

TEMPLETON
ROBINSON



19 Lismenary Road,
Ballynure,
BALLYCLARE,
BT39 9UE

Offers Over
£715,000

Viewing by
appointment with
& through agent
028 90 663030



An outstanding 19th century period family home in a delightful rural location close to Ballynure in Co. Antrim. Convenient access to Belfast via A8 to the M2 motorway at Sandyknowes roundabout. The property is well-positioned for convenient access to Belfast International Airport and Larne Harbour. Exuding a character and charm that will have wide ranging appeal to prospective purchasers.

The well-proportioned accommodation comprises, on the ground floor, a living room, study, superb extended dining room/family, well fitted kitchen with casual dining area, utility room and ground floor wc facility.

Upstairs, on the first floor return, is a principal

bedroom with ensuite shower room, family bathroom and additional bedroom. On the first floor are two additional bedrooms.

Outside there is an array of outbuildings incorporating a unique cottage with kitchen, living and dining area on the ground floor and upstairs are two bedrooms and bathroom.

Additionally a stone barn, games room, selection of outbuildings offering immense potential, garage area.

The surrounding lands extend to approximately 6 acres, with a mature forest area, natural lake, a selection of trees, plants, shrubs and lawn area and an enclosed tennis court.



- Magnificent detached family home in Ballynure, Co. Antrim
- Built in the late 19th century this impressive property exudes delightful character and charm
 - Spacious well-presented accommodation offers wide ranging appeal
 - A morning room, study, kitchen area with casual dining area
 - An extended spacious dining/family room
 - Fully fitted kitchen area
 - Ground floor wc
 - Principal bedroom with ensuite shower room, family bathroom
 - Three additional impressive bedrooms
- Extensive range of outbuildings including modernised cottage comprising kitchen/dining area, two bedrooms and bathroom
- Stone barns, storage areas, games room, additional outbuilding area with immense potential
 - Separate home office/games area
- Land extends to approximately 6 acres with mature forest area, natural lake, array of trees, plants, shrubs and lawn area

The Property Comprises:

Ground Floor

Hardwood front door and side light to:

RECEPTION PORCH: Exposed timber floor, glazed inner door to:

RECEPTION HALL: Original Victorian tiled floor, newel post, cornice ceiling, ceiling rose.

MORNING ROOM: 20' 6" x 13' 8" (6.25m x 4.17m) Dual aspect sliding sash windows with original shutters. Oak surround fireplace with cast iron wood burning stove, feature alcove displays, cornice ceiling, ceiling rose.



STUDY: 16' 5" x 8' 9" (5m x 2.67m) Mature outlook to front. Slate fireplace, cornice ceiling, ceiling rose.



KITCHEN: 21' 5" x 13' 9" (6.53m x 4.19m) Fully fitted kitchen with range of high and low level Shaker style units with granite worktops, single drainer double sink unit with mixer taps, integrated dishwasher, space for Rangemaster cooker, stainless steel splashback and extractor fan.



CASUAL DINING AREA: LED spotlights, glazed double doors to drawing room.

UTILITY ROOM: 14' 0" x 9' 0" (4.27m x 2.74m) Belfast sink unit, plumbed for washing machine, built-in shelving, timber worktops, Heather brown tiled floor.

DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, part wood panelled wall. Stable doors to rear garden. Oil fired boiler.

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DINING/FAMILY ROOM: 32' 0" x 15' 0" (9.75m x 4.57m) Vaulted ceiling, dual aspect windows, glazed double doors to garden. Beautiful mature outlook, solid wood Junckers flooring, LED spotlights. Sandstone surround fireplace with brick recess, cast iron wood burning stove. Access to wine cellar with excellent storage and light.



First Floor Return

BEDROOM (1): 20' 9" x 14' 0" (6.32m x 4.27m) Dual aspect windows, cornice ceiling, ceiling rose. Mature outlook. Built-in cupboard.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, walk-in shower with chrome shower and drying area, vanity unit with chrome mixer taps and built-in cabinet below. Porcelain tiled floor, part tiled walls, LED spotlights, extractor fan. Chrome heated towel rail.



