



Osborne
King



IVY COTTAGE

335 WHITEPARK ROAD, BUSHMILLS, BT57 8SL

Bushmills four-bedroom Cottage: Where Heritage Harmonises with Modern Elegance and Charm

Overview

Located in Bushmills, the home of the world's oldest licensed distillery, just two miles from the Giants Causeway. It is very fortunately placed right at the centre to the Causeway Coastal Route with beaches, top links golf courses and charming towns and villages. Ivy Cottage is situated in a much sought after location.

Ivy Cottage presents a rare opportunity to immerse yourself in historic charm and modern comfort. With sections dating back to the early 19th century, this property was once part of the Dundarave Estate during the Macnaghten tenure and was home to the Head Gamekeeper. Every corner of this meticulously restored property reflects the past whilst offering contemporary practicality and style.



Location

A peaceful location, a short stroll (less than 250 yards) from the historic Bushmills Village, within a celebrated conservation area. The cottage sits in a rural setting, overlooking the fields and stone walls of the Dundarave Estate. Award winning restaurants, shops, deli's and take-aways are a short walk away.

Property Type

Restored Historical Cottage set over effectively two interconnected cottages, one of which was seamlessly re-built in 2006.

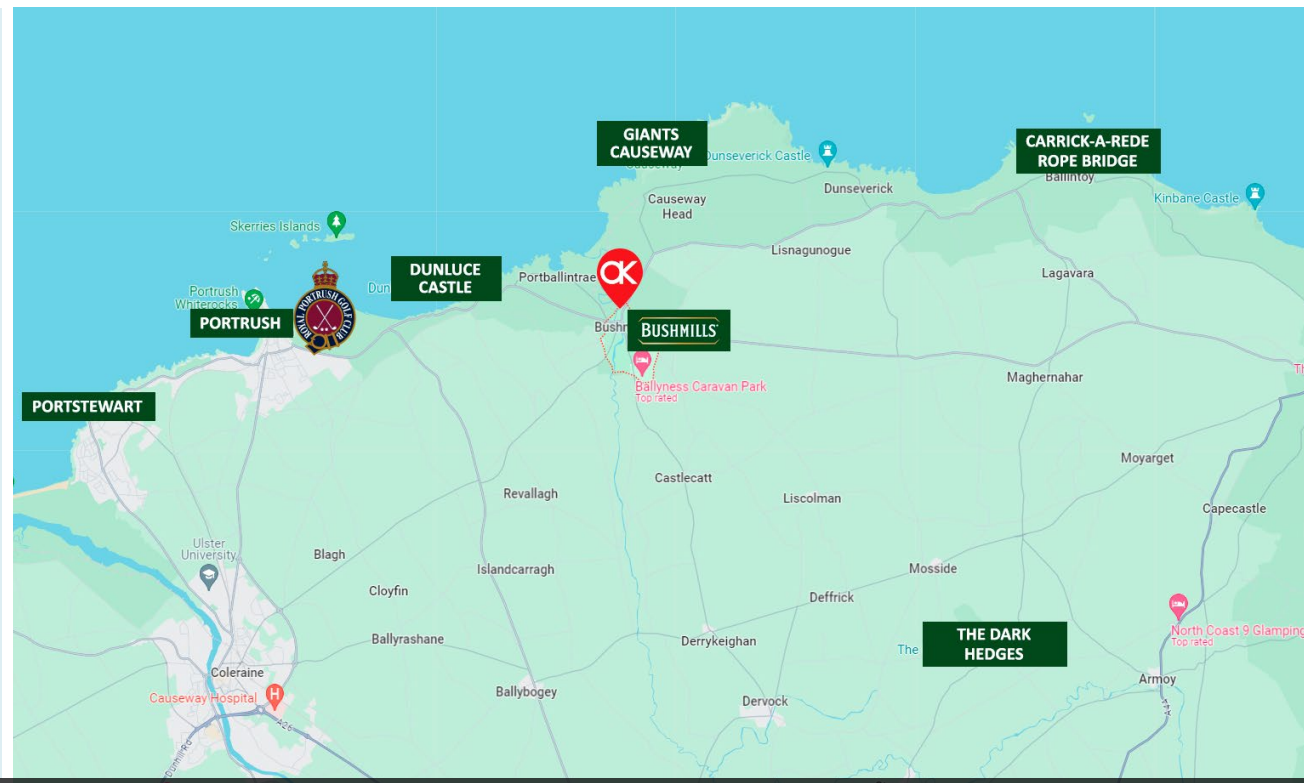
Bedrooms:

