



# PAUL ROBINSON MORTGAGES

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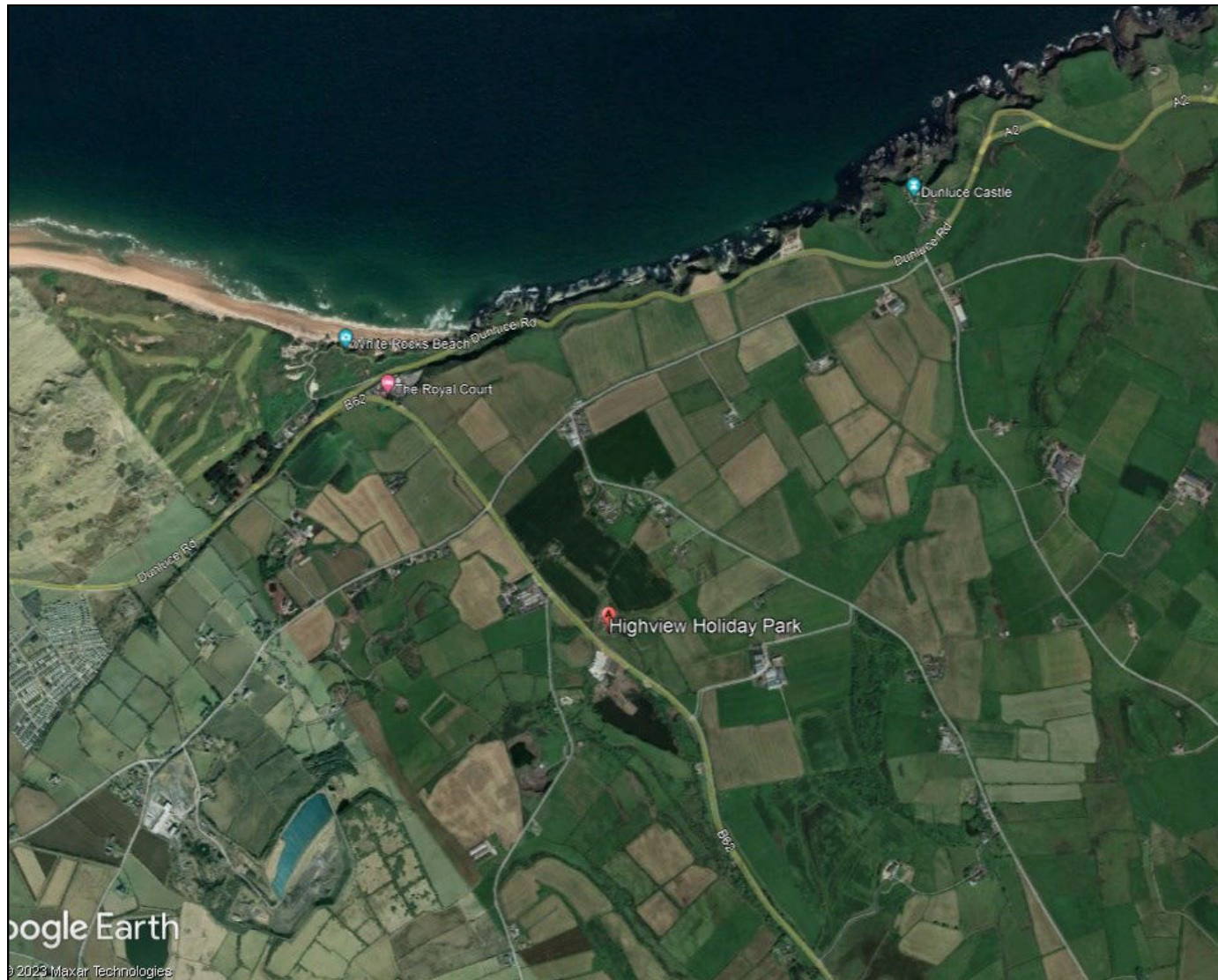
**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



# ARMSTRONG GORDON



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**PORTRUSH**  
 'Highview Holiday Park'  
 & adjacent home & cottage  
 219 Ballybogey Road  
 BT56 8NE  
 Offers Over £995,000



