



'Merton House',  
36 North Street,  
BALLYCASTLE,  
BT54 6BP

Offers Over  
£550,000

Viewing by  
appointment with  
& through agent  
028 90 663030



An excellent Victorian semi-detached villa showcasing the late 19th century splendour of the seaside town of Ballycastle. Situated on an elevated site with really outstanding views over Ballycastle harbour and to Rathlin Island, Fair Head and Mull of Kintyre on the horizon.

Whilst requiring some updating the flexible family accommodation will have wide ranging appeal. On the ground floor level are two reception rooms, a kitchen with dining area and ground floor wc facility. At first floor level there

are two bedrooms, impressive family room, a bathroom and separate shower room. At second floor level are three further bedrooms and a bathroom.

In addition the property benefits from oil fired central heating, an enclosed rear yard with vehicular access, an electric car charging point and outbuilding with potential to improve subject to planning. An internal inspection is essential.



- Magnificent Semi-Detached House on Elevated Site Overlooking Ballycastle Harbour to Rathlin Island
  - 3 Reception Rooms (1 at First Floor Level)
    - 5 Well Proportioned Bedrooms
  - 2 Bathrooms & a Shower Room; Ground Floor WC Facility
  - Kitchen with Range of Built-in Kitchen Units & Dining Area
  - Enclosed Rear Yard with Vehicular Access from North Street
    - Electric Vehicle Charging Point in Rear Yard
  - Original Brick Outbuilding with Ground & First Floor Levels
- Utility Store Stainless Steel Sink Unit, Plumbed for Washing Machine, Separate WC
- Exceptional Views Over Ballycastle Harbour to Rathlin Island, Fair Head & to the Mull of Kintyre
  - Oil Fired Central Heating

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The Property Comprises:

Ground Floor

ENTRANCE PORCH: Tiled floor, original door with stained glass panel and screen to . . .

ENTRANCE HALL: Decorative cornice ceiling, original staircase.



BRIGHT LIVING ROOM: 17' 7" x 15' 9" (5.36m x 4.8m) Triple bay window with views of Ballycastle strand and the coastline to Fair Head, Rathlin Island and the Mull of Kintyre, tiled fireplace with slate surround and mantle with open fire, cornice ceiling, ceiling rose.

SITTING ROOM: 11' 7" x 10' 6" (3.53m x 3.2m) Tiled fireplace with open fire, tiled floor.



KITCHEN: 15' 6" x 5" (4.72m x 0.13m) Range of high and low level units, space for kitchen appliances.



CLOAKROOM/WC: Wall mounted wash hand basin, low flush wc.

Mezzanine

BATHROOM: 7' 5" x 7' 2" (2.26m x 2.18m) Coloured suite comprising panelled bath, pedestal wash hand basin.



SEPARATE WC: Low flush wc.

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SHOWER ROOM: 7' 6" x 7' 3" (2.29m x 2.21m) Comprising shower cubicle with thermostatic shower unit, wash hand basin.

WC:

BATHROOM: 15' 4" x 10' 6" (4.67m x 3.2m) Comprising panelled bath, pedestal wash hand basin, low flush wc.



First Floor

BEDROOM (5): 10' 4" x 9' 7" (3.15m x 2.92m) Outlook to front over sea and coastline, wash hand basin.



BEDROOM (4): 12' 2" x 10' 9" (3.71m x 3.28m) Wash hand basin.



BRIGHT LOUNGE: 17' 4" x 13' 2" (5.28m x 4.01m) Triple bay window offers views over the sea and coastline to Fair Head, Rathlin Island and the Scottish coast and Isles, cornice ceiling, ceiling rose, tiled fireplace with open fire.



Second Floor

BEDROOM (3): 10' 4" x 9' 7" (3.15m x 2.92m) Outlook to front overlooking the sea and coastline, wash hand basin.



BEDROOM (2): 12' 2" x 10' 9" (3.71m x 3.28m) Wash hand basin.



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WALK-IN STORAGE CLOSET: Low flush wc.

BEDROOM (1): 17' 4" x 12' 2" (5.28m x 3.71m) Outlook to front with extensive views over the sea and coastline, triple bay window, wash hand basin.



## Outside

Elevated front garden enjoying sea views. Fully enclosed rear yard with vehicular access from North Street to secure off street covered parking with electric charging point. Brick outbuilding to the rear with ground and first floor levels providing scope for alternative use subject to approvals. Utility/store with stainless steel sink, plumbed for washing machine, low level storage cupboards, separate WC.







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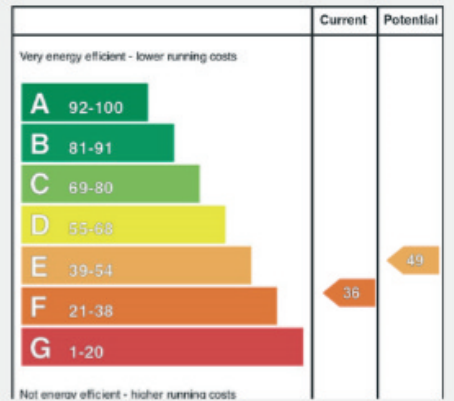
**TOTAL: 213 m<sup>2</sup>**  
 FLOOR 1: 70 m<sup>2</sup>, FLOOR 2: 21 m<sup>2</sup>, FLOOR 3: 52 m<sup>2</sup>, FLOOR 4: 21 m<sup>2</sup>, FLOOR 5: 49 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 0 m<sup>2</sup>, .: 0 m<sup>2</sup>

The information contained here, has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.  
 Any information of special interest should be obtained through independent verification.

Location:  
 Ballycastle seafront and harbour.

**Energy Rating**

Epc Type: Domestic  
 Current: F36  
 Potential: E49  
 EPC Landmark Code: 5134-9527-9300-0061-6222  
[Epc Certificate](#)



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Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
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