



CAIRNKIRN HOUSE, 139AA BALLINLEA ROAD, STRANOCUM



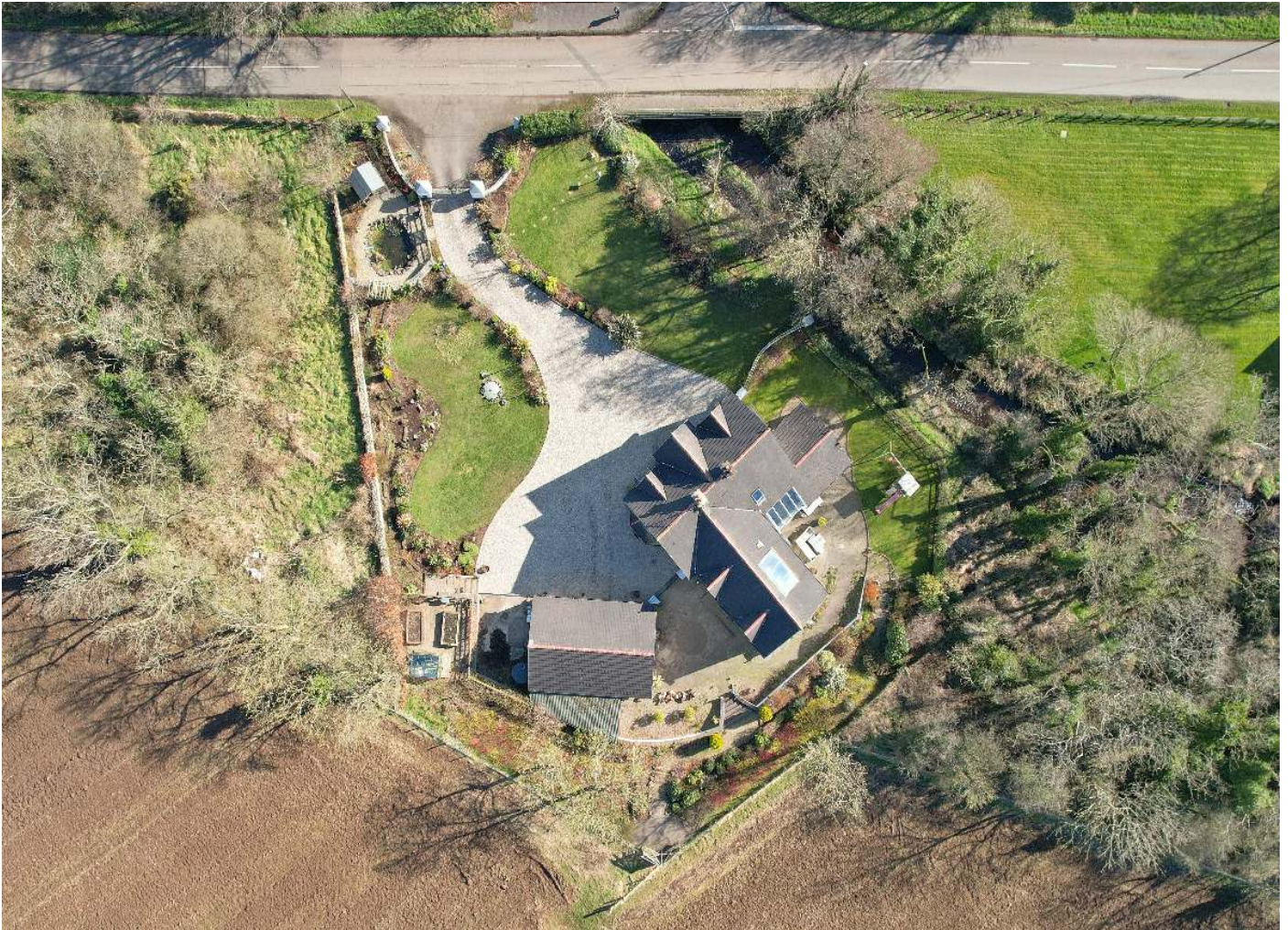
 X 5

 X 2

 X 5

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS AROUND £545,000



This luxurious country residence is situated in an idyllic setting on a mature landscaped site and is located on the outskirts of Armoy/Stranocum; adjacent to Gracehill Golf Course, the Hedges Hotel and the world renowned Dark Hedges attraction.

FEATURES

- 5 bedrooms (4 x ensuite), large open plan kitchen with living & dining areas, lounge, utility room, bathroom & downstairs toilet.
- Zoned oil fired underfloor heating throughout.
- Solar powered hot water system.
- Security alarm and CCTV system.
- Extensive electrical specification to include CAT5 cabling and wireless smoke alarm system.
- Landscaped gardens with range of patio, lawn and seating areas.





ACCOMMODATION

ENTRANCE HALL

Spacious reception hall; feature double height entrance; ceramic tiled floor; recessed spot lighting; mechanical/electrical cupboard.

LOUNGE

18'0" x 16'4"

Bay window to the side; wall mounted stove with feature slate surround; spot lighting.