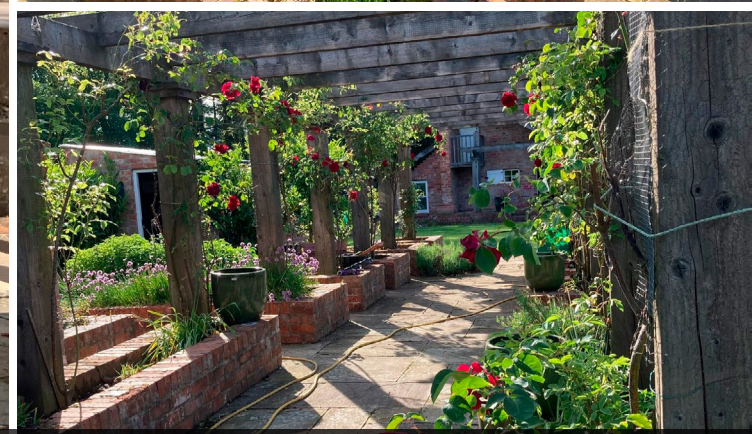
4 charming Ensuite bedrooms.

Noteworthy Features:

A mature, enchanting walled garden, wood-panelled study, captivating garden room, open plan kitchen, three fireplaces, an intriguing garden folly, and a stone-built garage with a wine cellar.

Impressive storage and a spacious utility room complement the living spaces.





Heritage Elegantly Entwines with Contemporary Design

Authentic Restoration

Cherished segments from the early 1800s have been thoughtfully rejuvenated, marrying historical authenticity with modern conveniences.

Open Plan Living

The heart of this home is undoubtedly its open-plan kitchen and living areas, leading out to a tasteful garden room. Meticulously designed to facilitate effortless entertaining, opening out to the mature walled garden. Featuring original stone walls, exposed timber beams, a large Stovac open fire and sandstone floors outside and inside to provide a seamless outdoor living experience.

Masterful Craftsmanship

Admire detailed craftsmanship in the charming wood beams, captivating red brick aesthetics, and the traditional Aga set against a luxurious matt black granite countertop and a grand central island. The kitchen, handcrafted by Chalon, is renowned for its timeless appeal and includes discreet storage. The original staircase is a charming reminder of the craftsmanship of the mid-1800s.

Master Suite

The Master bedroom, complete with an ensuite wet room and a separate dressing area with a view overlooking the garden, is comfortable and stylish.

Guest Suites

This home has been a family home and, in the later years, has housed guests and friends from all over. In addition to the Master Suite, the three other ensuite bedrooms are located in the original house and can have separate access from the main living area. It is worth noting that heating can also be managed separately. One of the guest bedrooms is conveniently located on the ground floor.

The Ambience of Warmth

Two traditional open fires and one gas fire can infuse each space with a welcoming glow, enriching the cottage's inviting feel and flexible use of space. Traditional-style sliding sash windows are all double-glazed.



A Home for All Seasons

Garden Room Splendour: The exquisite garden room, featuring folding sliding doors, flawlessly merges the lush outdoors with indoor elegance.

It is designed to host twelve guests comfortably around the extendable dining table and includes an open fire for extra warmth and ambience.

Unparalleled Privacy and Peace: Ivy Cottage sits back from Whitepark Road and is almost hidden by the High stone wall, creating a peaceful retreat from the world.

