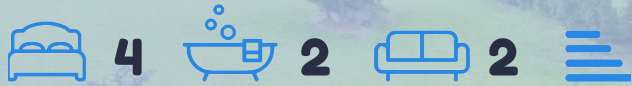




71 Lower Ballyartan Road Derry / Londonderry, BT47 3SY



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.

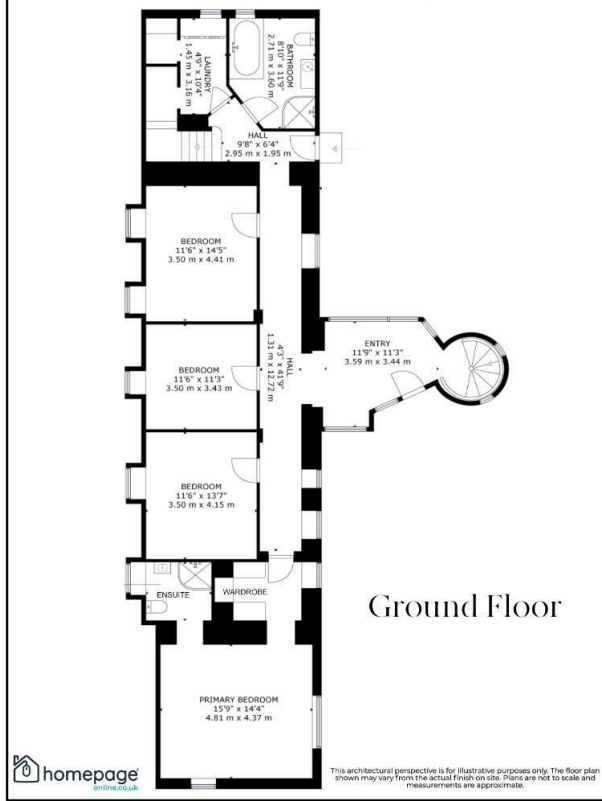
Extending to over 3,000 sq ft, this superb residence is completed to a high standard throughout offering an opportunity to acquire a superb property in a tranquil and private setting.

- 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

Asking price £624,950

71 Lower Ballyartan Road

CLAUDY



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



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