



CAIRNKIRN HOUSE, STRANOCUM



X 5



X 2



X 5

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

OFFERS AROUND £550,000

CAIRNKIRN HOUSE, STRANOCUM

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

The modern property was built in 2008 and comprises of 5 double bedrooms (4 with ensuite facilities), offers exceptional family accommodation with spacious living areas and is finished to a high level of specification throughout.

Located just 7 miles South of Whitepark Bay, the location is also convenient to the neighbouring towns of Ballycastle, Coleraine, Ballymoney and the stunning Causeway Coast.

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.
- Fully gated gravel driveway and parking area plus double garage.

ADDITIONAL INFORMATION

TENURE: Freehold
ANNUAL RATES: £2,871.66

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

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

LOUNGE

5.49 m x 4.99 m (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

8.98 m x 5.61 m (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

4.48 m x 5.13 m (14'8" x 16'10")

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

DOWNSTAIRS TOILET

1.69 m x 1.69 m (5'7" x 5'7")

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

UTILITY ROOM

2.28 m x 4.26 m (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

4.49 m x 5.06 m (14'9" x 16'7")

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

DRESSING ROOM

1.98 m x 4.99 m (6'6" x 16'4")

Range of fitted furniture; spot lighting.

ENSUITE

2.75 m x 2.46 m (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

2.86 m x 5.06 m (9'5" x 16'7")

Spot lighting; large linen cupboard.

BEDROOM 2

4.49 m x 5.21 m (14'9" x 17'1")

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

DRESSING ROOM

2.34 m x 2.38 m (7'8" x 7'10")

Range of fitted furniture.

ENSUITE

2.00 m x 2.31 m (6'7" x 7'7")

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

BEDROOM 3

4.60 m x 3.66 m (15'1" x 12'0")

Double bedroom to the front.

ENSUITE

2.74 m x 1.19 m (9'0" x 3'11")

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

BEDROOM 4

4.00 m x 3.58 m (13'1" x 11'9")

Double bedroom to the side.

ENSUITE

3.94 m x 0.95 m (12'11" x 3'1")

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

BEDROOM 5

3.98 m x 4.68 m (13'1" x 15'4")

Double bedroom to the rear.

BATHROOM

2.50 m x 3.35 m (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

8.67 m x 6.86 m (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

3.95 m x 7.76 m (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.

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