

## 36 Church Road, Ballyclare, BT39 9UF



### PRICE Offers Over £385,000

*Occupying a prominent site with direct road frontage onto the church road in Ballynure enjoying far reaching views over the surrounding countryside. This small holding extends to circa 6 acres comprising double fronted farm house with an extensive range of associated outbuildings and yard. Perfect for the hobby farmer or for the purchaser interested in equestrian pursuits and is looking for the perfect location for their forever home. Equally with the extensive and varied range of outbuildings and land the property may well suit various commercial practices subject to the appropriate planning approvals. Perfectly situated close to Ballyclare and Larne an early enquiry is advised. Viewing by appointment.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

- **Detached Double Fronted Farmhouse**
- **Small Holding Extending to Circa 6 Acres**
- **Extensive Range Of Associated Outbuildings**
- **Attached Two Storey Barn (Ideal for Conversion Subject to Planning)**
- **Highly Sought After Location**
  - **3 Bedrooms**
  - **2+ Receptions**
- **Master Bedroom with Adjoining Room**
- **First Floor Family Bathroom / Ground Floor Cloakroom**
  - **Oil Fired Central Heating**



## ACCOMMODATION

### GROUND FLOOR

Front door with leaded glass inset into:-

#### ENTRANCE HALL

Understairs storage cupboard.

#### DINING/ FAMILY ROOM 17'3" x 13'8"

Dual window aspect. Tiled fireplace with matching hearth.



#### LOUNGE 21'6" x 11'8"

Attractive cast iron multi fuel stove on granite hearth with contrasting surround. Dual window aspect.



## **FARMHOUSE STYLE KITCHEN / DINING AREA 17'1" x 16'6"**

Equipped with a comprehensive range of high and low level fitted units in medium oak effect finish with contrasting work surfaces. Integrated eye level oven with separate 4 ring hob. Leaded glass display cabinets and open ended corner displays. Fully tiled walls. Dual window aspect. Original Terrazzo style flooring. Low voltage recessed lighting.



## **REAR HALL 17'3" x 11'3"**

With Original Terrazzo style flooring. Fully tiled walls. Walk in larder cupboard. Two bay storage cupboard.

## **SEPARATE FURNISHED CLOAKROOM**

Comprising low flush w.c. and pedestal wash hand basin. Fully tiled walls.

## **FIRST FLOOR**

### **HALF LANDING**

Leading to:-

### **FAMILY BATHROOM**

Comprising low flush w.c, panelled bath and pedestal wash hand basin. Fully tiled walls. Large shelved hot press with lagged copper cylinder with willis style immersion.



**BEDROOM 3 14'1" x 16'3"**

**FIRST FLOOR**

**BEDROOM 2 14'3" x 13'7"**

Wall to wall built in wardrobes. Dual window aspect.



**BEDROOM 1 12'6" x 12'0"**

Fitted with a range of bespoke built in bedroom furniture in oak effect finish.

**ADJOINING ROOM 10'7" x 8'6"**

Suitable for dressing room / home office.



## **OUTSIDE**

Large private gardens to front in lawn screened by perimeter wall.  
Driveway to side leading to farm yard with parking for a variety of vehicles.  
Surrounding fields to rear extending to circa 6 acres.  
Extensive range of various outbuildings including-

## **ATTACHED TWO STOREY BARN**

Perfect for conversion into main dwelling subject to planning approvals comprising:-

### **GROUND FLOOR STORE 18'8" x 15'3"**

Approx. Steps to:-

### **FULLY FLOORED LOFT AREA 45'4" x 15'8"**

At max. Through to:-

### **ADJOINING STORE ROOM 14'7" x 11'6"**

### **FORMER PIGGERY 23'0" x 15'8"**

### **ATTACHED STORE ROOM 13'3" x 12'3"**



**CORRUGATED METAL SHED 45'3" x 29'7"**

Approx.

**ATTACHED BARN STORE 36'6" x 14'6"**

With hay loft over.

**ATTACHED 6 BAY CUBICLE SHED 22'1" x 17'3"**

**CORRUGATED METAL FARM SHED TO REAR 46'0" x 40'0"**


With oil tank. Plus boiler house.

**LOWER CORRUGATED METAL SHED WITH LEAN TO STORE 67'0" x 61'0"**

Overall size at widest points.





| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>Northern Ireland</b>                            | EU Directive<br>2002/91/EC |  |

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



T: 028 9318 0002  
 Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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