

# 143 Ballynashee Road, Glenwherry, Ballymena, BT42 3EW



## PRICE Offers Around £485,000

*Positioned on an private elevated mature site extending to circa 1.4 acres in the heart of the countryside enjoying far reaching views over unspoilt surrounding fields and gardens. This stunning architecturally commissioned extended Mill conversion offers a rare opportunity to purchase a once in a lifetime property with a spacious living layout incorporating 4 bedrooms, 2+ receptions, bespoke recently installed luxury two tone shaker kitchen with centre island, deluxe en suite and modern four piece family bathroom.*

*This former Beetling Scotch Linen Mill was erected circa 1860 and has been sympathetically extended and converted by the present vendors creating a wonderful unique family home which appeal to the purchaser searching for their forever home. Externally there are well tended gardens with a hard landscaped raised terrace & patio, a basement integral double garage with adjoining workshop and log store. Conveniently situated within easy commuting distance of Ballyclare and Ballymena town centres we believe whoever purchases this exceptional property will feel moved to adopt a whole new lifestyle. An early viewing is advised.*

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

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

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

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



- **Stunning Extended Mill Conversion**
  - **4 Bedrooms**
  - **2+ Reception**
- **Private Mature Gardens Extending to Circa 1.4 Acres**
  - **Architecturally Commissioned Mill Conversion**
  - **Luxury Two Tone Shaker Kitchen with Fixed Island**
  - **Deluxe Ensuite Bathroom / Modern Four Piece Family Bathroom**
  - **Two Car Basement Garage plus Adjoining Workshop**
    - **Spacious First Floor Mezzainne**
- **Hardwood Double Glazing / Dual Oil & Solid Fuel Link up Heating System**





## ACCOMMODATION

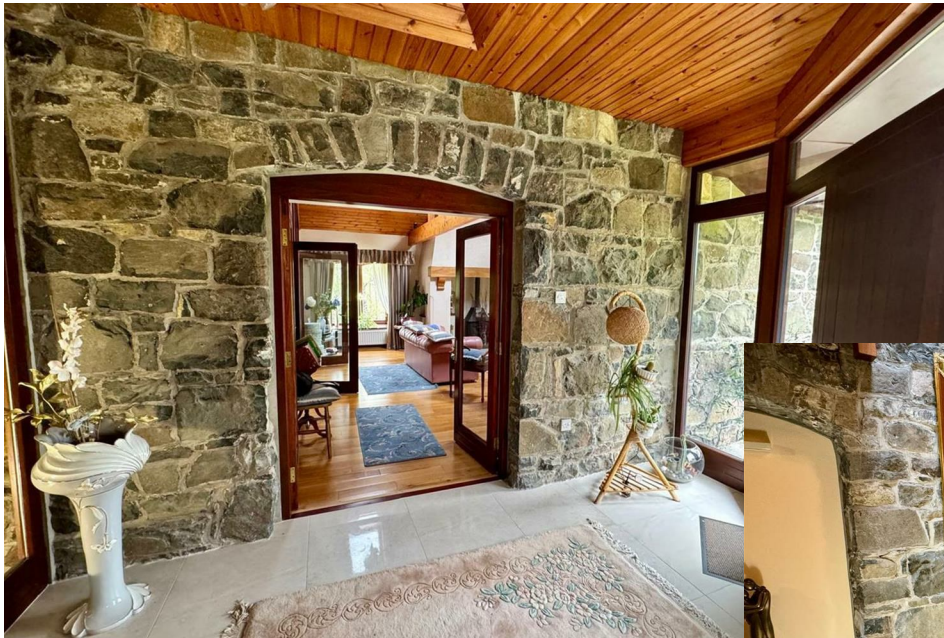
### GROUND FLOOR

#### OPEN COVERED ENTRANCE

Mahogany front door with double glazed full height side screens into:-

#### ENTRANCE PORCH 12'9" x 7'9"

Approx. Porcelain tiled floor. Feature exposed original stone accent wall.



