



## Mullaghmossan House, 107 Ballypollard Road, Magheramorne, BT40 2LG

- Twenty-Five Acre Country Estate
- 7 Bedrooms (6 En Suite); 700 Sq Ft Principal Suite
- Hardwood Double Glazing, Mostly Sliding Sash
- Triple Garage; Golf/Games Room; Two Bed Apartment
- Comprehensive Equestrian Hub (3,000 sq ft of stabling; lunging pen; sand arena; horse walker; yard and 2,000 sq ft workshop with one bed annex)

- Impressive Georgian Style Gentleman's Residence (c.8,000 sq ft)
- Four Separate Reception Areas
- Dual Heating System; Oil and Air Source Heat Pump
- 2,000 Sq Ft Workshop, Yard and Service Area
- Twenty Acres Of Quality Agricultural Land

**Offers Over £1,950,000**

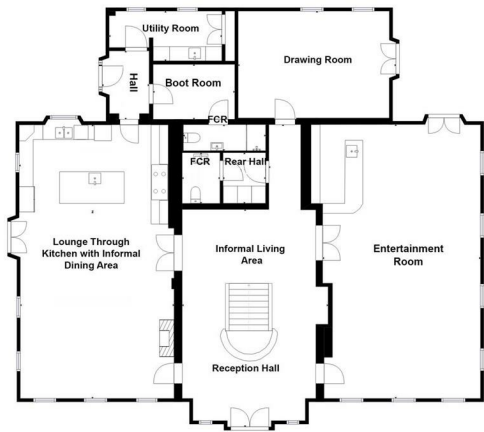
**EPC Rating**



107 Ballypollard Road, Magheramorne, BT40 3JG



## PROPERTY DESCRIPTION




GROSS INTERNAL AREA  
TOTAL 5217 FT<sup>2</sup> (485)

Architect: [illegible]





### Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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**Telegraph**  
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**Telegraph**  
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**Shortlisted**  
**TheNegotiator Awards 2018**

**Shortlisted**  
**TheNegotiator Awards 2019**

**THE INVESTORS IN PEOPLE AWARDS 2019**  
Finalist

**TheNegotiator Awards 2019**  
REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND  
**GOLD**

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