

## 21 Larne Road, Ballynure, Ballyclare, BT39 9UA



### PRICE Offers Around £425,000

*Positioned on a mature extensive site within a popular well-regarded rural location extending in total to circa 0.75 acre. This attractive double fronted family home enjoys views over the surrounding countryside and is well positioned with convenient access to the A8. The original farmhouse and associated outbuildings are included in the sale these lend themselves for a variety of uses subject to the relevant planning requirements. Designed and built by the present vendors and benefitting from a spacious well planned living layout incorporating 5 bedrooms, 3+receptions, principal suite with dressing room and ensuite. The property also benefits from an open plan farmhouse kitchen with Aga range, Jack & Jill ensuite, ground floor shower room, modern first floor family bathroom, boot room and large storeroom. If further accommodation is required, the roof space is floored and sheeted and provides the scope for further accommodation subject to the necessary approvals. The property was built to a high standard with Cat 5 cabling, quality oak floor finishes, internal doors and a bespoke feature open tread staircase. Externally, the gardens are mature and are screened by open countryside.*

*With homes in countryside in high demand an early viewing is advised. (No onward chain!)*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

- **Impressive Detached Family Home**
  - **5 Bedrooms/ 3+ Receptions**
- **Includes Original Farmhouse And Associated Outbuildings**
  - **Farmhouse Style Kitchen With Aga Range**
  - **Principal Bedroom With Dressing Room And En Suite**
    - **Jack And Jill En Suite (Bedroom 2 And 3)**
  - **Ground Floor Modern Shower Room/ First Floor Luxury Family Bathroom**
- **Large Private Gardens/ Walled Garden To Rear Of Farmhouse**
  - **Extensive Mature Site Extending To Circa 0.75 Acre**
  - **PVC Double Glazed Windows/ Oil Fired Central Heating**



## ACCOMMODATION

### GROUND FLOOR

Front door with double glazed side screens into:-

#### ENTRANCE PORCH

With hardwood exposed flooring extending into:-

#### WELL PRESENTED ENTRANCE HALL

Feature open tread oak staircase with wrought iron balustrading.



#### LOUNGE 13'9" x 11'6"

Dual window aspect. Inglenook style fireplace with cast iron multi-fuel stove on stone raised hearth. Exposed hardwood flooring. Feature glass block accent wall.

#### FAMILY ROOM 13'9" x 11'6"

Dual window aspect.



## OPEN PLAN FARMHOUSE KITCHEN WITH LIVING/DINING 31'7" x 13'3"

At max. Equipped with a comprehensive range of high and low level oak shaker style fitted units with contrasting granite work surfaces. Inlaid stainless steel sink with mixer tap. Integrated fridge/ freezer. Aga Range cooker. Fixed centre island with under counter cupboard and integrated dishwasher and contrasting granite work surfaces. Tiled floor. Open plan through dining area into:-



## SUN LOUNGE 15'3" x 12'6"

Twin PVC double glazed French doors to patio and gardens.



## **REAR HALL/ BOOT ROOM 6'7" x 4'0"**

Beam vacuum unit.

## **UTILITY ROOM 11'3" x 8'3"**

Fitted with a range of high and low level modern units. Single drainer stainless steel sink unit. Integrated eye level oven. Separate 4 ring gas hob. Plumbed for washing machine. Tiled floor.

## **MODERN SHOWER ROOM**

Comprising pedestal wash hand basin with monobloc tap, button flush w.c. and large open shower enclosure with Drench style shower and full height fixed shower screen. Tiled floor.

