

**FOR SALE**

**29 Seven Mile Straight, Muckamore, Antrim, BT41 4QH**  
**5 BEDROOM DETACHED COUNTRYSIDE HOME**

**Lisney**

COMMERCIAL REAL ESTATE



## FEATURES

Superb 5 bed family home

Adjoining double garage and two storey annex

Gated and paved spacious driveway

Situated in a rural location surrounded by agricultural lands

Just 1.7 miles to Antrim Town Centre

### LOCATION

The subject property is situated in Muckamore, just 1.7 miles from Antrim Town Centre and 17 miles from Belfast. Muckamore is a small townland located south of Antrim; it lies on the banks of the Six Mile Water.

Antrim is located 18 miles northwest of Belfast City Centre, 12 miles North West of Newtownabbey and 5 miles north of Belfast International Airport. The dwelling is located on Seven Mile Straight, one of the main routes into Antrim. The property is within minutes' drive of local amenities including Antrim town, shops, schools, Belfast International Airport and Nutts Corner.



## DESCRIPTION

The subject property is a detached, five-bedroom, two storey house sitting on a plot of circa 0.2 acres. Internally, the ground floor comprises of: a large custom built kitchen with adjoining dining room and pantry/utility room, spacious living room and two ensuite bedrooms.

The first floor comprises of two double bedrooms, a master suite with dressing room and ensuite bathroom, a sizeable family bathroom and a second reception room / lounge with fireplace and patio doors opening to a Juliet balcony. The master suite and lounge benefit from spectacular views over the rear cornfield.

Adjoining the house is a two storey annex providing storage/playroom space. This annex is terraced with a single storey double garage with roller shutter doors to the front and rear and with double-glazed patio doors and windows. The garage is suitable for two vehicles.

Externally the property is beautifully covered in ivy, with fields at the rear giving the property a countryside/rural feel whilst still being close to Antrim Town Centre.

The driveway is bounded by a modern stone wall with attractive double gates, opening onto Seven Mile Straight. A mature garden sits to the left of the property.

The rear garden is long and narrow as the house sits close to the rear boundary fence. The back garden is laid in flagstones and is accessed from the house via the living room and utility room.



## ACCOMMODATION

The approximate dimensions are as per below;

| Ground Floor              | Sq M                      |
|---------------------------|---------------------------|
| Bedroom 1                 | 4.82 x 9.99               |
| Kitchen                   | 10.09 x 5.68              |
| Utility                   | 2.29 x 1.98               |
| Living Space              | 5.03 x 4.90               |
| Bedroom 2                 | 5.11 x 3.74               |
| En-suite                  | 1.59 x 1.30               |
| En-suite                  | 1.71 x 1.92               |
| Hallway                   | 3.71 x 2.12 + 4.04 x 1.03 |
| <b>Total Ground Floor</b> | <b>102.49 Sq. M.</b>      |

| First Floor              | Sq M               |
|--------------------------|--------------------|
| Snug/Lounge              | 5.79 x 3.65        |
| Bedroom 3                | 3.7 x 4.0          |
| Bathroom                 | 2.8 x 4.38         |
| Bedroom 4                | 2.95 x 3.96        |
| Bedroom 5                | 3.97 x 5.15        |
| Dressing room            | 1.87 x 1.99        |
| En-suite                 | 1.96 x 2.0         |
| Landing                  | 6.60 x 1.1         |
| <b>Total First Floor</b> | <b>97.6 Sq. M.</b> |

|               |              |
|---------------|--------------|
| <b>Annex</b>  | <b>65.03</b> |
| <b>Garage</b> | <b>60.4</b>  |









OUTLINE FOR INDICATIVE PURPOSES ONLY

## LOCATION



## PRICE

Offers around £300,000.

## RATES

Capital Value: £270,000

Rates in the £ 2023/24: 0.008712

Rates payable: £2,361.96

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## EPC

The property has an Energy Efficiency rating of F30.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         | 44 E      |
| 21-38 | F             | 30 F    |           |
| 1-20  | G             |         |           |

# Lisney

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Viewing Strictly by appointment with the sole selling agent Lisney.

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