

The Old Lodge, 126 Fenaghy Road, Ballymena, County Antrim, BT42 1EA



PRICE Offers Around £300,000

This is a rare opportunity to acquire one of County Antrim's finest period former gate lodges, known as "The Old Lodge". Set on circa 0.7 acres, the property is Grade II listed dating from circa 1831. The Old Lodge is situated adjacent to the entrance to the Galgorm Spa and Golf Resort. This home is easily commutable to Belfast and the respective airports and is only moments away from Cullybackey and Ballymena stations. Viewing is strictly by appointment only.

>Sales >New Homes >Commercial >Rentals >Mortgages

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

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

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			55
(39-54) E			
(21-38) F		19	
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



FEATURES

- Period Property
- Set on Circa 0.7 acre
- Located beside Galgorm Golf Resort and Spa

ACCOMMODATION

FRONT PORCH

The covered front porch is Grade II listed. with terracotta tile. OFCH boiler house/store and front entrance to the dwelling.

LIVING ROOM

18'0" x 9'11" (max) (5.49 x 3.03 (max))

with open fire with brick fireplace and beam mantle. Stripped timber floor and 1/2 tongue and groove wall panel, beam joist ceiling.

DINING ROOM

7'10" x 15'0" (2.41 x 4.58)

with 1/2 wall panelling, recessed shelving. Stripped wooden flooring.

HALL

Hotpress cupboard. Stripped timber floor.

KITCHEN

9'2" x 13'3" (2.80 x 4.04)

fitted with oak high and low level units, with breakfast bar and display cabinets with underlights. 1 1/2 bowl Stainless steel sink, Integrated dishwasher and fridge Electric hob and oven. Tile splash back and floor.



BATHROOM

8'4" x 7'2" (2.56 x 2.2)

fitted with WHB, WC, Bath and Electric Shower.
Terracotta tile floor. Exposed timbers and 1/2 wall panelling.

STUDY / BEDROOM 3 (REAR)

14'1" x 9'1" (4.30 x 2.77)

stripped timber floor. Exposed timber beams.
Shelving unit.

LANDING

BEDROOM 1 (FRONT)

11'8" x 10'0" (3.57 x 3.07)

BEDROOM 2 (REAR)

7'10" x 13'8" (2.39 x 4.17)

with built in wardrobes.

OUTSIDE

Enclosed brick pavia patio. Gardens laid in lawns and
small orchard area. Stone wall lined and gated
driveway.

STUDIO

11'4" x 11'7" (3.46 x 3.55)

Heated from the OFCH system. Power and lights

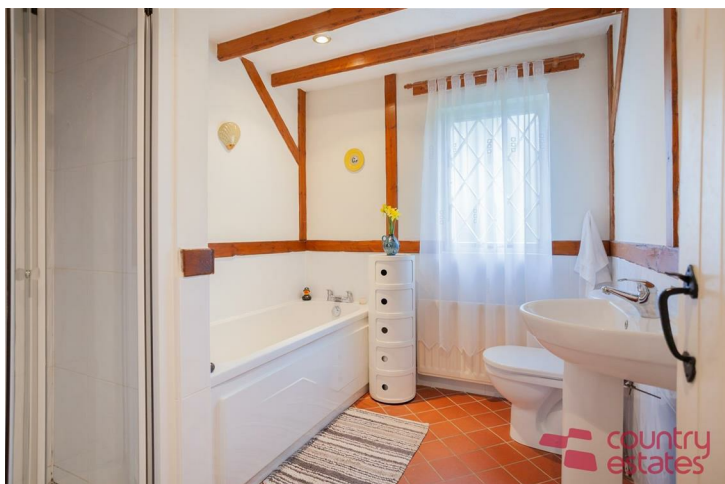
DETACHED GARAGE

20'7" x 11'6" (6.29 x 3.52)

with power and lights.

OTHER INFORMATION

The Vendor has plans, but has not obtained no
planning permissions etc, to convert the Studio and
Garage to another house.





Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		47
(21-38) F	18	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Northern Ireland	EU Directive 2002/91/EC	



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