



This detached country residence is nestled on a superb mature site that offers privacy while only being a minutes' walk to the village of Ballycarry. Due to the topography of the local landscape the house offers stunning views across the countryside towards Belfast Lough.

The house itself benefits from excellent accommodation throughout, with the ground floor offering a range of reception rooms including sitting room, living room open plan to dining, kitchen with casual dining and sunroom. On the first floor are four well-proportioned bedrooms, two of which have ensuite facilities and a family bathroom. The property also boasts a ground floor wet room style bathroom and utility room. Of particular note is an attached two-story outbuilding that could be converted for a range of uses depending on the needs of a buyer.

Outside the property offers a large driveway with parking for several cars, that leads to a detached garage. The site extends in excess of 1 acre and offers private gardens, patio area and small paddock. This is an opportunity to purchase a detached farmhouse full of charm and create idyllic country home.

Offers Over  
£350,000

3 Island Road,  
Ballycarry,  
CARRICKFERGUS,  
BT38 9HD

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Viewing by  
appointment  
through agent  
028 9066 3030

- Detached country residence situated on an elevated site
- Stunning views across the countryside towards Belfast Lough
- Spacious entrance porch and hall
- Two excellent sized reception rooms with fireplaces
- Fitted kitchen with casual dining area, open plan to sunroom
- Downstairs wet room style bathroom and utility room
- Four well-proportioned bedrooms on the first floor
- Two bedrooms with ensuite facilities
- Family bathroom
- Attached two story outhouse potential range of uses
- Large driveway leading to detached garage
- Mature gardens in excess of 1 acre



The Property Comprises:

Ground Floor

Solid wooden front door to:

GLAZED RECEPTION SUNROOM: Ceramic tiled floor, wooden door with glazed panels with additional glazed side panels to:

RECEPTION HALL: Under stairs storage, cornice ceiling, ceiling rose.

FAMILY ROOM: 14' 9" x 13' 4" (4.5m x 4.06m) Feature fireplace with stone built surround, tiled hearth, wooden mantle, original wooden shutters, cornice ceiling.



LIVING ROOM: 13' 5" x 12' 1" (4.09m x 3.68m) Feature fireplace with stone surround, marble hearth, wooden mantle, original shutters, open arch to:



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DINING ROOM: 14' 11" x 11' 10" (4.55m x 3.61m)



KITCHEN/DINING: 15' 6" x 10' 7" (4.72m x 3.23m) Fitted kitchen with range of high and low level units, four ring gas hob, extractor fan, integrated double oven, ceramic sink with drainer, space for fridge/freezer, work surfaces, space for casual dining area. Open to:



SUN ROOM: 11' 3" x 9' 2" (3.43m x 2.79m) Oak effect laminate floor, views across Lough.



WET ROOM: Modern white bathroom suite comprising low flush wc, wetroom shower cubicle, panelled bath, pedestal wash hand basin, uPVC wall panels. Door to:

UTILITY ROOM: 10' 10" x 10' 9" (3.3m x 3.28m) Belfast sink, plumbed for washing machine, vented for tumble dryer, ceramic tiled floor, decorative floor tiles. Door to:

STORAGE / OUTHOUSE: 22' 4" x 11' 3" (6.81m x 3.43m) Stairs to:

First Floor

LIVING/ROOM/BEDROOM: 20' 3" x 10' 11" (6.17m x 3.33m) Access to:

BATHROOM: Panelled bath, low flush wc, pedestal wash hand basin.

LANDING: Access to roofspace, floored with light.



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PRINCIPAL BEDROOM: 16' 7" x 12' 6" (5.05m x 3.81m) Views across the garden and further across Lough.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle, low flush wc, bidet, pedestal wash hand basin, part tiled walls, storage cupboard.



BEDROOM (2): 16' 4" x 11' 2" (4.98m x 3.4m) Views across the garden.

ENSUITE SHOWER ROOM: Shower cubicle with electric shower, low flush wc, pedestal wash hand basin.



BEDROOM (3): 14' 4" x 8' 9" (4.37m x 2.67m) Built-in robe.

BEDROOM (4): 11' 6" x 11' 1" (3.51m x 3.38m) Built-in shelving.



BATHROOM: Panelled bath, low flush wc, pedestal wash hand basin, bidet, oak effect laminate floor, part tiled walls, chrome heated towel rail.



Outside

Access via stone driveway to generous parking area for several cars leading to:

DETACHED GARAGE:

Mature gardens laid in lawns with wide range of mature trees and hedging, courtyard areas.



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## Location:

Travelling from Whitehead, towards Larne on the Larne Road, turn left onto Island Road heading towards Ballycary. 3 Island Road is on the left-hand side just as you reach the top of the hill and start of the village.



Floor 2

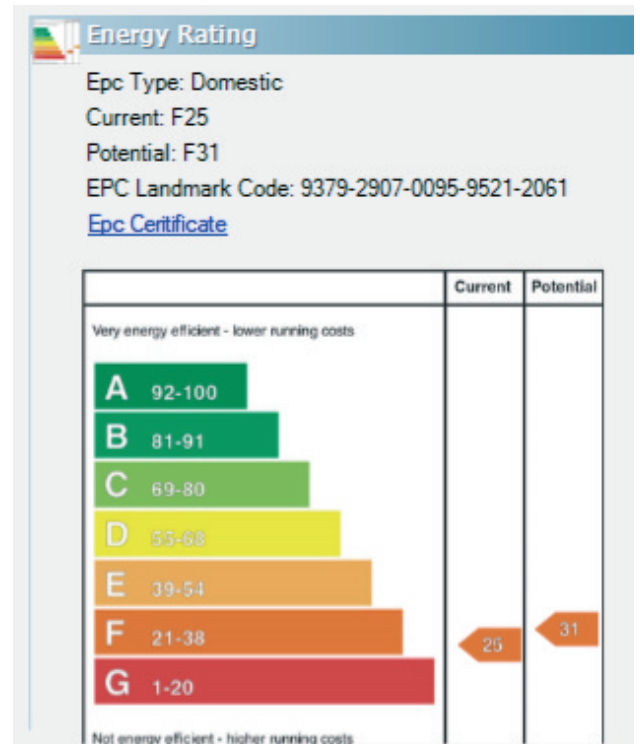


Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.



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 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
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