

'Old Glebe', 166 Castlecat Road, Bushmills, BT53 8AP

For Sale

Magnificent Detached Period Residence of 13,000 sq ft set on 13 acres with Planning approved for 61 Bedroom Hotel



simonBRIEN
RESIDENTIAL

**Lambert
Smith
Hampton**



Summary

- Magnificent Detached Period Residence
- Accommodation extends to approximately 13,000 sq ft
- Set on mature site of approximately 13 acres
- Unique opportunity to acquire a property that rarely comes to the market for sale
- Beautifully private site and gardens, sweeping driveway, large courtyard with 7 stables, range of storage facilities and large barn
- Location: Bushmills (4.5 miles); Ballymoney (6 miles); Coleraine (8 miles) and Portrush (10 miles)
- Planning Consent approved for a 61 Bedroom Hotel and Wedding / Conference Facility.

Description

'Old Glebe' is quite simply a magnificent period detached family residence, offering the potential purchaser a unique opportunity to acquire such a property that rarely comes to the market for sale.

The accommodation which is beautifully proportioned throughout, extends to approximately 13,000 sq ft, with an adaptable layout suitable for the vast majority of family requirements.

On the ground floor, there is 3 formal reception rooms, together with gracious entrance and rear hallways, kitchen, breakfast room, music rooms, home office, study, library and annex with bedroom, ensuite and living area. To the first floor there are 7 bedrooms, 4 with ensuite facilities, family bathroom and games room area.

Externally the property is positioned on a beautifully private site, with gated entrance, sweeping driveway, formal gardens laid in manicured lawns, large courtyard with 7 stables, range of storage facilities and large barn – ideal for those with equestrian interests.

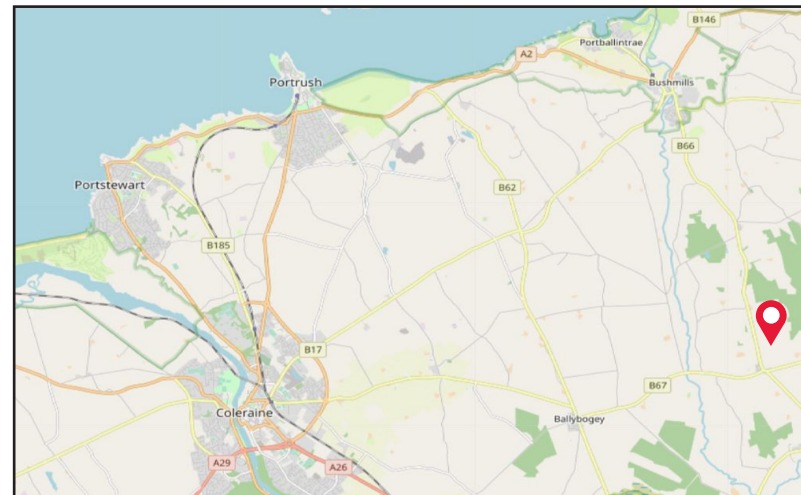
The location is exceptional, approximately 45 minutes from Belfast, 45 minutes from the International Airport, with the surrounding towns of Bushmills, Ballymoney, Coleraine, Portrush and Ballycastle providing excellent local amenities and schooling. The property is only a short drive from the highly desirable North Coast, with its world renowned golf course at Royal Portrush.

Planning

The property benefits from Planning Permission for a 61 Bedroom Hotel and Wedding / Conference Facility (via internal arrangement alterations to and extension of the existing Listed Building). Planning Reference: LA01/2018/0256/LBC. Planning Information is available from the agent on request.

Key Features

- Beautifully proportioned & gracious accommodation retaining a host of original features
- 7 Double Bedrooms
- 3 Formal Reception rooms
- Music Room
- Study
- Office
- Library
- Kitchen with breakfast area
- Gracious entrance & rear hallways
- Family Bathroom, 4 Ensuities & Living Room suitable for elderly relative
- Attic / Play Room with generous storage
- Handmade English Oak Staircase & doors throughout
- Oil Central Heating
- Hardwood Double Glazing
- Gated Entrance
- Formal Gardens with adjoining fields / paddock areas surrounding property
- Large Courtyard with 7 stables, storage facilities and Barn
- Popular and Much sought after residential location on the North Coast. Close to the Giants Causeway and 45 minutes from Belfast
- Host of surrounding towns providing local amenities and schools, including Dalriada.





Accommodation

GROUND FLOOR

ENTRANCE:
Hardwood door leading to:

ENTRANCE PORCH:
Inner door to:

ENTRANCE HALL:
25' 4" x 10' 9" (7.72m x 7.38m)
Corniced ceiling. Ceiling rose.