#### FURNISHED CLOAKROOM

Comprising low flush w.c and pedestal wash hand basin.

#### LOUNGE 24'7" x 21'8"

Approx. Feature full height timber clad vaulted ceiling with exposed beams. Inglenook style fireplace with multi fuel cast iron stove and slate hearth. Feature corner windows with views overlooking gardens, river and beyond. Quality exposed oak flooring. Twin glazed doors in full height glass partition wall into:-





## FAMILY ROOM /DINING 20'8" x 16'6"

Quality exposed oak flooring. Feature exposed beamed ceiling. Cast iron multifuel link up stove with raised granite hearth. Dual window aspect.



## LUXURY SHAKER KITCHEN 20'7" x 13'0"

Equipped with with a comprehensive range of bespoke fitted high and low level shaker style units in two tone Ivory & Oxford blue finish with contrasting granite work surfaces and inlaid stainless steel sink unit with swan neck mixer tap. Space for free standing range cooker. Over head extractor housed in stainless steel canopy. Integrated dishwasher and fridge. Eye level glass display cabinets. Fitted centre island with fitted base units and breakfast bar style return for casual dining with contrasting granite worksurfaces. Part tiled walls in metro brick. White wash effect tiled floor. Full height vaulted ceiling.





### **UTILITY ROOM 7'3" x 6'6"**

Approx. Fitted with a range of medium oak fitted units with contrasting granite work surfaces. Integrated freezer. Door to rear terrace and steps.

### **INNER HALLWAY 14'7" x 10'6"**

Feature vaulted veiling. Open tread staircase to first floor landing and mezzanine. Feature exposed original stone accent wall.

### **BEDROOM 1 11'8" x 11'7"**

Laminate strip flooring.

### **ENSUITE**

Comprising of modern fitted wall storage units. Inlaid wash hand basin with mono-block tap. Button push WC. Walk in shower enclosure with electric shower. Porcelain tiled floor. Fully tiled walls.



### **BEDROOM 2 16'6" x 10'7"**

Presently used as a family room. Quality oak exposed floor. Dual light facility.

### **BEDROOM 3 14'7" x 10'7"**

Laminate strip flooring. Twin fitted wardrobes.





## **BEDROOM 4 11'6" x 10'3"**

Laminate strip flooring. Twin fitted wardrobes.

## **LUXURY 4 PIECE FAMILY BATHROOM**

Comprising panel bath with telephone shower attachment. Low flush w/c. Oak fitted vanity unit. Quarter rounded shower unit with electric shower. Porcelain tiled floor. Complementary wall tiling.



## **FIRST FLOOR LANDING**

Access to partially floored loft area suitable for additional storage.

## **MEZANNINE 17'3" x 13'3"**

Presently used as a craft room. Laminate flooring. Timber clad ceiling. Skylight and minstrel style gallery landing.





## **BASEMENT DOUBLE GARAGE 21'0" x 21'0"**

Oil fired boiler. Power and light. Open through to adjoining:-

## **WORKSHOP 24'3" x 20'0"**

Light.

## **ADJOINING LAUNDRY ROOM 15'6" x 6'3"**

Fitted with a range of modern low level units with wood effect work surfaces. Inlaid Stainless steel sink unit with mixer tap. Plumbed for washing machine. Separate furnished cloakroom with low flush w/c. Wash hand basin. Half tiled walls. Tiled floor.

## **OUTSIDE**

Twin gates to sweeping gravel driveway with parking forecourt leading to two car basement garage and adjoining workshop.

Enclosed tegula paved courtyard area with wood store, raised garden pond with water feature.

Total site area extending to circa 1.4 acres laid in well tended lawn and screened by a variety of mature trees, shrubs and screened by open countryside and river.

Steps to side leading to front and external staircase from courtyard area leading to raised patio / terrace area perfect for summer barbeques and evening entertaining.

Ranch style fence to rear with gate to polytunnel perfect for the self sufficient keen horticulturalist.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	51
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:  
We have not tested any of the systems or appliances at this property.**



You Talk. We Listen.

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