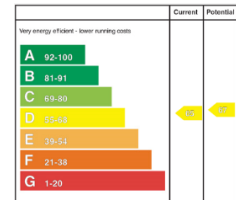


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WATERS EDGE, GLENARM

11-13 THE CLOONEY, BT44 0AB

PRICE: Offers around £650,000 to include two sites with planning

Please contact our office for a viewing 028 28 279921



This unique property was redeveloped in 2014/15 by its current owners, supported by the award winning Slemish Design Studios. Retaining much of the Neo Georgian façade, this contemporary home maximises the natural surroundings and uninterrupted sea views stretching as far as the Isle of Jura and Mull of Kintyre.

The purchase of Water's Edge provides a once in lifetime opportunity to turn your dreams into a reality. Whether that be working from home or providing a contemporary home for the growing/extended family in an unrivalled coastal location, enjoying the benefits of village living within the Glens of Antrim yet having good accessibility to Belfast and beyond. You don't need to 'take a drive up the coast' when you live on the coast!

The property benefits from all the contemporary practicalities one would expect from a 5* tourist accommodation including wall mounted TV/Satellite points to all main living areas and bedrooms. Cat 6 cabling throughout the main building is managed via a single switching panel on the 1st Floor providing flexible telephone/broadband points throughout the property. Zonal underfloor heating ensures individual rooms are as warm or as cool as you please.

The recent addition of a contemporary two bedroom luxury Annexe, accessed via the courtyard or separate private front door provides fantastic accommodation for the growing/extended family or as a business venture you can manage from home.

***Exceptional accessible accommodation both indoors and outdoors maximises this truly stunning coastal location allowing contemporary everyday living and entertaining for the extended/growing family**

***All six bedrooms benefit from contemporary ensuite bathrooms/shower rooms with heated towel rails**

*** The main house benefits from semi polished porcelain floor tiles over underfloor heating and a Beam mechanical ventilation and heat recovery system and central vacuum for each floor level. The Annexe has gas fired central heating and separate telephone (broadband) and electric/gas meters for independent living**

*** The property has solar panels – generating electricity and heating hot water and underfloor heating. All electricity generated but not used is diverted to the ‘maxipod’ hot water storage boiler thus maximising generated electricity. Installed in late 2014 the purchaser will benefit from Government incentivisation payments until 2034. An underground LPG gas tank provides additional energy for top up heating and cooking**

***Attractive, private and partially covered courtyard with access to the annex and secure outbuildings including wc and shower**

*** Tarmac drive leads to large garage and store with sink and hot water boiler**

*** 2 bedroom annexe has an attractive patio with separate level access and parking. Can be used as self-catering holiday let/residential let or extended family accommodation**

*** Rear of the property has lawns bounded by stone walls and gravel driveway leading to a large carpark with gated access to Straidkilly Road. Planning permission has been granted for two detached dwellings**

MAIN PROPERTY- ENTRANCE:

Solid wood entrance door with side lights into small welcoming lobby. An additional, level access, point of entry to the main property is located via the courtyard close to car parking beside the garage. Semi-polished floor tiles with electric and Cat 6 cable point.

GROUND FLOOR -RECEPTION/LIVING ROOM:

On entering the spacious and contemporary living/reception area one cannot help but be overwhelmed by how the bright and airy décor fits perfectly with the natural surroundings. Large bi-fold double glazed doors open unto the front patio and rear partially covered courtyard, effectively bringing the outside into this fantastic living space. Integrated ‘mood lighting’ on both doors allow you to set your own ambient lighting. The semi-polished porcelain floor tiles adding to the feeling of outside space. Here you can sit from spring to autumn with doors wide open enjoying the sights, sounds and smells of the ocean a few metres away. Wall mounted TV/Satellite and Cat 6 point.

The raised patio to the front provides a perfect spot to eat breakfast as the sun begins its journey in the morning and a place to reflect on the day just passing as the sun sets over Garron Point.

The partially covered courtyard has electricity points for lighting and heating and an outside cold water tap. This private area captures the afternoon sun and is the perfect hideaway to read and rest and enjoy BBQ with family and friends. Two generous storerooms and a WC with hot shower are located in the courtyard – great for washing the dog or muddy boots after your ramble in Glenarm’s enchanting forest or after swimming in the sea.

BEDROOM (1): 18’1’’ x 11’4’’ (5.51m x 3.45m) (at widest point)

Three double glazed sliding sash windows with low level custom made shutters provide exceptional light, privacy and uninterrupted views across Glenarm Bay. Recessed lighting and semi polished porcelain tiled flooring with thermostatically controlled underfloor heating add to the contemporary coastal ambience. Wall mounted TV points and bedside Cat 6 access points provide 21st century communications. Ensuite,

comprising a contemporary bathroom suite with separate shower area, thermostatically controlled shower fitting, rainfall shower head. Mermaid boards in the shower and around the bath are both hygienic and easier to clean. A large bath with shower fitting, semi ped wash basin and heated towel rail and large wall mirror with light completes the suite.

BEDROOM (2): 14'0'' x 12'0'' (4.27m x 3.66m) (at widest point)

One large sliding sash window with low level custom made shutters again provides light, privacy and access to those amazing sea views. Recessed lighting, CAT 6 access points and wall mounted TV/Satellite. The ensuite 'wet room' is ergonomically designed to provide excellent access to a ground floor 'accessible bathroom'. It boasts a walk-in shower with thermostatically controlled shower head and rainfall shower with partly tiled walls. Again, a large bath and vanity mirror with lights completes the suite.

