



Brian
Todd
.co.uk

19 Drumourne Road, Carnlough, Ballymena, BT44 0HX

Offers Around £274,950

KEY FEATURES

- **HANDSOME DETACHED FAMILY COUNTRY RESIDENCE**
- **STUNNING COASTAL AND RURAL VIEWS**
- **OIL FIRED CENTRAL HEATING**
- **LIVING ROOM - WITH GLASS FRONTED STOVE**
- **LUXURY FITTED KITCHEN - INTEGRATED APPLIANCES**
- **OPEN PLAN CASUAL DINING AND RECEPTION AREA WITH FIREPLACE AND MULTIFUEL BURNING STOVE**
- **FAMILY BATHROOM - MODERN WHITE SUITE**
- **FOUR WELL APPOINTED DOUBLE BEDROOMS**
- **WELL TENDED GARDENS INCLUDING AN ENCLOSED REAR COURTYARD, PATIO AREA AND COVERED BARBEQUE AREA**
- **AMPLE CAR PARKING**
- **QUIET SEASIDE VILLAGE LOCATION**

Situated in a quiet picturesque village of Carnlough nestled amidst rolling country hills this enchanting 4-bedroom detached home, renovated in 2020 is otherwise known as "Ned's Brae" currently being run as a highly successful and sought-after air B&B.

The property offers a unique blend of countryside tranquillity and coastal charm with magnificent views over the North Channel. As you approach, a scenic drive lined with fields welcomes you to this secluded haven. The property itself stands majestically with its timeless architecture harmoniously integrated with modern comforts.

Stepping inside you are greeted by a welcoming entrance porch which leads you through to an open-plan country-style kitchen, a culinary enthusiast's dream with generous space for casual dining, making it perfect for entertaining. Stable style doors open to what could be a sun-drenched patio area, perfect for alfresco dining or savouring your morning coffee while listening to the symphony of birdsong.

A separate living area generous in size, has breathtaking views of the surrounding landscape that allow plenty of natural light to flood the room. The living room further invites you in with its feature fireplace and wood burning stove that promises cosy evenings filled with the crackling warmth of a fire.

Each bedroom is a serene retreat, designed with relaxation in mind. The master room a sanctuary of peace, with the additional double bedrooms offering ample space and charming views that reflect the home's character and elegance.

Outside, the meticulously landscaped garden is a verdant oasis, complete with a variety of blooming flowers and mature trees - a perfect spot for reading, relaxation or entertaining family and friends. The property also includes a hidden annex that has fantastic potential for a guest studio apartment making it ideal for visitors or as a private home office.

The true gem of this property however is its proximity to the beach. A short, leisurely stroll down the Drumourne Road brings you to a stretch of coastline where you are met by the gentle waves of the ocean. Whether you seek the invigorating embrace of a morning swim or a peaceful sunset walk, this idyllic location offers endless possibilities and is a fantastic base for exploring all your local attractions.

This is truly an area of outstanding natural beauty and an ideal location for a family but this detached countryside property is more than just a home; it's a lifestyle. It invites you to experience the perfect balance of rural serenity and coastal adventure, all within the comfort of your own private retreat.

THE PROPERTY COMPRISES:

Ground Floor

RECEPTION PORCH: Pvc front door leading to a welcoming reception porch. Door through to reception hall.

RECEPTION HALL:

LIVING ROOM: Bright living room with feature stone fireplace with wood mantel and tiled hearth, glass fronted stove ideal for the cozy nights in the winter! Laminate wooden floor, panelled radiator and wired for wall / ceiling lights.

KITCHEN/CASUAL DINING/LOUNGE AREA: A fantastic modern kitchen with an excellent range of high and low level units, Formica work surfaces, Plinth lighting, 'Lamona' under oven and matching four ring hob, stainless steel extractor hood and single drainer sink unit with mixer taps. Part tiled walls surrounding the work surfaces.

Built in casual dining table / breakfast bar, ideal for family dinners and entertaining, open plan to a lounge area with feature brick fireplace with cast iron wood burning stove. Built in storage cupboards. Laminate wooden flooring.

UNDERSTAIR STORAGE: Understair storage.

BATHROOM: White bathroom suite comprising 'P' shaped bath with telephone hand shower. Triton electric shower fitting over Pvc panelled bath with glass shower screen. Wash hand basin with white vanity unit and low flush wc. Stainless steel panelled radiator and tiled floor.

First Floor

LANDING:

MASTER BEDROOM: A tastefully decorated master bedroom with front aspect overlooking front yard and country fields.

Carpet flooring and panelled radiator.

BEDROOM (2): A bright bedroom with front aspect with picturesque scenery right outside your windows. Carpet flooring, built in storage cupboard with shelving and panelled radiator.

BEDROOM (3): A generous third bedroom with rear aspect overlooking the rear gardens. Carpet flooring and panelled radiator.

BEDROOM (4): Another well-appointed double bedroom with rear aspect overlooking the rear gardens. Carpet flooring and panelled radiator.

W.C.: Most convenient converted cloakroom comprising a low flush wc, wash hand basin with vanity unit. Laminate wooden floor and extractor fan.

HOTPRESS: A copper cylinder tank and immersion heater. Shelving ideal for your sheets and towels - Storage cupboard.

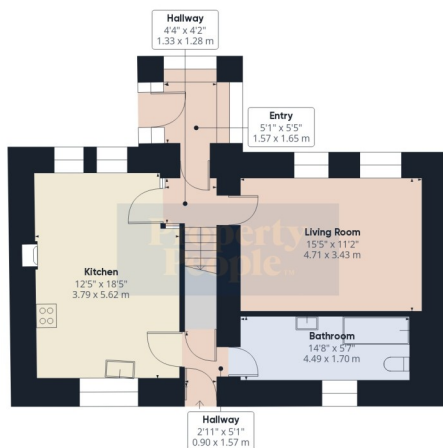
Outside

PRIVATE GARDENS: Sizable area to the front providing ample off-road parking and a large enclosed rear garden bordered by fencing with double gates to the driveway. Patio area fantastic for the summer barbeque and those occasions for outdoor entertaining. Enclosed courtyard as well as gardens laid in lawn ideal for the kids to play around. Outside lighting, as well as hot and cold tap.

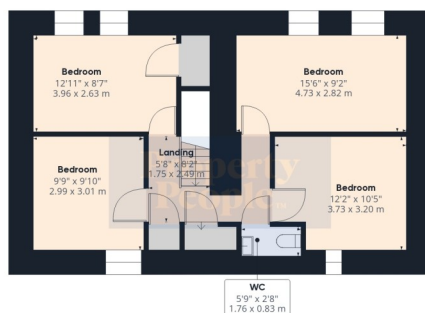
Stone barn / hidden annex that packs plenty of character and has fantastic potential for a guest studio apartment making it ideal for visitors or as a private home office.

OUTBUILDING - Currently used as utility area, plumbed for washing machine, light and power, oil fired boiler. Pvc oil tank.





Ground Floor



Floor 1

Approximate total area[®]

1163.25 ft²
108.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	48 E	
21-38	F		
1-20	G		



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028 2827 9477

2 Upper Main Street, Larne, BT40 1SX