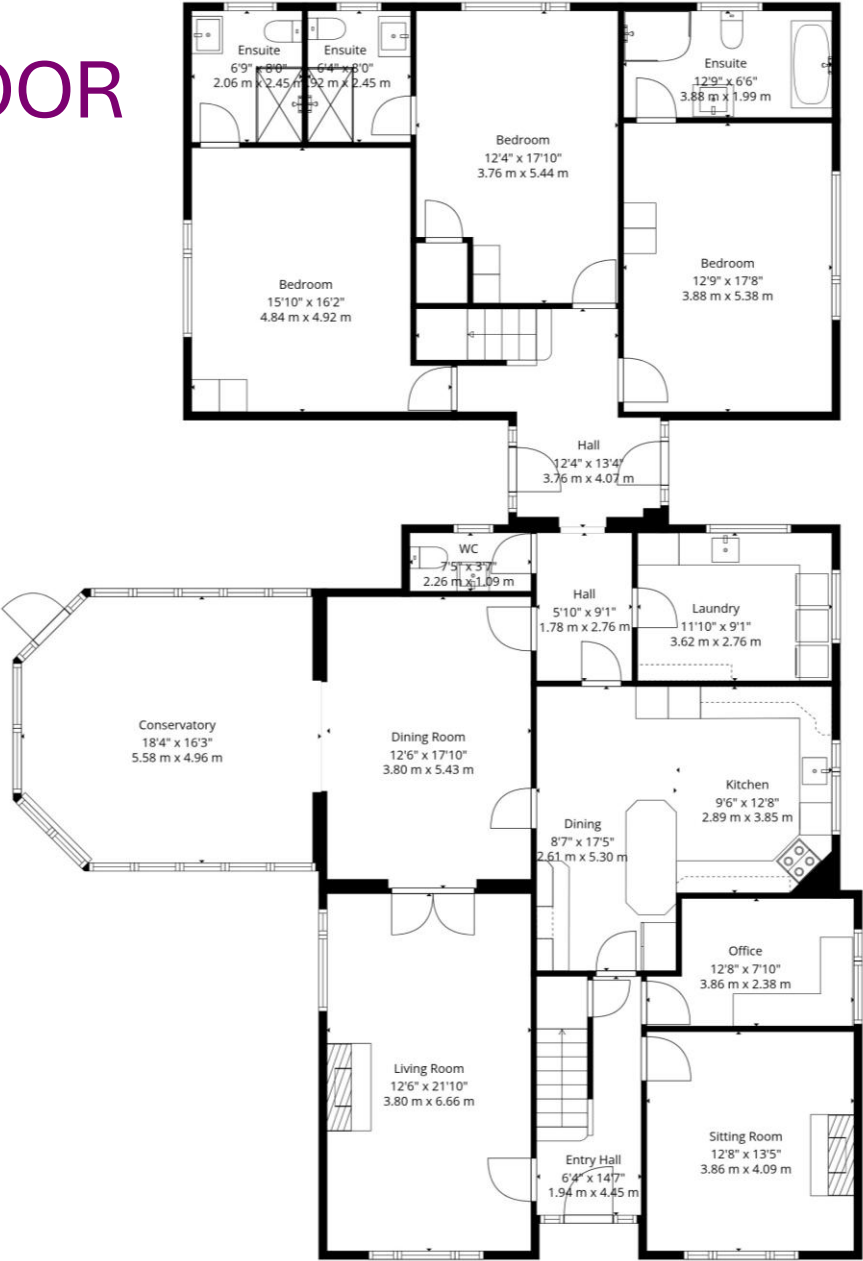
Beyond the primary guesthouse the sale includes circa 8 acres of adjoining grazing land which is in two fields with extensive road frontage. This additional land provides incredible scope for future development or business expansion subject to the necessary planning approvals.

While currently a thriving guesthouse, the property's flexible layout and prime location make it suitable for a variety of alternative uses, including a substantial private family residence, a crèche or nursery facility or a residential or nursing home.



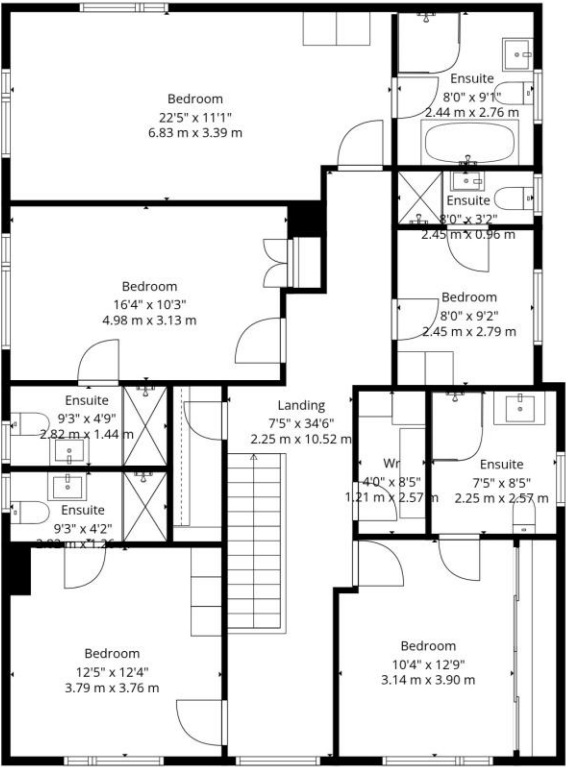
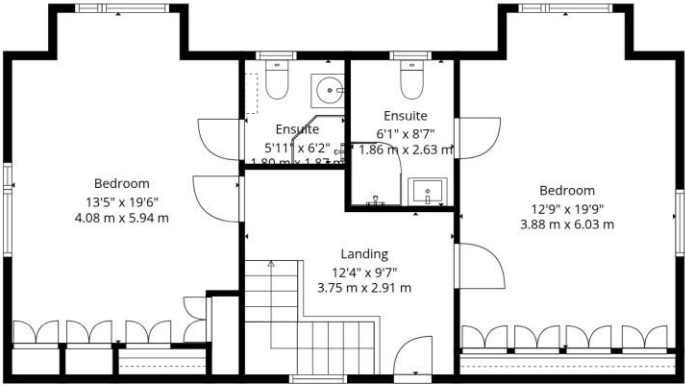
FLOOR PLAN

