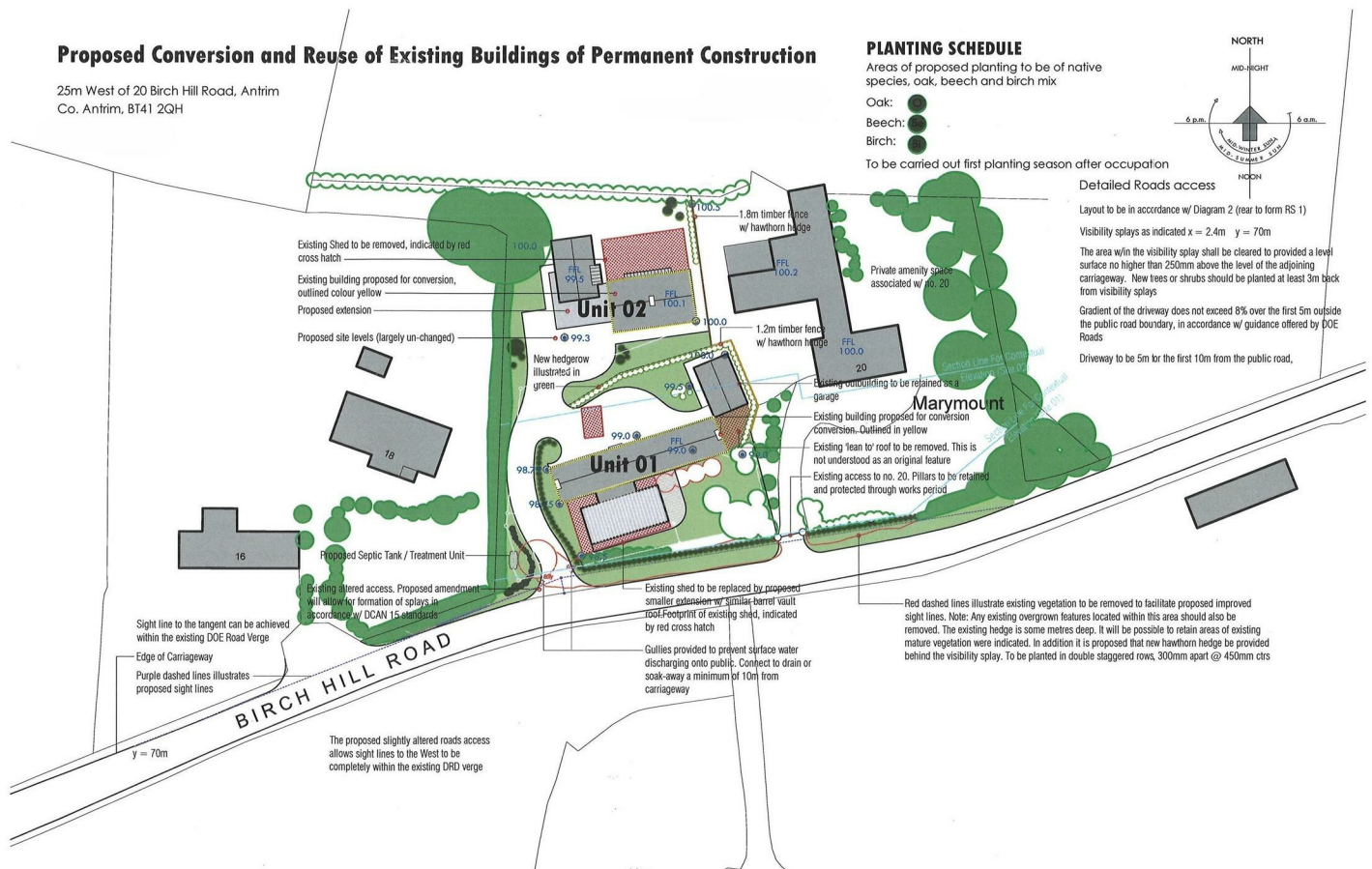


# Choice of Two Barns adjacent to, 20 Birch Hill Road, Antrim, BT41 2QH



**Asking Price £125,000 (PER BARN)**

This is an incredibly rare opportunity to purchase one or two barns (with listed building consent / planning permission) for conversion, occupying spacious sites on the outskirts of Antrim town yet close to all local amenities and transport facilities to include Antrim Area Hospital and the M2 motorway.