DRAWING ROOM:
31' 4" x 20' 5" (9.55m x 6.22m)
Attractive feature period fireplace. Corniced ceiling. Ceiling rose. Picture rail.





DINING ROOM:
 32' 6" x 17' 7" (9.91m x 5.36m)
 Attractive feature marble fireplace. Corniced ceiling and ceiling rose.

MUSIC ROOM:
 18' 7" x 13' 0" (5.66m x 3.96m)

LARGE REAR HALLWAY:
 45' 6" x 29' 0" (13.87m x 8.84m) (at widest points)
 Access to rear staircase.

KITCHEN / BREAKFAST AREA:
 33' 2" x 15' 5" (10.11m x 5m)
 Excellent range of high and low level units. Single drainer sink unit. Aga range. Central island unit. Additional oven. Integrated fridge/freezer and dishwasher.

SITTING ROOM:
 21' 9" x 15' 9" (6.63m x 4.8m)

OFFICE:
 21' 7" x 15' 9" (6.58m x 4.8m)
 Attractive period fireplace.

STUDY:
 13' 2" x 9' 8" (4.01m x 2.95m)

ANNEX AREA - SUITABLE FOR ELDERLY RELATIVE

BEDROOM:
 13' 7" x 11' 4" (4.14m x 3.4m)

LIVING ROOM / PLAY ROOM
 15' 8" x 12' 5" (4.78m x 3.78m)

ENSUITE SHOWER ROOM:
 Fully tiled shower enclosure. Low flush WC. Wash hand basin in vanity unit.

CLOAKROOM:
 Low flush WC. Wash hand basin.

COMPUTER / GAMING ROOM:
 13' 0" x 9' 8" (3.96m x 2.95m)





FIRST FLOOR

BEDROOM (1):
31' 7" x 20' 4" (9.63m x 6.2m)

DRESSING ROOM:
17' 6" x 4' 9" (5.33m x 1.45m)

ENSUITE SHOWER ROOM:
Shower enclosure. Low flush WC. Twin wash hand basin in vanity unit.

NURSERY AREA:
13' 4" x 12' 2" (4.06m x 3.71m)

BEDROOM (2):
22' 4" x 15' 9" (6.81m x 4.8m)
Walk-in wardrobe.

ENSUITE SHOWER ROOM:
Fully tiled shower enclosure. Low flush WC. Twin wash hand basis in vanity units.





BEDROOM (3):
 16' 2" x 13' 5" (4.93m x 4.09m)
 Built-in wardrobe.

ENSUITE SHOWER ROOM:
 Fully tiled shower enclosure. Low flush WC. Twin wash hand basin in vanity unit.

BEDROOM (4):
 22' 5" x 15' 8" (6.83m x 4.78m)

BEDROOM (5):
 13' 2" x 9' 8" (4.01m x 2.95m)

BEDROOM (6):
 13' 7" x 11' 3" (4.14m x 3.43m)

BEDROOM (7):
 11' 3" x 11' 0" (3.43m x 3.35m)

BATHROOM:
 Panelled bath with mixer taps and telephone hand shower. Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.

ATRIUM:
 24' 0" x 11' 9" (7.32m x 3.58m):

ROOF SPACE / STORAGE AREA:
 22' 9" x 15' 2" (6.93m x 4.62m)





OUTSIDE

Total site extending to 13 acres laid in manicured lawns, secret garden area, adjoining paddocks and fields. Large courtyard area with 7 stables.

SHED:
59' 4" x 58' 6" (18.08m x 17.83)

STORAGE FACILITIES:
20' 6" x 10' 7" (6.25m x 3.23m)

STORAGE FACILITIES:
13' 4" x 9' 2" (4.06m x 2.79m)

STORAGE FACILITIES:
11' 4" x 9' 2" (3.45m x 2.79m)

STORAGE FACILITIES:
11' 9" x 10' 6" (3.58m x 3.2m)