The driveway brings you to the automatic door of the garage, which houses a utility area and wine cellar. The driveway can accommodate several vehicles.





A Serene Outdoor Haven

Fully Enclosed Walled Garden: Venture into the well-maintained gardens, with two lawns, raised vegetable beds, and vibrant borders giving that 'lived-in' country cottage feel.

Picturesque Garden Folly and more: The garden end is marked by a striking red brick folly—serving both as a functional shed and an adjoining greenhouse that incorporates an attractive Juliet balcony. The garden also boasts a sun deck and a small pond with water features at the end of a rose-clad pergola. The owners have designed seating throughout the garden to allow for the opportunity to soak up the sun.

Smelling of roses: An impressive pergola frames the kitchen garden with raised beds adorned with a mixture of David Austin climbing roses featuring Iceberg and fragrantly scented Etoile de Hollande.

Halfway Houses: Two quaint red brick dwellings add character and structure to the vegetable garden area, ideal for grow-your-own enthusiasts but designed to be low maintenance. One has traditionally been used to store garden utensils, the other an attractive resting place, undercover when weather breaks. A space for garden games storage and 'hardening' young seedlings in spring. Both are equipped with lights and power sockets.



Site Area

Overall site is set over

0.4 Acres

Accommodation - Ground Floor

Entrance Hall

The Bushmills Inn Hotel was the source of this traditional front door dating back to its Coaching Inn days. For the current owners, it is a secondary entrance leading to a delightful Georgian entrance hall. This space offers a glimpse into the house's heritage, featuring a high ceiling and a half-turn staircase built in the early to mid-1800s. The wood panelling, wooden flooring, and cast iron radiators enhance the area's character, complemented by a glazed window at the far end that offers a glimpse of the rear garden.

Ground Floor Ensuite Bedroom No. 3

3.3m x 3.7m
Ensuite 1.5m x 3.5m

Ornate panelling and high ceilings give this guest bedroom an elegant feel. This room benefits from the large window casting plenty of natural light. A small walk-through storage area leads to a fully tiled wet room, sink and WC.

Study

3.5m x 4.7m

Wood panelled with high ceilings and a bespoke built-in bookcase with storage makes for an attractive space to work from home or a quiet space to relax and enjoy reading in front of the gas fire.

The Rear Lobby

Connecting guests to the WC and stand-alone 'bath' room with a glimpse of the garden.

WC

1.6m x 1.0m

A quirky-sized nook with toilet and hand basin.





Bathroom Including Hotpress

2.4m x 2.2m

Italian tiles and wood panelling on the walls create the perfect backdrop for this relaxing room, which houses a freestanding claw foot bath.

Living / Kitchen Area

5.0m x 8.6m

Arguably the most popular space in Ivy Cottage, this ample area exudes charm with sandstone floors seamlessly blending the outdoors with the indoors. It features a large Stovac open fireplace at one end and a two oven oil-fired Aga complemented by a two-door electric addition with a gas hob. During summer months the Aga can be turned down/off with the main boiler taking over as required. The ceilings, adorned with honeyed wooden beams, are low, while the walls blend traditional stone and brick painted to enhance brightness. The kitchen, expertly crafted by Chalon and known for its timeless aesthetic, boasts discreet storage designed to appear freestanding, including a spacious oak cabinet housing a fridge, a drinks cabinet, and extra pantry storage—the expansive central island, complete with swivel stools, makes casual hosting effortless. The TV, music speakers and accessories are currently hidden in a bespoke cupboard.

Garden Room

7.8m x 3.1m

Perfect for Al Fresco dining with its folding sliding door bringing the inside outside. In the cooler evenings, the ceiling heaters can take the chill away or the open fire in the corner. The dining area can comfortably accommodate a large dining table for 12 guests, and there is a cosy cluster of rattan tub chairs around the open fire. Rough plastered walls and painted wood panelling have created a rustic but stylish dining area overlooking the mature garden. A conveniently placed gas connection is located close to the patio which connects to a BBQ or Oni pizza oven makes summer entertaining fully integrated and engaging.

