

51 BALLYMACREA ROAD, PORTRUSH, BT56 8NS



TEMPLETON
ROBINSON



PRICE: OFFERS OVER £1,600,000

This property is situated on an elevated site with approximately 10 acres of surrounding gardens. This superb detached family home of approximately 7500 sq ft, has panoramic views to Donegal, Malin Head and Royal Portrush Golf Course to the Skerries and Islay on the horizon. The extensive gardens with large lawn areas give a privacy and seclusion that will have ranging appeal.

The uniquely designed property offers a flexibility and charm that will appeal to prospective purchasers. The accommodation comprises a drawing room, living room, family room, magnificent kitchen and dining area, a library/office, study and superb billiard room.

The principal bedroom with large dressing area and ensuite facility is complemented by an additional five bedrooms, two with ensuite facilities and two family bathrooms.

An integral double garage with adjoining boiler room, a separate detached garage and stable block, 10 acres of gardens with extensive lawn areas and mature shrubbery borders give an overall feeling of quality and charm to this intriguing home. An internal viewing is highly recommended.





- An Exceptional Detached Family Home of
Approximately 7500 sq ft
- Situated on an Elevated Site in Approximately 10
Acres of Mature Gardens
- Outstanding Panoramic Views to Donegal Malin
Head & Beyond
- Flexible, Extensive & Uniquely Designed
Accommodation
- 5 Reception Areas & Separate Study/Office Area
- Magnificent Kitchen & Dining Area
- Spacious Living Room & Adjoining Drawing Room
with Picture Windows
- Principal Bedroom with Drawing Room Area &
Adjoining Ensuite Shower Room
- Aluminium Framed Double Glazed Windows/Oil
Fired Central Heating
- Billiard Room with Raised Sitting Area
- 5 Adjoining Well Proportioned Bedrooms, 2 with
Ensuite Facilities
- Integral Double Garage with Storage/Boiler Room
- Detached Garage/Store/Stable Block
- Sand School Area & Sheltered Recently Excavated
Tennis Court Area





THE PROPERTY COMPRISES:

GROUND FLOOR

ENCLOSED ENTRANCE PORCH: Ceramic tiled floor.

ENTRANCE HALL: 30' 3" x 17' 0" (9.22m x 5.18m) Ceramic tiled floor.

DRAWING ROOM: 26' 9" x 20' 0" (8.15m x 6.1m) Double doors from entrance hall, picture window, views to coastline beyond.

LIVING ROOM: 33' 0" x 20' 6" (10.06m x 6.25m) Spacious, impressive living room with sitting area and feature hole in the wall fireplace, superb picture window.

MAGNIFICENT KITCHEN/DINING AREA: 25' 3" x 21' 0" (7.7m x 6.4m) Exceptional range of kitchen units, integrated appliances, island unit.

LAUNDRY/UTILITY ROOM: 10' 6" x 9' 6" (3.2m x 2.9m) Range of built-in units.

STUDY: 9' 9" x 9' 0" (2.97m x 2.74m) Built-in desk unit and built-in cupboards.

OFFICE: 18' 6" x 13' 6" (5.64m x 4.11m) Range of built-in bookshelves.

WEST WING ENTRANCE PORCH:

BATHROOM: Panelled bath, shower cubicle, bidet, wash hand basin in vanity unit, low flush wc, porcelain tiled floor.

BILLIARD ROOM: 26' 0" x 25' 3" (7.92m x 7.7m) Raised seating area, porcelain tiled floor.

INTEGRAL DOUBLE GARAGE: 34' 0" x 20' 0" (10.36m x 6.1m) Two remote controlled up and over doors, Beam vacuum system, storage area to rear.

BOOT/STORAGE ROOM: Heating system controls, modern oil fired boiler (Evergreen popular Boiler).

EAST WING:

ENTRANCE PORCH: Range of built-in book shelves.

PRINCIPAL BEDROOM: 26' 0" x 11' 3" (7.92m x 3.43m) Open plan to . . .

DRESSING ROOM AREA: 13' 0" x 11' 3" (3.96m x 3.43m) Extensive range of built-in wardrobes.

ENSUITE BATHROOM: Wash hand basin in vanity unit, panelled bath, shower cubicle, polished porcelain tiled floor, low flush wc, bidet.

FAMILY ROOM: 25' 3" x 20' 6" (7.7m x 6.25m) Cast iron wood burning stove, sitting area, small kitchen area with built-in area.

BEDROOM (2): 19' 0" x 13' 6" (5.79m x 4.11m)

BEDROOM (3): 13' 6" x 12' 6" (4.11m x 3.81m)

ENSUITE SHOWER ROOM: Shower cubicle, bidet, low flush wc, wash hand basin in vanity unit.

BEDROOM (4): 13' 6" x 8' 9" (4.11m x 2.67m)

BEDROOM (5): 16' 8" x 12' 6" (5.08m x 3.81m)

BEDROOM (6): 16' 3" x 12' 6" (4.95m x 3.81m)

ENSUITE SHOWER ROOM: Shower cubicle, bidet, low flush wc, wash hand basin in vanity unit.













OUTSIDE

The property is on an elevated site to the rear of approximately 10 acres of mature gardens with extensive lawn area, mature shrub border around property. Additionally there is a garage and stable block, sand school area and an excavated potential tennis court area. The panoramic views from the property are approximately 180 degrees towards Donegal, Malin Head, the island of Inishtrahull, and over Royal Portrush Golf Course to the Skerries and beyond.



LOCATION:

Ballybogey Road from Ballymoney towards Portrush, turn left into Ballymacrea Road.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

Energy Rating

Epc Type: Domestic
 Current: D56
 Potential: D58
 EPC Landmark Code: 9329-3035-4207-5654-8200
[Epc Certificate](#)

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

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