REAR HALLWAY:

Leading to the outside rear courtyard with semi polished tiled floor and room thermostat.

CLOAKROOM: Low flush WC, washbasin and recessed lighting leads into the main electricity/fuse room. The property comes with the bonus of 3 phase electricity with underground cabling for electricity and telephone.

COMMERCIAL KITCHEN: 20'8'' x 11'4'' (6.3m x 3.45m). This is an intelligently designed ground floor kitchen made up of mostly free-standing stainless-steel units and shelving with workspaces that has conformed with all Local Authority Inspections. Stainless steel sink unit with 'insinkerator' boiling and filtered cold water tap. A separate utility area is plumbed for dishwasher, washing machine and vented dryer enabling the use of the ground floor as a self-contained unit or additional kitchen for the extended family convenient to the courtyard and outdoor dining areas.

BOILER ROOM: located in the ground floor kitchen houses a 'maxi-pod' water storage tank with immersion heater linked to the solar panels and an LPG Combi-boiler.

FIRST FLOOR A short corridor with semi-polished porcelain tiled floor leads to a small lobby and access to the 1st Floor. The ground floor can be completely shut off from the first floor at this point enabling the ground floor accommodation to be utilised as self-catering or B&B accommodation. A solid wood side entrance door with sun light provides a private separate access should the ground floor be let.

RECEPTION HALL: Semi-polished porcelain tiled floor and area for cloaks leads to a hand-made attractive staircase of similar character to the original stairs of circa 1929.

FIRST FLOOR UTILITY: plumbed for automatic washing machine and condensing dryer and 'Belfast' sink with storage above. Guest WC. This room also houses the main house communications and switching panel for all Cat 6 points throughout the property.

BEDROOM 3: 14'2'' x 11'4'' (4.32m x 3.45m) at widest point. Two sliding sash double glazed windows provide a magnificent view across the Bay towards Glenarm Marina. Built in wardrobes with large drawers provide excellent storage. This room was always a favourite of family and paying guests who loved being able to sit in bed and watch the boats coming and going. An ensuite shower room with contemporary shower with thermostatically controlled shower head and rainfall shower, low-flush WC, pedestal wash basin and large vanity mirror with lighting.

OPEN PLAN LIVING/DINING-KITCHEN: 24'8'' x 19'4'' (7.52m x 5.90m)– arguably the best room in the house is located behind a solid oak door off the 1st floor landing. This magnificent room has a substantial feature picture window (2.4m wide) that immediately draws you towards those fantastic sea views – no need for a television in this room, although there is a high-level TV/Satellite access point. Custom built shutters provide excellent privacy when required. A large window to the rear provides excellent views over the rear garden and beyond to Glenarm Castle domain.

KITCHEN AREA: Excellent range of 'shaker style' high and low level units, one and a half bowl stainless steel sink with 'insinkerator' boiling tap and filtered cold water tap and 'Corian' work surfaces. A 5-ring LPG gas hob and contemporary extractor, integrated microwave, integrated eye level Neff under slung door oven and grill, integrated dishwasher. A large central island with oak worktop and storage cupboards/drawers completes this bespoke design kitchen.

The living area to the front of the central island (3.6m x 6.0m – 11'8" x 19'6") provides an exceptional space to relax and watch the world go by from the feature window – integrated feature 'mood' lighting allowing you to set the tone.

MASTER BEDROOM (4): with Dressing Area and Ensuite – 17'1" x 12'6" (5.20m x 3.80m) at widest point. Two double glazed sliding sash windows to the front and one side window give this room arguably the best views as you can see the whole of Glenarm Bay. What better start to the day than to open the blinds and watch pods of dolphins or seals play in the Bay from the comfort of your bed! Wood effect tiled flooring gives this room a comfortable feel with the underfloor heating warming the floor underfoot. A walk-in dressing area with a range of bespoke hanging and storage spaces leads into a substantial ensuite featuring an extra-large bath with shower point. A large contemporary walk-in shower with thermostatically controlled shower and rainfall shower head surrounded by mermaid boards gives this room a feeling of opulence. A stainless-steel heated towel rail, semi-ped sink and low flush WC completes the master quarters.

OUTSIDE

Generous site with sweeping driveway leading to extensive car parking to the rear. A landscaped garden to the front with lawn and feature sun patio to the front to enjoy those magnificent sea views.

Access to the rear courtyard via double gates for privacy. The partially covered courtyard is a fantastic place to enjoy lazy afternoons and evenings. This area also houses significant outdoor storage with an outside shower and wc.

A newly built double garage has hot (via electric boiler) and cold water, stainless steel sink and a range of high and low level shelving.

TWO BEDROOM ANNEXE

Completed in October 2021 and designed by Slemish Design Studios the annexe has been built to very high standards. The whole of the annexe is tiled with wood effect porcelain tiles giving a bright and airy feel.

An open plan kitchen, dining and living space has sea views to the side and patio doors leading to a flagged and stoned patio area leading onto the rear garden. Another door to the side leads into the rear courtyard of the main property.

The annexe has its own telephone/broadband line and both gas and electric are metered from the main property providing separate billing and independent living.

Two double bedrooms with ensuite shower rooms, with part tiled walls have hand and rainfall shower heads.

An LPG 'combi-boiler' provides heating and hot water.

IMPORTANT NOTICE TO PURCHASERS:-

We have not tested any systems or appliances at this property.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Hunter Campbell nor any person in it's employ has any authority to make or give, any representation or warranty whatever in relation to this property.

