

**78 Moycraig Road  
Dunseverick  
Bushmills  
BT57 8YB**

**BENNETT**  
ESTATE AGENTS

**£495,000**



“The Old Manse” is quite simply a magnificent period detached property constructed circa 200 years ago, originally a farmhouse, later a church manse. Exceptionally refurbished showing a unique level of craftsmanship by the current owners which delivers a residence of warmth and offers an abundance of character which is evident the moment you arrive. The accommodation, which is beautifully proportioned throughout, offers an adaptable layout suitable for most requirements. Externally the property is positioned on a beautifully private site, with gated front and side entrances, which extends circa 1.3 acres, with gardens laid in manicured lawns, a vegetable garden and flower beds. The location is exceptional, close to the Causeway Coast and the historic villages of Bushmills and Ballycastle. World-class tourist attractions close by are Whitepark Bay beach (National Trust) - 2.3 miles, Bushmills Distillery – 4.5 miles, Carrick-a-rede Rope Bridge (National Trust) – 4.7 miles, UNESCO World Heritage Site the Giant’s Causeway (National Trust) – 5.4 miles. In addition, the property is a short drive from the rest of the desirable North Coast, with its world-renowned golf course at Royal Portrush 10 miles away, in preparation for the Irish Open in 2025! Viewing of this exceptional home is by private appointment through our South Belfast office on 028 9066 4347.

# Features

- Stunning detached home dating back circa 200 years.
- The current owners have meticulously restored and updated the property, extensive renovation work has been undertaken in the period since 2009 including: new double glazing throughout, new boiler and tank (oil fired), sunroom extension, new kitchen/diner, and new bathroom and shower room, while retaining the character and period features, resulting in a timeless and beautifully presented finish throughout.
- Exposed stonework and brickwork are evident throughout, extensive use of solid timber frames and feature ceiling beams, fireplaces in several rooms, original size wooden internal doors.
- Internally the tall ceilings and large sash windows fill the well-proportioned rooms with natural light, complimented by the stylish interior design.
- Oil fired central heating.
- New slate roof fitted early 2000's.
- Bright and spacious lounge with open fire. elegant sunroom with access to rear enclosed private lawns and a seating and barbecue area.
- Bespoke kitchen with Britannia range cooker, open plan to dining area with wood burning stove.
- Landing, with garden views, which accesses four spacious bedrooms.
- Bathroom incorporating claw and ball foot bath with shower attachment, low flush W/C and wash basin.
- Utility room and additional store areas.
- Private enclosed completely renovated gardens including new lawns, flower beds, green house overlooking vegetable gardens, surrounded by stone walls and mature hedging and trees.
- Sweeping front driveway, with new gates at both entrances onto parking area.
- Replacement detached double garage.



**BENNETT**  
ESTATE AGENTS



# Comprises

Ground Floor:

## ENTRANCE:

Double hardwood double-glazed panelled front door leading to...

## ENTRANCE HALL:

## LOUNGE:

5.50m x 4.23m (18'1" x 13'11")

Attractive fireplace recently installed including chimney lining.

## KITCHEN OPEN PLAN TO DINING AREA:

7.03m x 4.10m (23'1" x 13'5")

Excellent range of high-and low-level units. Single drainer sink unit. Britannia Range with electric ovens and gas hob, stainless steel chimney style extractor, American fridge/freezer, integrated microwave, integrated dishwasher, granite worktops, Travertine natural stone floor tiles, woodburning stove.

## UTILITY:

Plumbed for washing and drying machine, shelved storage, oil boiler.

## SUNROOM:

5.78m x 4.28m (18'12" x 14'0")

Concealed spot lighting, Travertine natural stone floor tiles, access to newly paved patio seating and barbecue area.

## GROUND FLOOR BEDROOM (2):

4.29m x 4.04m (14'1" x 13'3")

Feature fireplace, ceiling beams.

## SHOWER ROOM:

Reached by inner hallway with shelved storage, electric shower enclosure, low flush W/C, wash basin, chrome heated towel rail.

First Floor:

## FIRST FLOOR LANDING:

Two shelved storage areas, apex ceiling, access to four bedrooms, internal hallway leading to bathroom. Superb countryside views.

## BEDROOM (1):

5.65m x 4.33m (18'6" x 14'2")

Feature fireplace, ceiling beams.

## BEDROOM (3):

4.41m x 3.08m (14'6" x 10'1")

## BEDROOM (4):

4.32m x 2.37m (14'2" x 7'9")

Ceiling beams.

## BEDROOM (5):

4.01m x 2.87m (13'2" x 9'5")

Ceiling beams.

## BATHROOM:

4.27m x 2.84m (14'0" x 9'4"):

Claw and ball foot bath and shower attachment, pedestal wash basin, low flush W/C, storage cupboard, hot press, Wooden flooring.



**BENNETT**  
ESTATE AGENTS



## OUTSIDE:

Completely renovated garden including:

- New greenhouse with electrics and new woodstore (black stone).
- Newly laid lawns with topsoil and seeding.
- New beds including a vegetable garden.
- New paving on the two patios side and rear of the property.
- New/repaired perimeter black stone walls and new entrance gates.
- New hedging and planting throughout.
- Outside lighting.

## LOCATION\*:

Close to the Causeway Coast and the historic villages of Bushmills and Ballycastle. World-class tourist attractions close by include: Whitepark Bay beach (National Trust) - 2.3 miles, Bushmills Distillery – 4.5 miles, Carrick-a-rede Rope Bridge (National Trust) – 4.7 miles, UNESCO World Heritage Site the Giant's Causeway (National Trust) – 5.4 miles.

Sport & recreational facilities on your doorstep include:

- Fabulous coastal walks e.g. the North Antrim Cliff Path.
- Bushfoot Golf Club in Portballintrae – 6.2 miles.
- Ballycastle Golf Club – 8.6 miles.
- Royal Portrush Golf Club – 10 miles\*.
- A range of other outdoor activities and courses including surf schools and kayaking courses.

Fantastic local shops/cafés/restaurants close by:

- The Designerie (Bushmills) – artists and crafters/houseware /gifts/ high-quality leather goods.
- Maegden (Bushmills)- artisan cheese shop / high-end delicatessen and café.
- The Bushmills Inn (Bushmills) – 4-star hotel with restaurant and bar serving seasonal, local produce plus cinema.
- Broughgammon Farm (outside Ballycastle) – sustainable farm /shop/ café selling pork, chicken and rose veal plus cheeses and home baked goods. Also offers speciality evenings and courses.
- Ursa Minor Bakehouse & Café (Ballycastle) – Café and delicatessen, selling a range of bread baked in-house. Also offers speciality evenings and courses.
- The Salthouse (Ballycastle) – 4-star hotel with lodges and a spa. Two restaurants.

\*Distances checked on Google Maps from 78 Moycraig Road, BT57 8YB



**BENNETT**  
ESTATE AGENTS





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	45 E
21-38	F		
1-20	G		

**Disclaimer**

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor BENNETT (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering /purchasing floor coverings.

**Bennett Estate Agents**  
184 Lisburn Rd  
Belfast, BT9 6AL

**T: 028 9066 4347**  
**E: hello@bennettstateagents.com**  
**W: www.bennettstateagents.com**