Utility Room

6.2m x 2.4m

A spacious, light-filled backup kitchen with ample bespoke storage and built-in cream-shaker-style kitchen units. This area discretely houses both laundry equipment and dishwashing machines. Units are topped with a thick wooden countertop. They can discretely store all the crockery, glassware and cooking aids required without taking away from the attractive yet uncluttered main kitchen/living area.





Accommodation - First Floor

First Floor Landing

2.0m x 3.5m

A nook in the guest area at the top of the half-turn staircase allows for an opportunity to read a book or have a cup of tea with a view of the garden from the first-floor landing.

Ensuite Bedroom No 1

3.8m x 2.7m
Ensuite 3.7m x 2.0m

This room has a great view from the arched windows. The bedroom leads to a dressing room area with a sink, shower, and WC room. Functional and compact whilst decorated with a traditional cottage feel, complete with wooden shutters.

Ensuite Bedroom No 2

3.8m x 5.0m

This room has a country cottage feel, with a Velux window and fitted blind, vanity unit with sink and granite top and shower room with WC. It is a cute and compact room, ideal as a children's room with a discreet link to the Master bedroom

Master Ensuite bedroom

4.7m x 4.5m

This bedroom has been designed to have a spacious feel with cleverly concealed storage in the 'eaves'. As featured elsewhere, wood panelling is followed through in the Master bedroom—plenty of light from the four Velux windows with fitted blinds. The view of the mature garden can be appreciated in the main bedroom area, which leads through to a well-laid-out dressing room.

In addition to the main bedroom storage, this dressing room has ample rails and shelving and a dressing table area with a wall-to-wall landscape mirror and a full-length angled mirror.

The Ensuite is well equipped. The bespoke granite top and circular countertop sink adds a touch of luxury. The wet room is spacious, enclosed by a glass door and boasts a rain shower head and handheld attachment in addition to the four side jets. Separate but conveniently connected there is a WC, bidet & additional basin. Storage available in the cupboard housing the boiler.



Accommodation - Exterior

Garage and Wine Cellar

6.5m x 5.4m

Stone-clad garage including wine cellar – The automatic garage door gives access to the spacious garage area with space for one vehicle. This area offers storage options along both sides, including a bespoke wine cellar finished with red brick and reclaimed wood from church pews. The attic is very spacious and accessible by ladder.

Garden Shed/Folly

5.5m x 4m
Mezzanine 5.5m x 2.5m

A practical, spacious garden shed with mezzanine floor and greenhouse has been creatively fronted to create a 'folly'. The façade is built in redbrick and is an attractive focal point of the end garden. The Juliet balcony is accessible from inside the garden shed. The small 'stoep' or veranda is the perfect spot to soak up early morning rays with a cup of coffee. The 'lean too' greenhouse has power, lighting and a drip feed watering system.



GENERAL INFORMATION

Viewing

Strictly by appointment by the sole selling agents:

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

Mark Carron

☎ 079 8099 9149 ✉ mark.carron@osborneking.com

Kyle McComiskey

☎ 077 3081 1885 ✉ kyle.mccomiskey@osborneking.com

Sale Details

The property is being offered for £600,000 (six hundred thousand pounds).

Capital Value

We are advised by the Land and Property services of the following:

Capital Value: £210,000
Estimated Rates Payable (2024/25): £2,058.84

Services

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the lessee will be required to satisfy the lessor and their agents regarding the source of the funds used to complete the transaction.

EPC – E41

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	51 E
21-38	F		
1-20	G		

Your Bushmills Retreat Awaits:

This exclusive Bushmills property offers a home where historical character and all the modern conveniences exist in perfect harmony.



MARK CARRON: 📞 028 9027 0016 📠 079 8099 9149 ✉ mark.carron@osborneking.com

KYLE McCOMISKEY: 📞 028 9027 0012 📠 077 3081 1885 ✉ kyle.mccomiskey@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

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As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/ukSI/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.