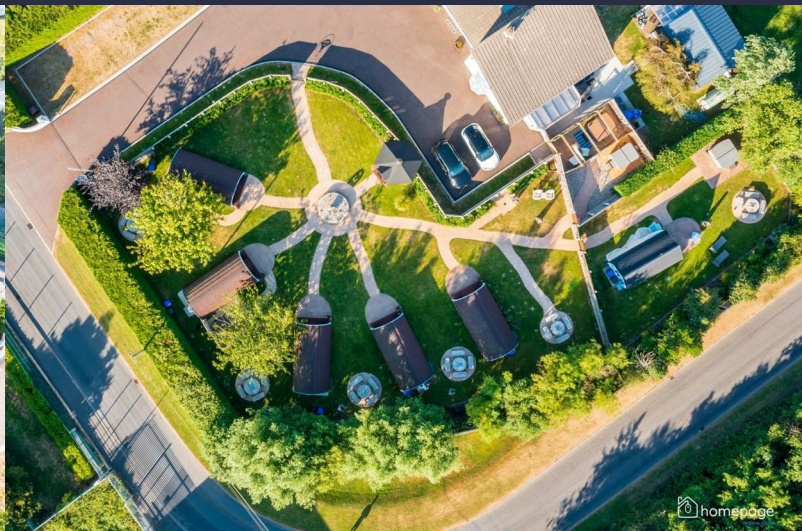




**5a Benone Avenue**  
**, Limavady, BT49 0LQ**

**Offers over £975,000**

 **6**  **5**  **3** 



# 5a Benone Avenue

, Limavady, BT49 0LQ

Offers over £975,000



## MAIN RESIDENCE

Extending to approx. 3,000 sq ft this large residence benefits from 2 reception rooms, 2 kitchens fully fitted with integrated appliances, large utility room, office, dining room, 2 family bathrooms and 6 large bedrooms (3 with en-suite).

Internally the property has been presented to the highest of standards throughout and the well-thought-out floor plan ensures a seamless flow between living, dining and sleeping quarters.

This property has a further (circa) 790 sq ft of loft space ready for conversion.

## STUDIO APARTMENT

Nestled to the rear of the property, this self contained 2 bedroom apartment extends to (circa) 700 sq ft and comprises of an open plan kitchen / dining / living area, 2 large double bedrooms and a 'wet room' style family bathroom.

This luxurious apartment benefits from a private enclosed rear garden and breath-taking views of Binevenagh Mountain.

## LUXURY GLAMPING VILLAGE

This site boasts an exceptional opportunity to acquire an award winning glamping village in what could only be described as one of Northern Ireland's best locations.

There are five luxury pods in the main area of the glamping village, privately enclosed with trees, fencing and hedgerows with a beautifully landscaped secluded garden and decorative walkways leading to the enhancing centre water feature and hot tub area.

To the rear of the site is a 6th luxury pod that has exclusive hot tub access, private gated garden, and external patio area.

All pods are fully equipped with kitchenette, double bed and sofa bed, ensuite, wide screen smart TV, wireless internet access & key pad security system.

The glamping village is further complimented by fire pit areas, picnic tables, a large 'Chill & Grill' BBQ hut.

\*\*\* Some more information can be found at [benonegetaways.co.uk](http://benonegetaways.co.uk) \*\*\*

## LOCATION

Not only does this property boast some amazing internal & external features, but right on your doorstep, of course, is the boardwalk through the sand dunes that leads to the beach and local amenities.

At the seven mile stretch of golden sands, you can hire equipment for surfing, body boarding and many other activities. If water sports are not your thing, bring your golfing mates and play one of the locally well know courses – Castlerock, Royal Portrush or Portstewart to name a few.

Or you and your family and friends can visit local a historical site such as Mussenden Temple, enjoy a cuppa at the café or take the ferry across to Donegal.

There is so much to explore in this area of outstanding natural beauty.

## VIEWING

Properties of this stature rarely come onto the open market and offers perspective purchasers an exceptional opportunity, in one of Northern Ireland's truly breath-taking locations.