GROUND FLOOR



FLOOR PLAN

FIRST FLOOR



LAND MAP

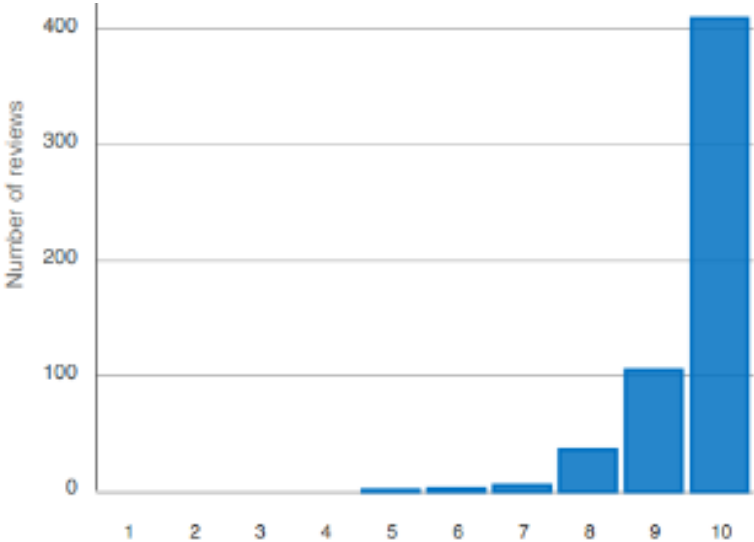


REVIEWS

Booking.com

9.7 Exceptional
556 reviews

Staff	9.9
Facilities	9.7
Cleanliness	9.8
Comfort	9.8
Value for money	9.7
Location	9.4



Expedia

10/10 Exceptional
349 verified reviews ⓘ

Cleanliness	10	Staff & service	10
Amenities	10	Property conditions & facilities	10
Location	8.8		

Tripadvisor

4.8 Excellent
●●●●● (311 reviews)

Location	4.5
Rooms	4.8
Value	4.8
Cleanliness	4.8
Service	4.8
Sleep Quality	4.7

GALLERY



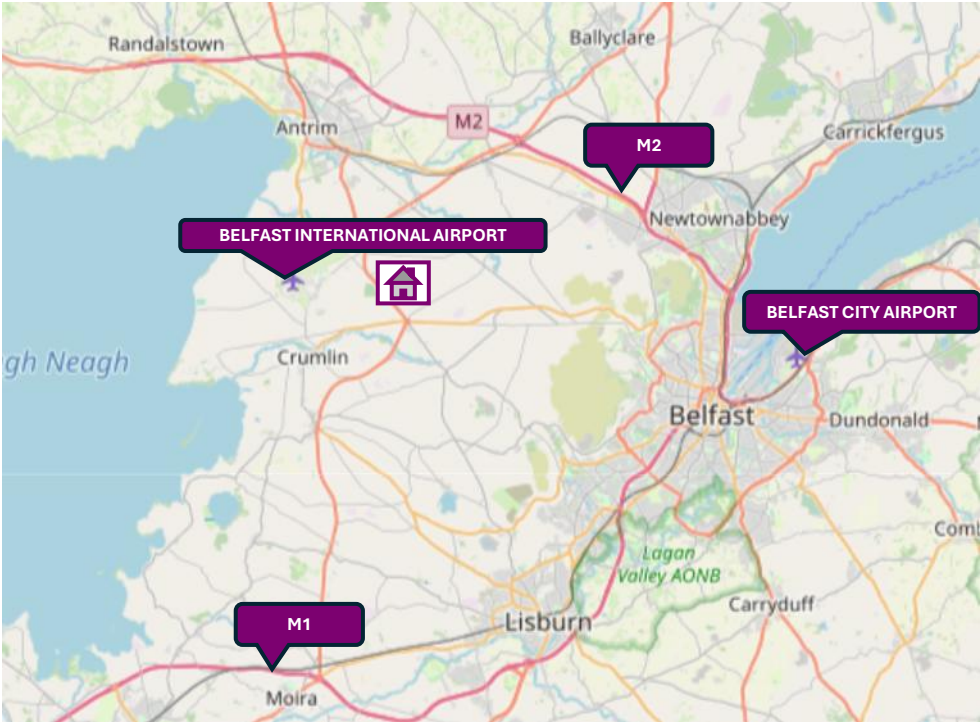
GALLERY



GALLERY



LOCATION



WEBSITE

Please visit the property’s website – www.keefhalla.com

ENERGY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property’s current and potential energy rating.

VIEWINGS

Internal inspections of the property can be arranged by appointment only with the retained agent. Please contact a member of the team to organise an inspection.

ESTATE AGENT



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**ADDITIONAL PHOTOGRAPHS AVAILABLE
@NORMANMORROW.CO.UK**

