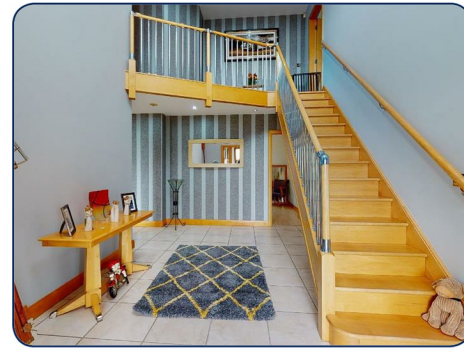


### SPECIAL FEATURES OF THE PROPERTY INCLUDE:

- Spacious Living Accommodation Over Two Floors
- Main House having Two En-suite Bedrooms
- Covered Area suitable for Hot Tub, BBQ, Etc.
- Garage with Kitchen/Toilet Facilities
- First Floor Apartment/Annex Above Garage
- Potential for Business Use as Holiday Lets, B&B
- Commanding Views of Roe Valley Countryside
- Only 3 Miles From Limavady Town Centre
- Short Drive to Benone Tourist Complex and Downhill Beach



**Daniel Henry**  
ESTATE AGENTS

Offers around  
£495,000

**FOR SALE**



41 Bishops Road, Limavady, BT49 0JN

- Detached House on Circa 3/4 Acre Site
- 4 Bedrooms/2 Receptions/3 Bathrooms
- UPVC Double Glazed Windows (Excluding Velux)
- Oil Fired Central Heating
- Finished to a Very High Standard
- Detached Garage with Annex
- Stoned Driveway Extending Around Property
- Countryside Location with Commanding Views

### VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Limavady)**  
32 Market Street Limavady BT49 0AA  
Tel. 028 7776 2558  
limavady@danielhenry.co.uk  
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**Daniel Henry**  
ESTATE AGENTS

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## THE PROPERTY COMPRISES:

### DESCRIPTION:

This beautifully appointed detached family home is set in the heart of the Roe Valley, an area of natural beauty with commanding views of the surrounding countryside. It is set on a generous 3/4 acre site with the added benefit of having detached self-catering accommodation, offering potential for either personal or business use for self-catering holidays lets. The main property boasts excellent and well laid out family accommodation to include 4 bedrooms and 2 receptions which have been finished to a high standard and offer all the luxuries of modern living. Two of the first floor bedrooms offer en-suite facilities with the master en-suite having a Jacuzzi bath. This home is complimented by a large surrounding garden with mature lawn to side and covered area suitable for hot-tub, etc. The property is located three miles from Limavady Town Centre and five miles from Downhill beach. We as the selling agents highly recommend inspection to appreciate everything this fine home has to offer.

### LOCATION:

Leaving Limavady along the A2 Ballykelly Road, continue along this road until the roundabout then take left onto the Windyhill Road. Continue along this road for approximately 1.5 miles and turn left onto Bishops Road. Proceed along this road for just over 1 mile and number 41 is located on the right hand side.

### ACCOMMODATION TO INCLUDE:

#### Tiled Entrance Porch:

with feature arch stained glass to front door.

#### Entrance Hall:

having feature vaulted ceiling with recess lighting and Velux windows, tiled flooring.

#### Living Room:

27 x 14 (8.23m x 4.27m)

having raised tiled hearth with multi-fuel stove, tiled flooring, recess lighting to ceiling, dimmer switch, sliding patio doors to concrete patio area.

#### Kitchen/Dining:

27 x 14 (8.23m x 4.27m)

with a wide range of modern eye and low level units, matching worktop, tiled around units, under-unit lighting, stainless steel sink unit, pelmet over window with recess lighting, built-in hob and oven, stainless steel extractor fan with light, feature glass display unit, recess lighting to ceiling, double dimmer switch, tiled flooring, sliding patio doors to garden.

#### Utility Room:

12 x 8 (3.66m x 2.44m)

with a range of cream eye and low level units, matching worktop, tiled around units, stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, tiled flooring.

#### Sun Room:

14 x 12 (4.27m x 3.66m)

with tiled flooring, recess lighting to ceiling, sliding patio doors to garden.

#### Bedroom (1):

12 x 12 (3.66m x 3.66m)

with wood effect laminate flooring.

#### Wet Room:

12 x 8 (3.66m x 2.44m)

having fully tiled shower cubicle with thermostatic shower, pedestal wash hand basin, low flush w.c., stainless steel room heater, part tiled walls, tiled flooring.

### Attractive balustrade staircase to first floor

#### Master Bedroom (2):

27 x 14 (8.23m x 4.27m)

with wood effect laminate flooring, feature recess lighting,

#### Master En-suite:

12 x 8 (3.66m x 2.44m )

having fully tiled shower cubicle with thermostatic shower, fitted Jacuzzi bath, pedestal wash hand basin, low flush w.c., stainless steel room heater, recess lighting, Velux window, part tiled walls, tiled flooring.

#### Bedroom (3):

27 x 14 (8.23m x 4.27m)

with feature recess lighting, built-in low level units.

#### En-suite:

10 x 8 (3.05m x 2.44m)

having fully tiled shower cubicle with thermostatic shower, pedestal wash hand basin, low flush w.c., Velux window, part tiled walls, tiled flooring.

#### Bedroom (4):

12 x 8 (3.66m x 2.44m)

with tiled flooring, Velux window.

#### Attic:

56 x 135 (17.07m x 41.15m)

fully floored, first fix wiring done, all insulation and plaster board there to complete pipe work for heating and radiators in situ, two access doors and two Velux windows fitted. Could be used for additional bedrooms, play room or office if required.

### GARAGE/ANNEX:

Garage/apartment built with insulated cavity walls, has its own oil radiator central heating system, pressurised water system with two power showers, electric insulated garage door. It would suit for business use i.e. air B&B rental, etc.

#### Main Garage

30 x 28 (9.14m x 8.53m)

#### Kitchen:

20 x 12 (6.10m x 3.66m)

#### Toilet & Shower

8 x 8 (2.44m x 2.44m)

### FIRST FLOOR APARTMENT (ABOVE GARAGE):

#### Living Room:

18 x 16 (5.49m x 4.88m)

#### Galley Kitchen:

12 x 6 (3.66m x 1.83m)

with a range of eye and low level units, matching worktop, tiled around units, under-unit lighting, built-in hob and oven, stainless steel sink unit, stainless steel room heater, recess lighting to ceiling, Velux window, tiled flooring.

#### Toilet & Shower

12 x 6 (3.66m x 1.83m)

#### Bedroom (1):

39'4" x 32'9" (12 x 10)

#### Bedroom (2):

12 x 10 (3.66m x 3.05m)

### EXTERIOR FEATURES:

Spacious garden surrounds property with the site extending to circa 3/4 acre. Approached by stoned driveway with stoned area surrounding property.

Mature garden to side of property laid in lawn with assortment of attractive small bushes and trees to include palm trees.

Outside covered area with concrete floor - 30' x 26' (accessed from patio doors in living room and currently used for hot tub and washing lines)

### ANNUAL RATES:

£2647.08 as at 24/04/2024.