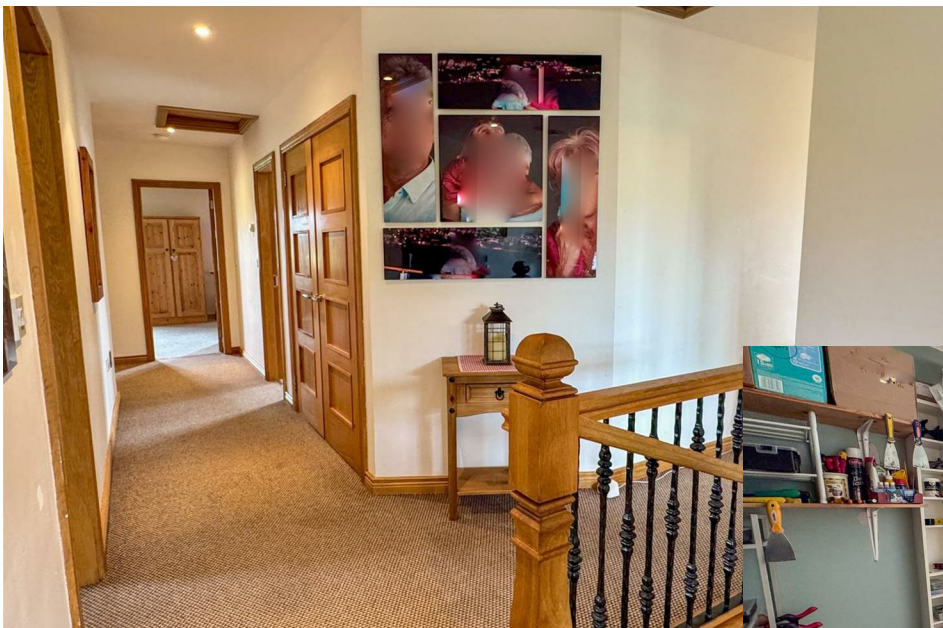


## **STORE ROOM 11'7" x 6'4"**

## **FIRST FLOOR**

## **SPACIOUS GALLERY STYLE LANDING**

Large double storage cupboard and hot press. Access to roof space via fold away wooden steps.



### **ROOF SPACE 31'8" x 13'6"**

At max. Twin skylights. Fully floored and sheeted. Excellent space for further accommodation subject to relevant approvals.

### **BEDROOM 1 14'5" x 12'2"**

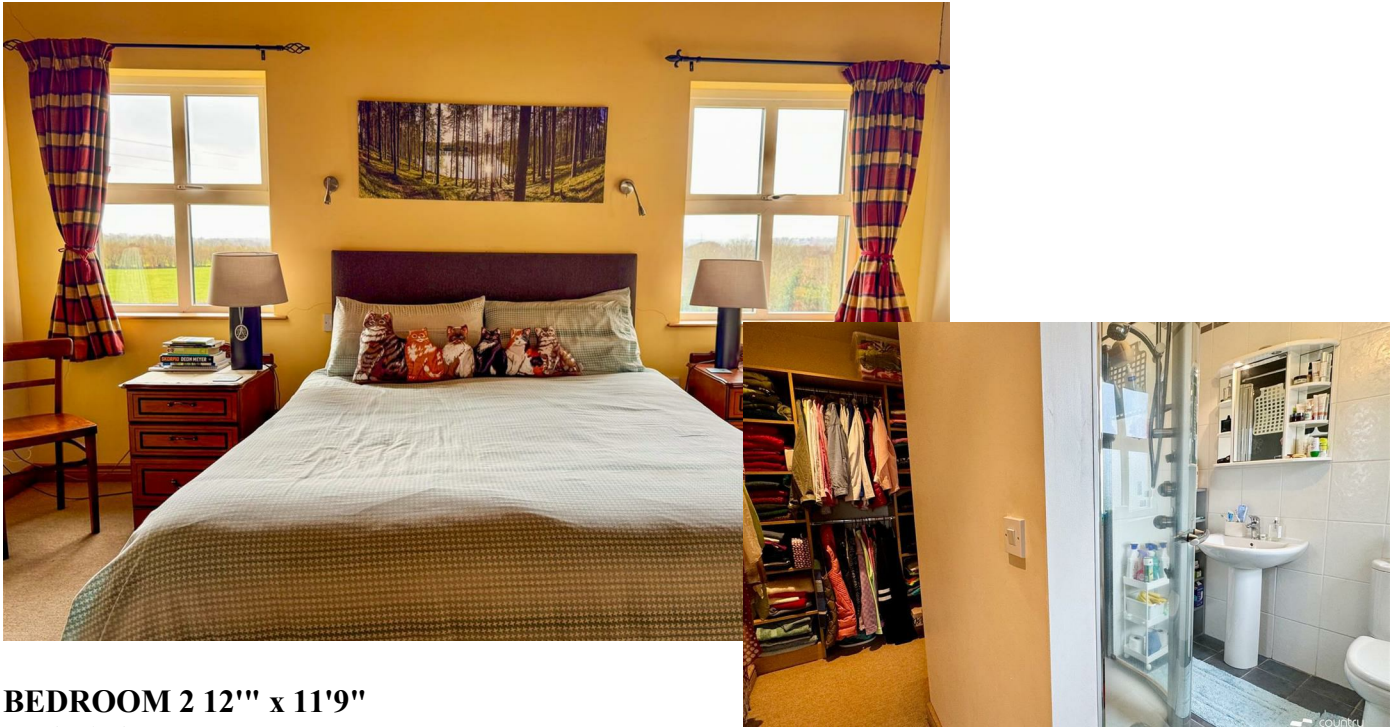
Dual window aspect with feature vaulted ceiling.

### **WALK IN DRESSING ROOM 12'8" x 7'0"**

At max.