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A truly stunning detached family home, attached cottage and large caravan park adjacent to the entrance to Portrush near White rocks beach and Royal Portrush golf club. The caravan park is set on magnificent walled in grounds offering a high degree of privacy from the main road. The property provides deceptively spacious accommodation which is laid out in a way which would be attractive to someone wanting to earn an income where they live. Externally the property is approached via a sweeping driveway and benefits from pleasant enclosed gardens, generous parking and a beautiful panoramic aspect over the surrounding countryside towards the sea, Causeway coast and Islay. Situated a short drive from Portrush and Portstewart with Ballymoney close at hand as well as Coleraine, Belfast is just under an hour's drive away. All in all, this is a unique opportunity to acquire an amazing family home, Cottage, caravan park with an immediate income from inception

As you leave Portrush on the Dunluce Road, drive past the Royal Portrush Golf Club and take your next right onto the Ballybogy Road. Take your next right again before the Royal Court Hotel and No. 219 will be the gate on your left opposite Hampton conservatories located approx. a mile up from the royal court hotel.

**ACCOMMODATION COMPRISES:**

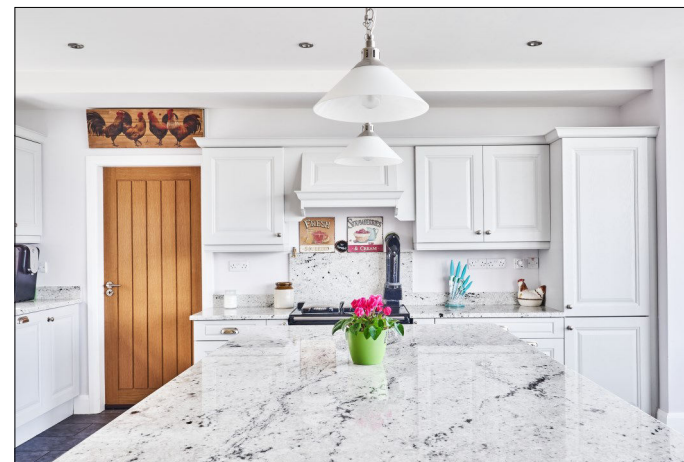
**GROUND FLOOR:**

**Entrance Hall:**

With tiled floor and open thread curved staircase to first floor.

**Kitchen/Dining Area:** 20'11 x 20'9

With Franke bowl and half sink, high and low level built in units set in granite worktop and upstands, 'Rayburn' cast iron central heating range cooker with hotplate and marble splashback, extractor fan above, integrated fridge freezer, integrated dish washer, island set in marble worktop with storage and seating for two people below, saucepan drawers, recessed lighting, feature curved wall, larder cupboard, tiled floor and large dining area with views across sea and countryside.



**Optional pedestrian door leading to adjacent cottage.**

**Utility Room:**

With circular stainless steel sink unit, low level units, plumbed for automatic washing machine, space for cooker and tiled floor.



**Separate W.C.:**

With w.c., wash hand basin, fully panelled walls, built in cupboard and tiled floor.

**Living Area:**

With recessed lighting. (Stove has been removed)



**Access to Double Garage:**

With PVC roller door with light, power, data cable centre, workshop area and pedestrian door leading to garden area. 21'9 x 18'11

**Large Play Room/Store:**

8'4 x 6'9

**FIRST FLOOR:**

**Landing:**



**Lounge:**

With 'Velux' windows, recessed lighting and views of sea and countryside. Leading to large dressing room/study area. 20'1 x 11'6

