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# 'Kilcoan Gardens', 240 Middle Road, Islandmagee, Larne, BT40 3TG

- Circa 23.69 Acre Estate
- Sun Lounge Extension to Rear
- Driveway, Courtyard and Range of Outbuildings
- c.2 Acres of Award Winning Gardens
- Two Adjoining Paddocks (c.2.67 acres)
- Five Bedroom; Four+ Reception Farmhouse
- Oil Heating; Mainly Double Glazed
- Stables and Tack Room
- c.18.48 Acres of Meadow and Woodland
- Delightful Views Over Islandmagee Bay

Offers Over £575,000

EPC Rating E

# 240 Middle Road, Larne, BT40 3TG

## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE PORCH
PVC double glazed front door with matching side screens. Quarry tiled floor. Glass panelled door leading to:

### ENTRANCE HALL
Stairwell to first floor. Access to under stairs store. Glass panelled door to dining room.

### FURNISHED CLOAKROOM
White, two piece suite comprising vanity unit and WC. Half tiling to walls. Tiled floor.

### LOUNGE 16'2" x 10'6"
Cast iron, wood burning stove on tiled hearth with timber surround. Timber flooring. Dual aspect windows. Open arch leading to:

### FAMILY ROOM 17'9" x 14'0" (wps)
Fitted bookshelves. Timber flooring. PVC double glazed external door.

### BEDROOM 5 9'8" x 9'5"

### FULLY TILED EN SUITE SHOWER ROOM
White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower.

[redacted]

[redacted]

## DINING ROOM 16'4" x 12'0"

Dual aspect windows. Open fire in cast iron fireplace with tiled inset, tiled hearth and timber surround.

## KIITCHEN WITH INFORMAL DINING AREA 16'2" x 10'10"

Country style fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, Neff, touch screen, induction hob with extractor hood over. Integrated Neff oven. Oil fired Stanley cooker. Integrated dishwasher and under counter fridge. Glass fronted display cabinet. Splashback tiling to walls. Glass panelled doors to sun lounge and rear hall.

## SUN LOUNGE 18'6" x 8'9"

PVC double glazed French doors leading to rear garden.

## REAR HALL

Quarry tiled floor. Glass panelled external door.

## UTILITY STORE 7'8" x 5'9"

Plumbed for automatic washing machine. Quarry tiled floor. Half panelling to walls.

## FIRST FLOOR

## BEDROOM 1 11'4" x 10'7" (wps)

## BEDROOM 2 12'0" x 10'7" (wps)

Access to roof space.

## BEDROOM 3 11'2" x 9'1"

Dual aspect windows. Open arch leading to:

## BEDRROOM 4 / DRESSING ROOM 11'2" x 7'0"

## SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Access to shelved hot press.

## EXTERNAL

Private driveway leading to courtyard area all finished in concrete.
Front garden finished in brick pavior, paving, raised beds and wide array of plants, trees and shrubbery. External lighting.
Outside tap.
Rear garden finished in lawn, brick pavior patio area and wide array of plants, trees and shrubbery, leading to cottage garden, leading to shady garden, leading to meadow garden, vegetable garden and pond.
c.2.67 acres of agricultural land laid out in two paddocks, with portion in woodland.
c.18.48 acres of meadow and woodland.

## BARN 1 45'11" x 25'3"

## BARN 2 46'7" x 24'3"

## TIMBER POTTING SHED 22'11" x 11'4"

## STABLE 1 15'4" x 8'9"

## STABLE 2 15'4" x 7'11"

## STABLE 3 15'5" x 10'8"

## WOOD STORE 24'0" x 17'2"

## ATTACHED STORE ROOM

## FURNISHED CLOAKROOM

With white two piece suite.

## TACK ROOM 11'3" x 10'11"

With attached store.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

[redacted]

***Kilcoan Gardens... an extremely rare opportunity to purchase a circa 23.69-acre estate, comprising farmhouse, driveway, courtyard, outbuildings, and award winning gardens (c.2.54 acres); two adjoining paddocks (c.2.67 acres), with portion in woodland; and a further c.18.48 acres of meadow and woodland; all situated off Middle Road, Islandmagee, enjoying delightful views over Islandmagee bay.***

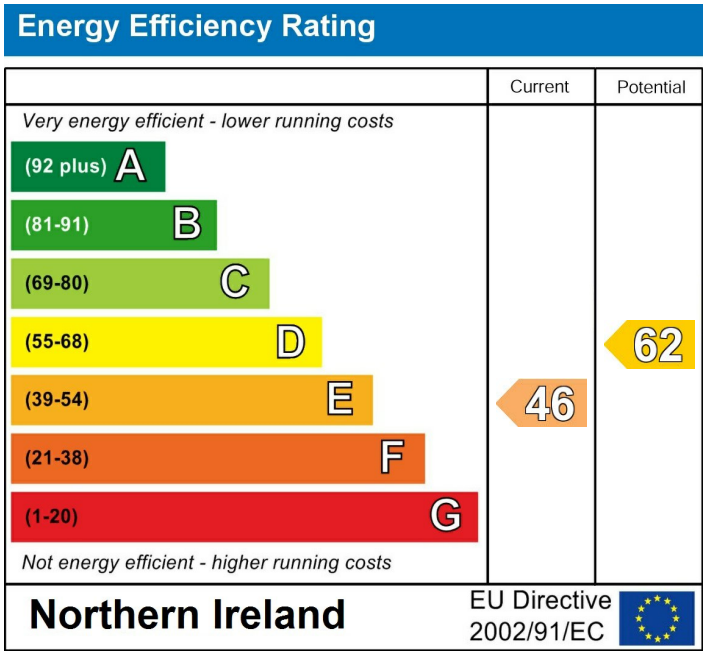
***Awards, accolades and achievements include 'Britain's Bee Friendliest Garden (2012)', being featured in The Irish Garden magazine, being featured in The Times' 'The Most Beautiful Gardens To Visit In Britain (2019)', and numerous mentions on Radio Ulster's Gardener's Corner.***

***The farmhouse offers family accommodation, with three separate reception room, plus conservatory, in addition to kitchen with informal dining area, five bedrooms, en suite shower room, and separate family shower room.***

***Externally, there are two large outbuildings, in addition to stables, and range of stores.***

***The property has oil fired central heating and is mostly double glazed.***

***Early viewing highly recommended to avoid disappointment.***




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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