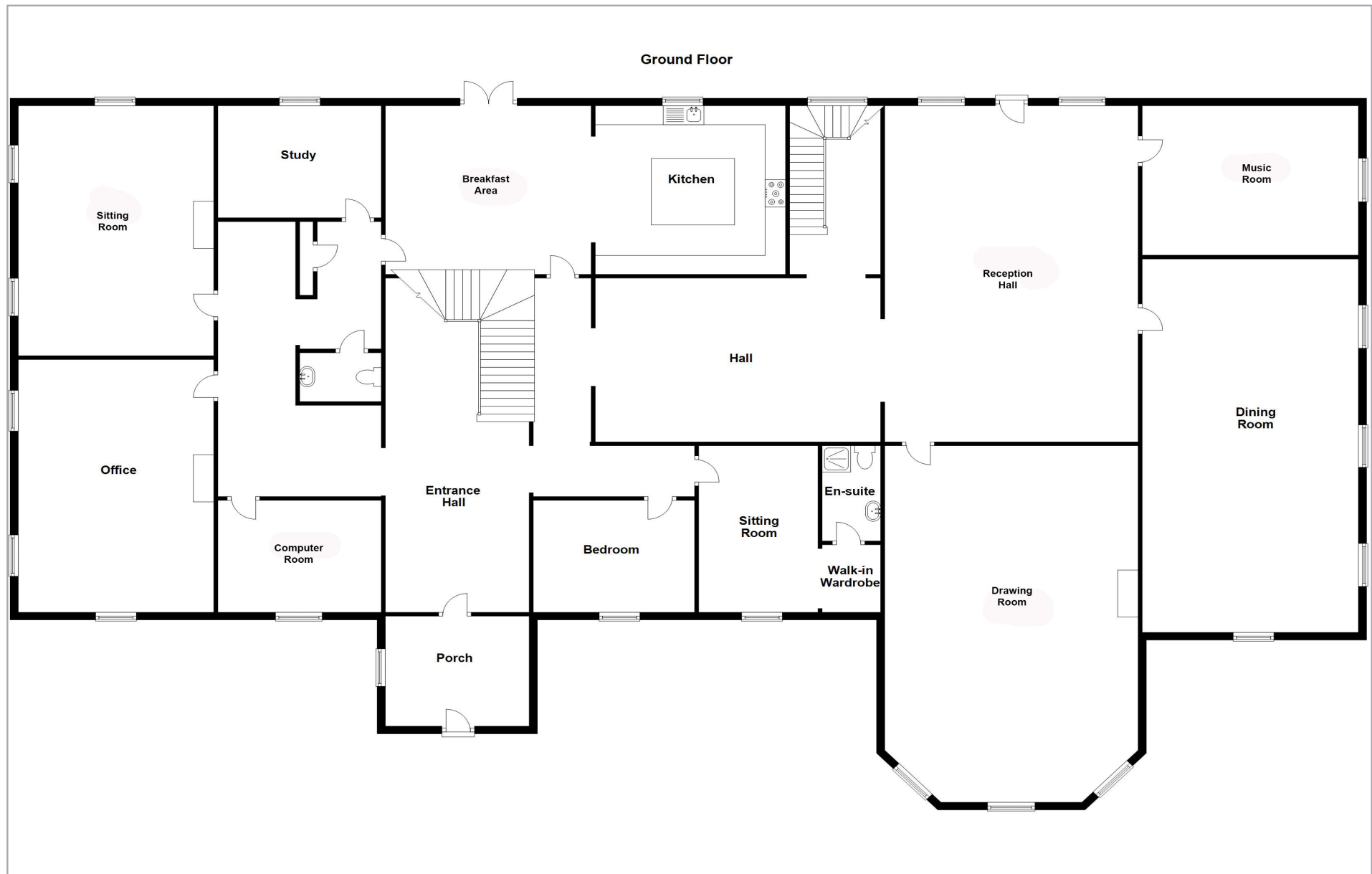
STORAGE FACILITIES:
23' 0" x 9' 2" (7.01m x 2.79m)

UTILITY ROOM:
11' 8" x 10' 9" (3.56m x 3.28m)