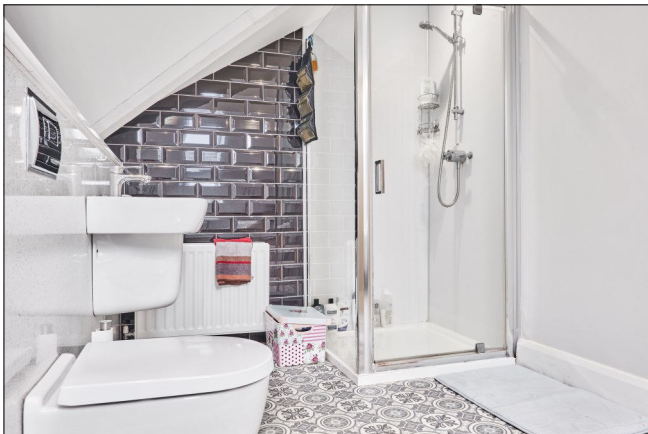


**Dressing Room/Study Area:**

With 'Velux' window. 16'2 x 7'10

**Bathroom:**

With white suite comprising wall hung w.c. and wash hand basin, freestanding claw foot bath with telephone hand shower, fully cladded walk in shower cubicle, chrome towel rail, part tiled walls and 'Velux' window.



**Bedroom 1:**

With recessed lighting and two 'Velux' windows. 23'0 x 15'9





**Adjacent Cottage Comprises:**

**Entrance Hall:**

4'9 wide with laminate wood floor.

**Lounge:**

With cast iron fireplace with wood surround, feature decorative tiled inset, tiled hearth and laminate wood floor. 15'1 x 10'0

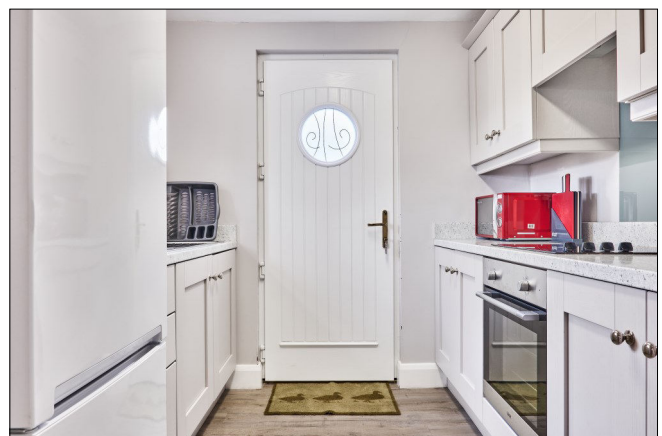


**Dining Area:**

With laminate wood floor. 15'2 x 9'11

**Kitchen:**

With stainless steel sink unit, high and low level built in units, integrated oven and ceramic hob with glass splashback and extractor fan above, space for fridge freezer, under stairs storage



**FIRST FLOOR:**

**Landing:**

**Shower Room:**

With white suite comprising w.c., wash hand basin set in vanity unit, fully cladded walk in double shower cubicle and chrome towel rail.



### **Bedroom 1:**

With recessed lighting and access to roof space. 15'4 x 10'3



### **Bedroom 2:**

With built in wardrobe and recessed lighting. 15'4 x 10'10



### **EXTERIOR FEATURES:**

Outside surrounding the property is a large screened area in stores which leads to a full caravan park which is fully enclosed.

### **Caravan Park Comprises:**

Fully enclosed caravan park with full permission. Currently the caravan park has two static caravans, four timber self catering lodges, twelve fully serviced touring caravan plots. (With room for additional log cabin) There is also a shower/toilet facilities with adjacent office/tuck shop. Childrens play park. Gas heating throughout.





**SPECIAL FEATURES:**

- \*\* Under Floor Heating With Oil Fired Central Heating In Main House, Cottage - Oil Fired Heating
- \*\* PVC Double Glazed Windows
- \*\* Please Note That The Energy Performance Certificate Is A Predicted EPC For The Property. Agent Awaits Official Verification Of This
- \*\* Excellent Decorative Order Throughout
- \*\* Main Property Attached To Adjacent Holiday Cottages
- \*\* On Main Approach Road To White Rocks, Beach & Royal Portrush Golf Club
- \*\* Large Fully Paved Caravan Park Included In Sale
- \*\* Full Home Is Networked With CCTV & Wi-Fi In Caravan Park
- \*\* Full Heat Recovery System In Main Property
- \*\* Stunning Sea & Countryside Views Towards Causeway Coast & Islay
- \*\* Property & Caravan Park With Own Septic Tank
- \*\* Original Walling Dates Back To Ownership By Dunluce Castle

**TENURE:**

Freehold

**CAPITAL VALUE:**

Not Assessed