OPEN PLAN KITCHEN, LIVING & DINING

KITCHEN & DINING AREA

29'6" x 18'5"

Feature vaulted ceiling; recessed spot lighting; range of modern fitted units; granite work surfaces; 'Blanco' sink with 'Franke' boiling water tap; integrated dish washer; larder cupboard; 'Neff' conventional oven, coffee machine, combination microwave/oven, steam oven plus 3 x warming drawers; fitted wine cooler; space for American style fridge freezer; 'Neff' induction hob; island with granite work surfaces; 'Franke' sink with 'Quooker' boiling water tap; breakfast bar; tiled floor; two sets of glazed doors leading to the garden & patio area.





LIVING AREA

14'8" x 16'10"

Feature wood burning stove with slate inset and marble hearth; tiled floor; spot lighting.

DOWNSTAIRS TOILET

5'7" x 5'7"

Low flush WC; wash hand basin; tiled floor; part tiled walls; extractor fan.

UTILITY ROOM

7'6" x 14'0"

Range of high and low level units; laminate work surface; stainless steel sink unit; plumbed for washing machine; space for dryer; integrated recycling/bin drawer; electric hob with extractor unit over; tiled floor; door to the rear.



BEDROOM 1

14'9" x 16'7"

Principal bedroom suite to the rear; glazed patio doors leading to the garden.



DRESSING ROOM

6'6" x 16'4"

Range of fitted furniture; spot lighting.

ENSUITE

9'0" x 8'1"

Large tiled shower cubicle; wall mounted wash hand basin; low flush WC; tiled floor; tiled walls; spot lighting.

FIRST FLOOR

LANDING/STUDY AREA

9'5" x 16'7"

Spot lighting; large linen cupboard.

BEDROOM 2

14'9" x 17'1"

Double bedroom to the front; patio doors leading to a sit out balcony

DRESSING ROOM

7'8" x 7'10"

Range of fitted furniture.





ENSUITE

6'7" x 7'7"

Tiled shower cubicle; low flush WC; wall mounted wash hand basin; tiled floor; tiled walls; spot lighting.

BEDROOM 3

15'1" x 12'0"

Double bedroom to the front.

ENSUITE

9'0" x 3'11"

Tiled shower cubicle; low flush WC; wall mounted wash hand basin; tiled floor; tiled walls; spot lighting.

BEDROOM 4

13'1" x 11'9"

Double bedroom to the side.

ENSUITE

12'11" x 3'1"

Tiled shower cubicle; low flush WC; wall mounted wash hand basin; tiled floor; tiled walls; spot lighting.





BEDROOM 5

13'1" x 15'4"

Double bedroom to the rear.

BATHROOM

8'2" x 11'0"

Raised free standing bath; tiled shower cubicle; low flush WC; wall mounted vanity with wash hand basin; tiled floor; spot lighting.





EXTERIOR

DOUBLE GARAGE

28'5" x 22'6"

Remote controlled roller doors; boiler room; toilet; additional room (2.54 x 3.78m) with separate exterior access which could be used as a home office.

GARDEN STORE

13'0" x 25'6"

Roller door, concrete floor.



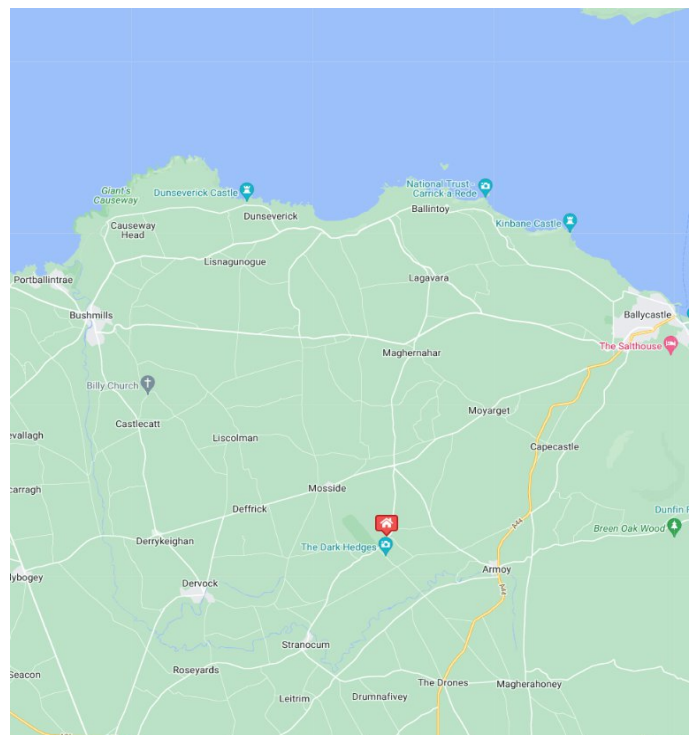
OUTSIDE FEATURES

- Extensive landscaped gardens surrounding property.
- Enclosed natural pond with timber shed.
- Raised planters and greenhouse.
- Range of patio and seating areas.
- Electric gates with video intercom.
- Automatic security lighting.
- Remote controlled exterior and feature lighting.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £2,871.66



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by RICS



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