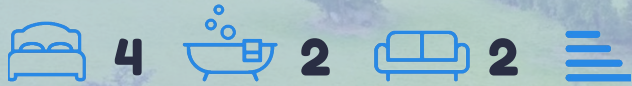




## 71 Lower Ballyartan Road Derry / Londonderry, BT47 3SY



Homepage Estate Agents are delighted to present this breath taking country retreat, a stunning barn conversion and previous finalist for BBC House of the Year.

This beautiful property features four bedrooms, two bathrooms, and two reception areas, with a beautifully designed open plan kitchen/dining room. Additional amenities include a double garage, a man cave with a kitchen and toilet, and a BBQ area, all set within 2.5 acres of land along the scenic River Faughan.

The property offers an exceptional lifestyle, combining rustic charm with modern luxury. The spacious layout and high-quality finishes make it perfect for comfortable family living and entertaining.

Rarely does a home of this calibre come to the market, especially one that offers such a unique combination of indoor and outdoor spaces, ideal for enjoying the peaceful countryside.

Ideally located just 10 minutes from Derry City, this home provides both privacy and accessibility.

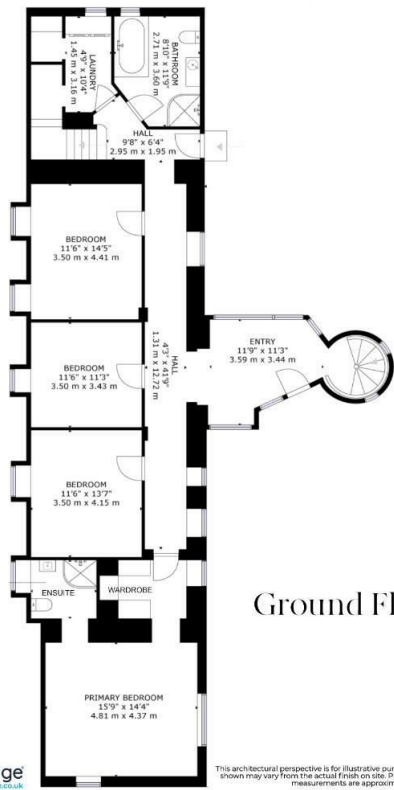
Extending to over 3,000 sq ft, this superb residence is completed to a high standard throughout offering an opportunity to acquire a superb property in a tranquil and private setting.

**Offers around £675,000**

- STUNNING BARN CONVERSION
- FORMER BBC 'HOUSE OF THE YEAR' FINALIST
- 4 BEDROOM DETACHED
- 2 LARGE RECEPTIONS
- FEATURE PATIO AREA
- BESPOKE MAN CAVE & BBQ AREA
- SET ON CIRCA 2.5 ACRES
- FRONTAGE TO RIVER WITH FISHING RIGHTS
- PANORAMIC COUNTRYSIDE VIEWS
- SOUGHT AFTER LOCATION

# 71 Lower Ballyartan Road

CLAUDY



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Northern Ireland</b>		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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