



30 MILL STREET, BALLYCASTLE



X 3



X 1



X 1

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	39	43
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £345,000

30 MILL STREET, BALLYCASTLE

This characterful property forms part of the original mill house, which has been fully refurbished in recent years to provide cosy and inviting accommodation in a unique setting. The home features three bedrooms, a spacious dining kitchen and a separate lounge with an open fire, perfect for relaxing evenings.

Externally, the property benefits from a large enclosed patio area and garden, ideal for enjoying the outdoors throughout the year. The sale also includes a range of historic outbuildings, as well as a front yard that provides access to a neighbouring property.

To the rear, a laneway leads to a substantial metal barn, offering excellent storage or potential for commercial use. Additionally, the adjoining field, extending to approximately 1.1 acres, enjoys stunning countryside views and excellent river frontage. Subject to planning approval, this picturesque setting may present an opportunity to create a beautiful river front home.

FEATURES

- Historic property, outbuildings and land.
- Original Mill house beautifully restored to a 3 bedroom detached cottage with large patio and garden areas.
- Substantial metal barn with potential for commercial use.
- Land to the rear extending to c. 1.1 acres with river frontage which may be suitable for development (subject to planning approval).
- Sale includes 30 Mill Street (with garden & patio), yard and parking area, range of outbuildings, rear laneway, barn and the adjoining field.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £980.40

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)
81 The Promenade
Portstewart
BT55 7AF

T: 028 7083 5444

E: portstewart@philiptweedie.com

W: www.philiptweedie.com

ENTRANCE HALL

Engineered wood flooring.

DINING KITCHEN

5.40 m x 4.81 m (17'9" x 15'9")

Open plan kitchen with living area; range of fitted units with oak work surfaces; porcelain Belfast sink; space for range style cooker with extractor unit over; integrated fridge freezer, dishwasher and washing machine; door to the rear; engineered wood flooring.

LOUNGE

5.46 m x 2.59 m (17'11" x 8'6")

Cast iron fireplace with back boiler and painted wood surround; engineered wood flooring.

FIRST FLOOR

LANDING

Cloaks cupboard.

BEDROOM 1

3.60 m x 2.91 m (11'10" x 9'7")

Double bedroom to the front.

BEDROOM 2

2.70 m x 2.64 m (8'10" x 8'8")

Double bedroom to the front.

BEDROOM 3

2.70 m x 2.61 m (8'10" x 8'7")

Double bedroom to the rear.

SHOWER ROOM

1.70 m x 2.87 m (5'7" x 9'5")

Walk in shower cubicle with electric shower; vanity unit with wash hand basin; toilet; matt black towel radiator; tiled floor.

EXTERIOR

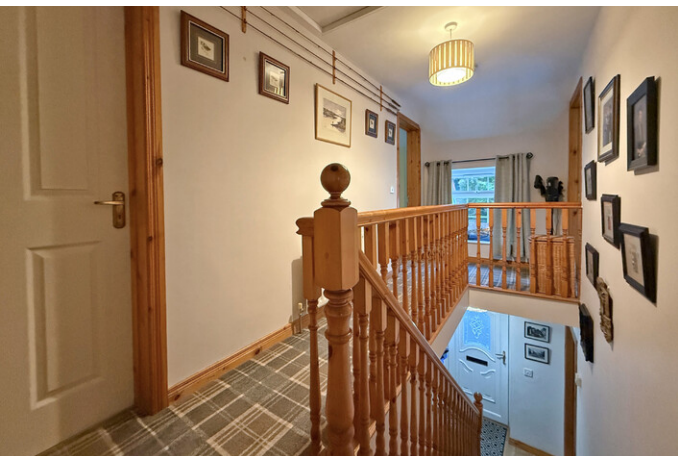
- Range of outbuildings to include work shop and original 'Oast House'.
- Large enclosed patio area to the rear.
- Enclosed garden in lawn to the rear.
- Concrete yard and parking area to the front.
- Metal barn accessed via lane to the rear.
- Field of c. 1.1 acres adjacent to the river.

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.



PHOTOS



PHOTOS



PHOTOS



TITLE MAP