Originally part of a significant landed estate dating back to the early 1800's with the stunning Grade B1 Listed "Gentleman's Residence" known as "Merrymount" at it's heart, these delightful adjoining barns and outbuildings have been redesigned to offer sympathetic yet contemporary accommodation blending old and new into a very tasteful scheme that is likely to appeal to even the most discerning purchaser.

This opportunity is ideally suited to a small builder or individual interested in having the chance to create something truly unique in a rural setting with all the benefits of town living on the doorstep.

PLEASE NOTE; It is the original barns that are being offered for sale and the designs attached are purely for guidance purposes only.

Listed Building Consent; LA03/2020/0028/LBC

**>Sales >New Homes >Commercial >Rentals >Mortgages**

**Antrim**  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

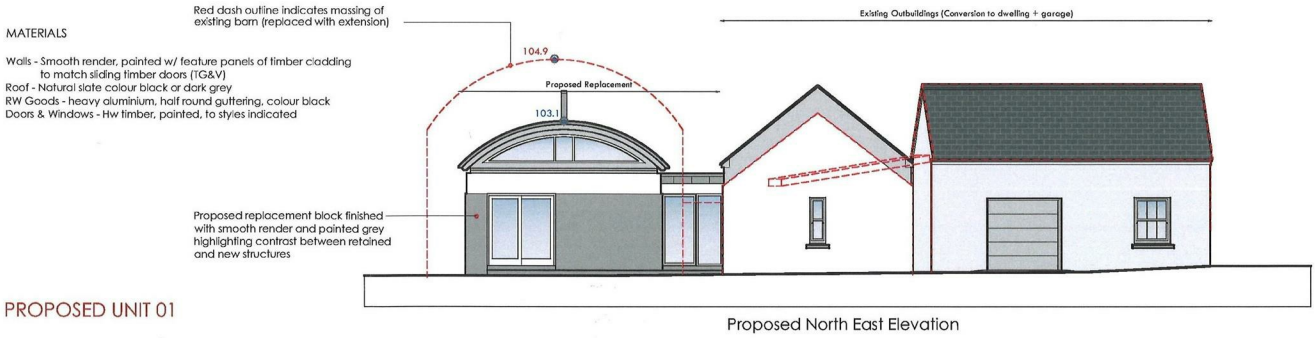
**Glengormley**  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

# Proposed Conversion and Reuse of Existing Buildings of Permanent Construction

25m West of 20 Birch Hill Road, Antrim



Proposed North West Elevation



PROPOSED UNIT 01

Proposed North East Elevation

**MATERIALS**  
 Walls - Smooth render, painted w/ feature panels of timber cladding to match sliding timber doors (C&V)  
 Roof - Natural slate colour black or dark grey  
 RW Goods - heavy aluminium, half round gutting, colour black  
 Doors & Windows - hw timber, painted, to styles indicated

Red dash outline indicates massing of existing barn (replaced with extension)

Proposed replacement block finished with smooth render and painted grey highlighting contrast between retained and new structures

# Proposed Conversion and Reuse of Existing Buildings of Permanent Construction

25m West of 20 Birch Hill Road, Antrim



Proposed Floor Plan  
 PROPOSED UNIT 01

## Proposed Conversion and Reuse of Existing Buildings of Permanent Construction

25m West of 20 Birch Hill Road, Antrim



Proposed South East Elevation

**MATERIALS**  
 Walls - Smooth render, painted w/ feature panels of timber cladding to match sliding timber doors (C&V)  
 Roof - Natural slate colour black or dark grey  
 RW Goods - heavy aluminium, half round gutting, colour black  
 Doors & Windows - hw timber, painted, to styles indicated