### **EN SUITE**

Comprising button flush w.c. pedestal wash hand basin with monobloc tap and quarter rounded shower cubicle. Complementary wall tiling. Tiled floor.

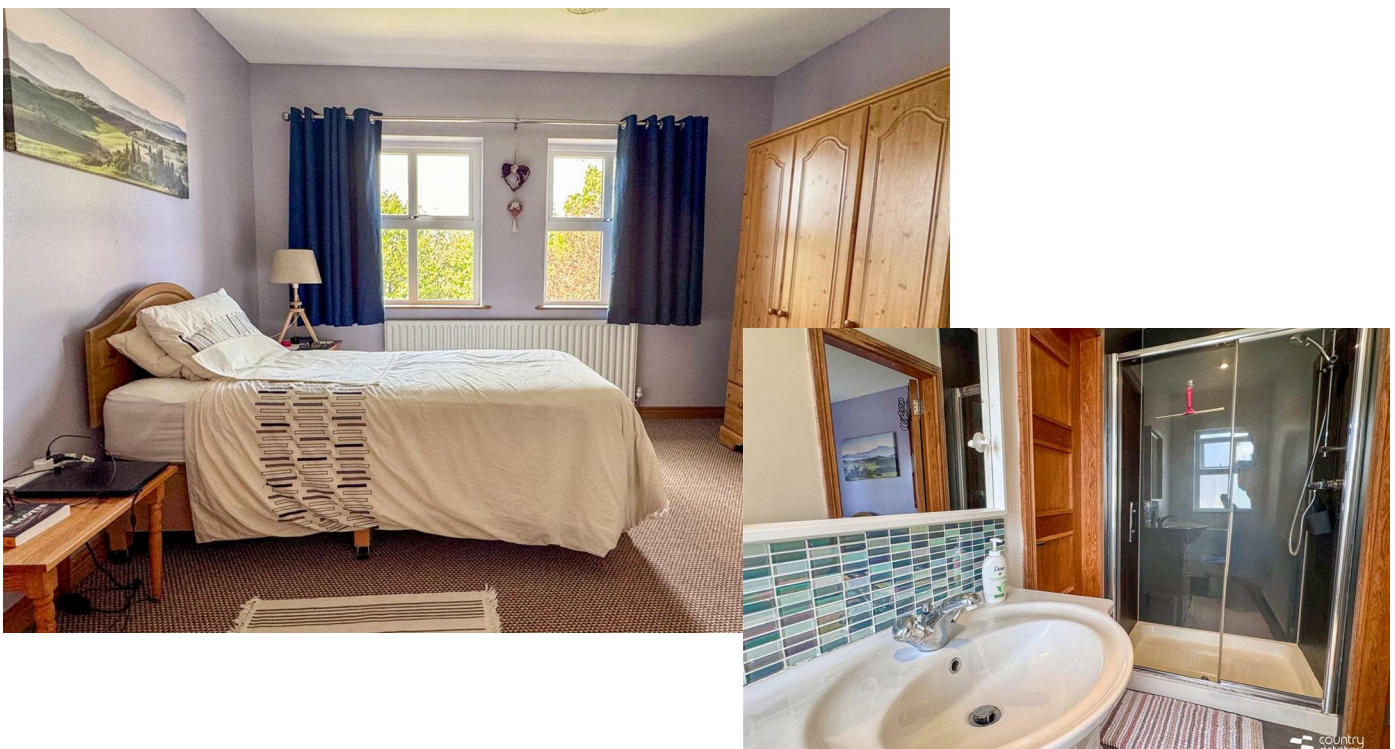


### **BEDROOM 2 12'11" x 11'9"**

Dual window aspect.

### **ADJOINING JACK AND JILL EN SUITE**

Comprising button flush w.c, modern vanity unit and large shower enclosure with electric shower unit. Tiled floor.



**BEDROOM 3 12'3" x 11'4"**

**BEDROOM 4 13'2" x 11'6"**

Dual window aspect. Presently used as craft room/ study.

**BEDROOM 5 18'8" x 11'4"**



**LUXURY FAMILY BATHROOM**

Comprising pedestal wash hand basin with monobloc tap, button flush w.c, large Jacuzzi bath with retractable hand shower attachment. Feature tiled accent walls. Tiled floor.



## OUTSIDE

Positioned on an extensive mature site extending to circa 0.75 Acre. Main house enjoys private mature gardens screened by mature trees and surrounding open countryside.

Driveway to side with parking forecourt providing ample parking for a number of vehicles.

Large private lane to front of main house screened by mature trees and hedgerow.

Original Farmhouse with attached barn and associated outbuildings. Perfect for additional storage or business opportunity subject to relevant planning approvals. Private walled garden to rear of farmhouse.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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