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath, shower screen, built-in chrome shower unit, airing cupboard with built-in shelving, porcelain tiled floor, part tiled walls, LED spotlights.



BEDROOM (2): 14' 3" x 10' 2" (4.34m x 3.1m) Cornice ceiling.



First Floor

LANDING: Cornice ceiling, ceiling rose.



BEDROOM (3): 13' 8" x 10' 2" (4.17m x 3.1m) Outlook to garden.

BEDROOM (4): 14' 2" x 10' 0" (4.32m x 3.05m)



Outside

ADDITIONAL SEPARATE COTTAGE - "THE MILK":

Ground Floor

KITCHEN/LIVING/DINING AREA: 19' 0" x 12' 0" (5.79m x 3.66m) Range of high and low level units, timber worktops, Belfast sink with mixer taps, plumbed for washing machine. Natural stone tiled floor. Open to ample casual and dining area. Dual aspect windows.



First Floor

BEDROOM (1): 18' 8" x 9' 7" (5.69m x 2.92m) Dual aspect windows.

BEDROOM (2): 10' 2" x 9' 0" (3.1m x 2.74m)



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, walk-in shower with chrome shower unit, tiled splashback, extractor fan. Exposed and treated wooden floor.

Outside

TOOL ROOM/WORKSHOP: 24' 0" x 19' 2" (7.32m x 5.84m) Light and power.

Japanese Arch maple trees to recently landscaped courtyard with paved patio area, loose stone, water feature.

ENCLOSED TENNIS COURT: Fenced. Resurfaced in 2023.



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STONE BARN: 34' 0" x 18' 8" (10.36m x 5.69m) with mezzanine level leading to:

GAMES ROOM: 18' 8" x 16' 6" (5.69m x 5.03m) Light and power.

Total of 6 acres with mature forest area with natural lake, array of trees, plants and shrubs, garage.



Additional private paved patio with outlook to front and side gardens.

Additional bin shed. Kennel. NOTE: Previous pig/stable.





HOME OFFICE: 12' 0" x 12' 0" (3.66m x 3.66m) Solid wood strip flooring.

REAR HALLWAY:

SEPARATE WC: Low flush wc, wash hand basin.

MEETING ROOM: 30' 0" x 20' 0" (9.14m x 6.1m)

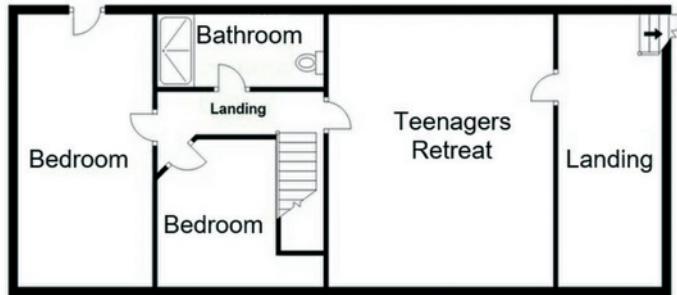
SOUND STUDIO/OFFICE (2): 15' 0" x 12' 0" (4.57m x 3.66m) Separate wc with low flush wc and wash hand basin. Gas fired boiler.



Annex - Ground Floor



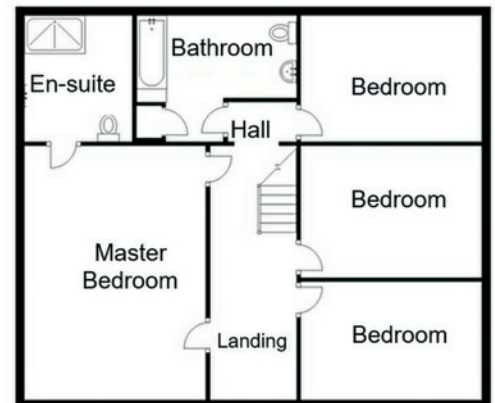
Annex - First Floor



Main House - Ground Floor



Main House - First Floor



Total area: approx. 516.2 sq. metres (5566.2 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Location:

From Belfast take M2 motorway to Sandyknowes roundabout, take road to Larne A8, approximately 8.5 miles take road to Ballynure.



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