Proposed South West Elevation

PROPOSED UNIT 01

## Proposed Conversion and Reuse of Existing Buildings of Permanent Construction

25m West of 20 Birch Hill Road, Antrim

### MATERIALS

Walls - Smooth render, painted w/ feature panels of timber cladding to match sliding timber doors (IG&V)  
 Roof - Natural slate colour black or dark grey  
 RW Goods - heavy aluminium, half round guttering, colour black  
 Doors & Windows - Hw timber, painted, to styles indicated  
 Roof Lights - Conservation style, colour black



Proposed South West Elevation

Proposed Extension      Building Proposed for Conversion

Low level garden wall formed w/ locally sourced basalt/field stone



Proposed South East Elevation

PROPOSED UNIT 02

## Proposed Conversion and Reuse of Existing Buildings of Permanent Construction

25m West of 20 Birch Hill Road, Antrim

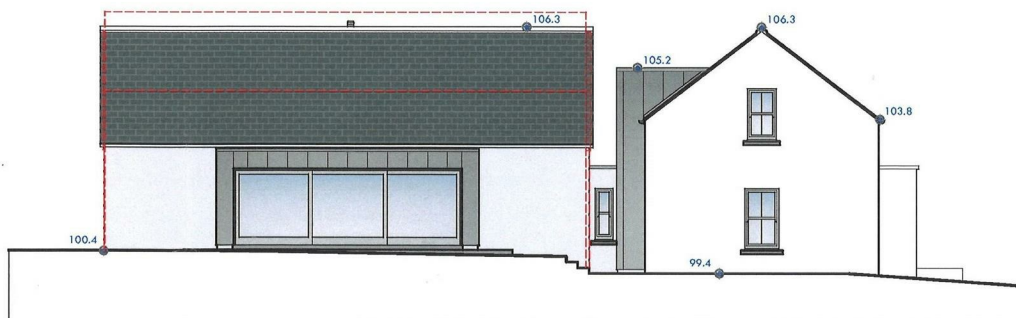
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 Roof Lights - Conservation style, colour black



Proposed North East Elevation

Building Proposed for Conversion      Proposed Extension



Proposed North West Elevation

PROPOSED UNIT 02



## Proposed Conversion and Reuse of Existing Buildings of Permanent Construction

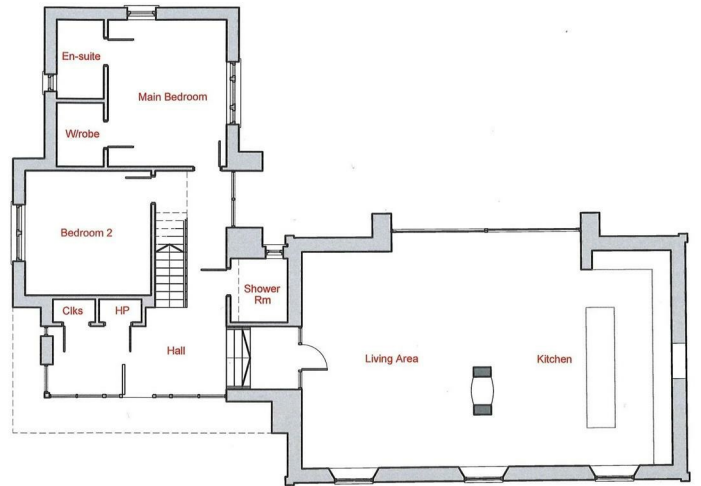
25m West of 20 Birch Hill Road, Antrim

### Proposed Conversion and Reuse of Existing Buildings of Permanent Construction

25m West of 20 Birch Hill Road, Antrim



Proposed First Floor Plan



Proposed Ground Floor Plan

PROPOSED UNIT 02

# NOT TO SCALE

# FOR REFERENCE PURPOSES ONLY



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