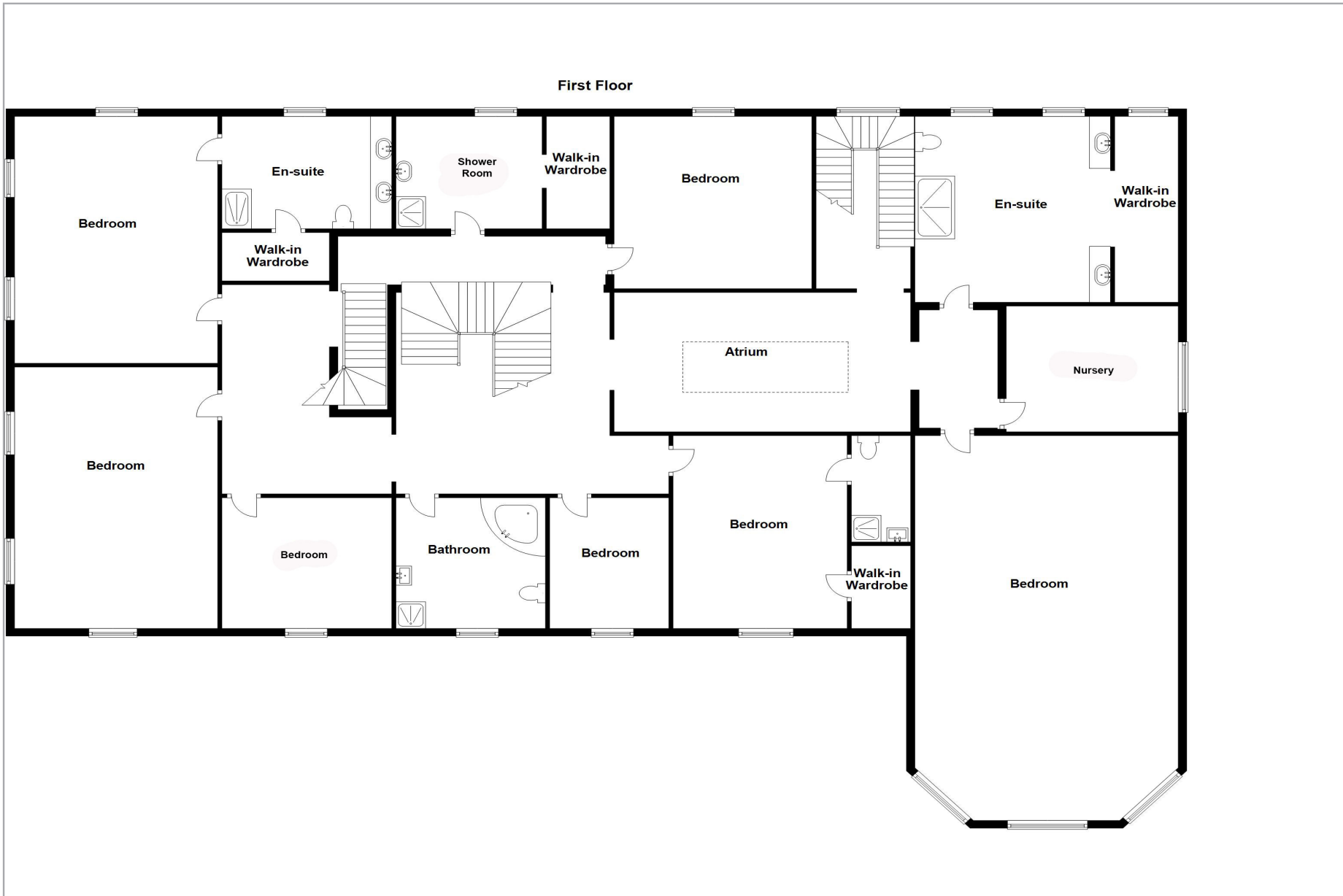
POTTING SHED:
11' 9" x 10' 9" (3.58m x 3.28m)

GARAGE:
26' 0" x 20' 2" (7.92m x 6.15m)

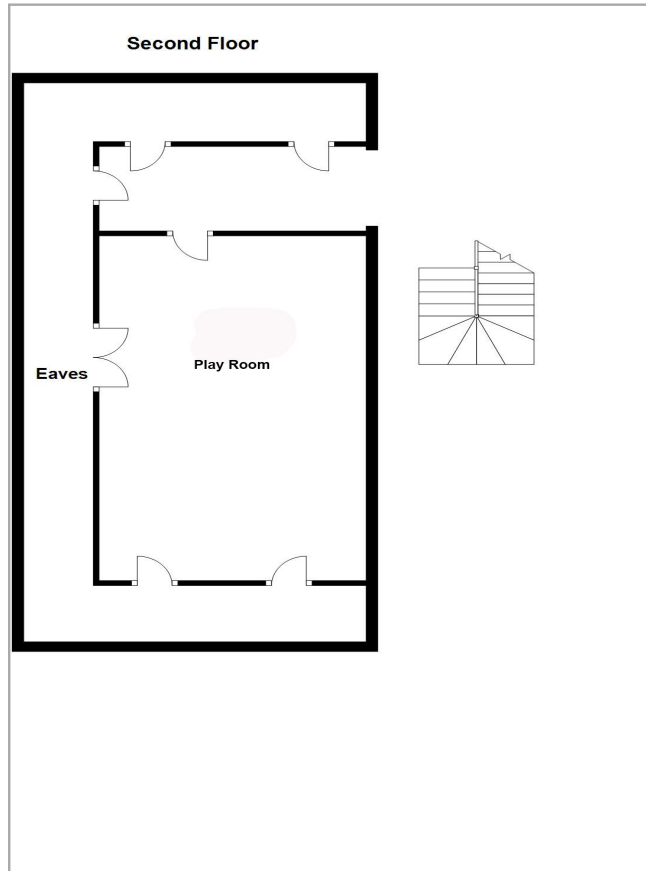




For Indicative Purposes Only



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Asking Price

Offers are invited in excess of £2,500,000.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

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