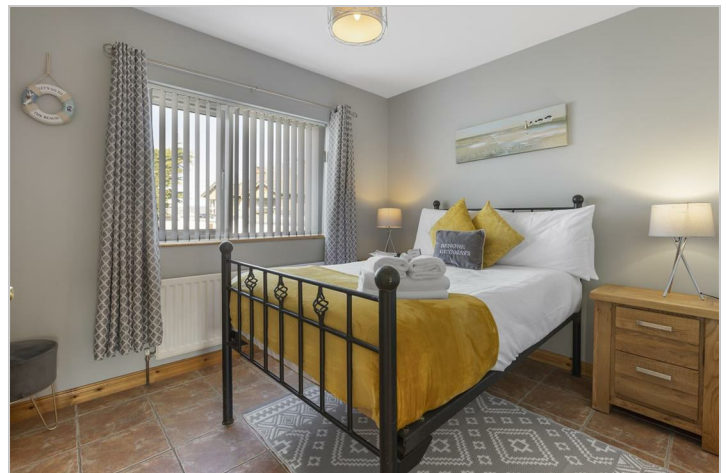
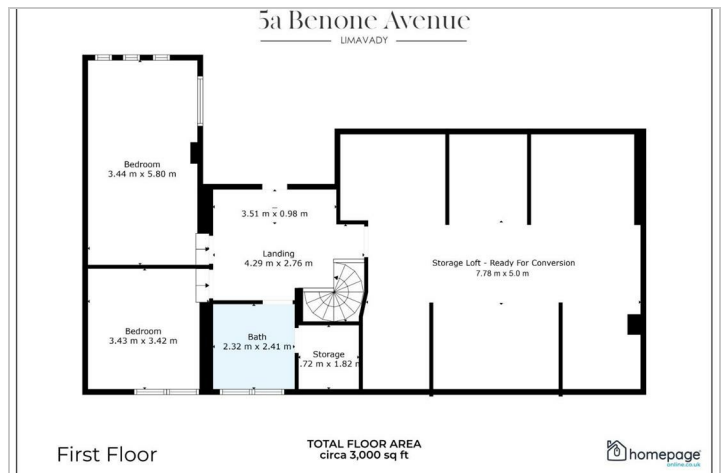
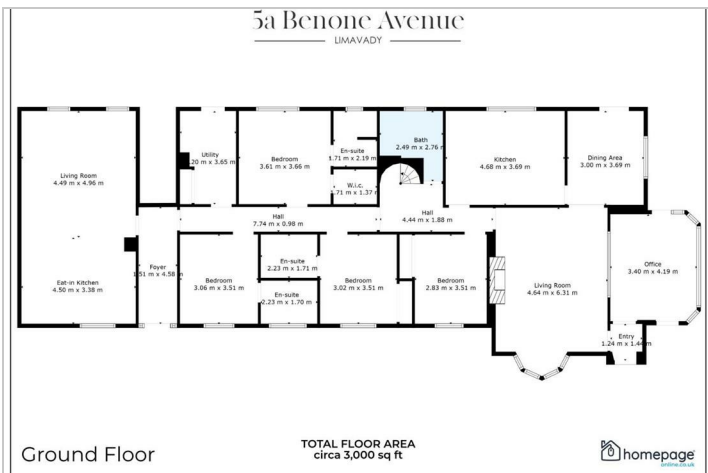
The only way to fully appreciate this stunning property is by internal viewing.

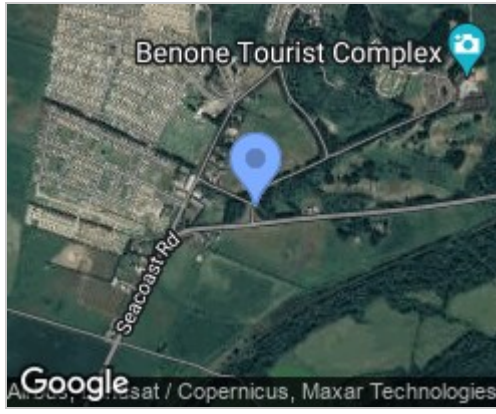
To arrange a private viewing please contact our Limavady office on 028 777 78019 or enquire online at [www.homepageonline.co.uk](http://www.homepageonline.co.uk)

## NOTES

Please note we have not tested any apparatus, fixtures, fittings, or services. All measurements are approximate and photographs provided for guidance and illustrative only.

Tel: 028 777 78019





## Viewing

Please contact our Limavady Office on 02877778019 if you wish to arrange a viewing appointment for this property or require further information.

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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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