COLIN GRAHAM RESIDENTIAL

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'Rignaham', 35 Bridgend Road, Ballycarry, BT38 9JZ

- Charming Farmhouse Style Home (c.1850)
- Adaptable Accommodation
- Country Style Kitchen; Utility Room
- Oil Heating; PVC Double Glazing
- Professionally Landscaped, Mature Site
- Sympathetically Restored Within Recent Years
- 5 Bed; 2 Rec / 4 Bed; 3 Rec
- Bathroom and Separate Shower Room
- Generous Parking; Workshop & Stables
- Immaculately Presented Throughout

Offers Over £410,000

EPC Rating E

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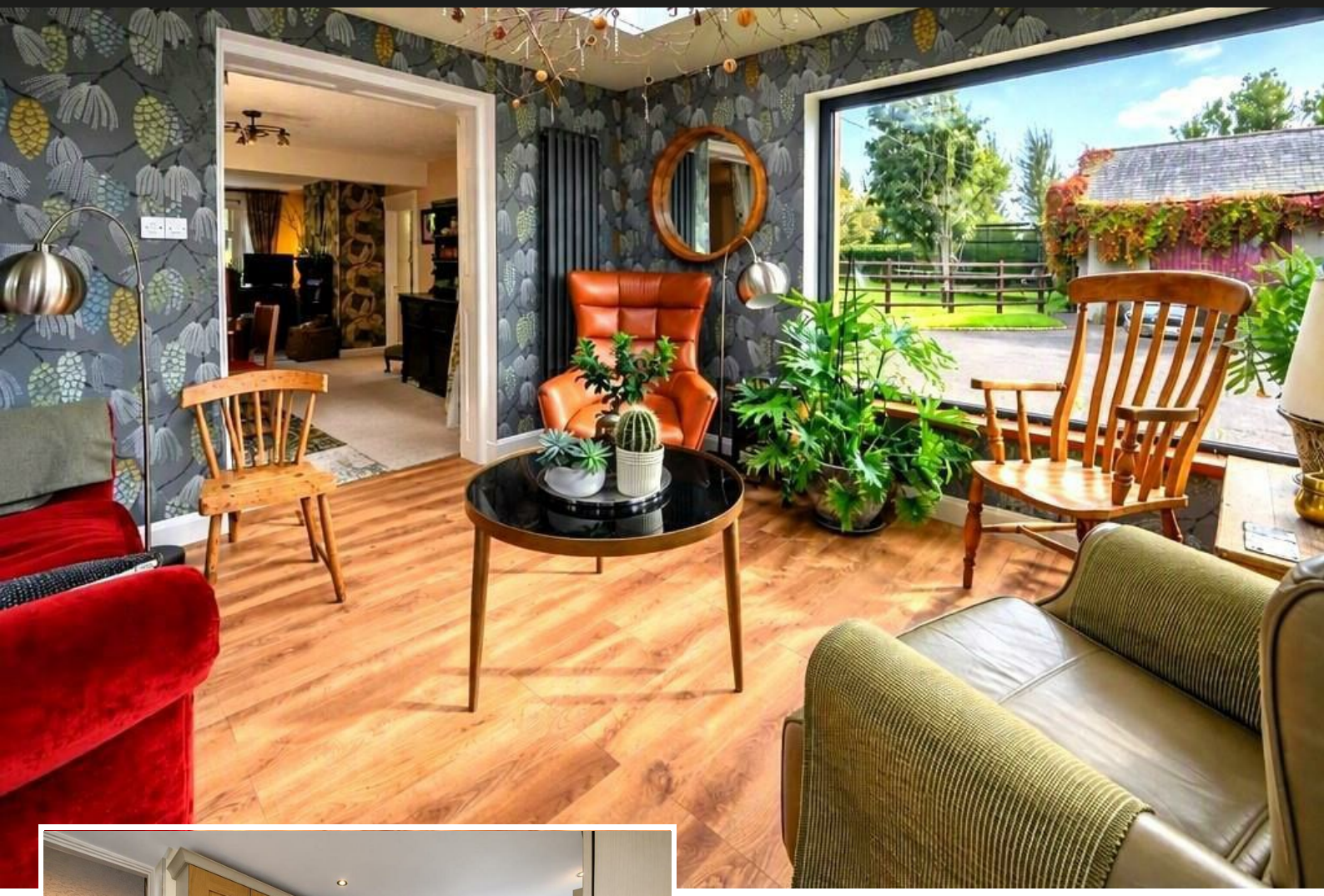


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door. Stairwell to first floor.

LOUNGE THROUGH DINING ROOM 20'3" x 13'5" (wps)

Open fire in cast iron fireplace with tiled inset, mahogany surround and slate hearth. Open arch leading to:

SUN LOUNGE 12'3" x 11'6" (wps)

Triple aspect windows. Elevated rural view to rear. PVC double glazed French doors leading to rear garden. Wood laminate floor covering.

LOUNGE / BEDROOM 19'10" x 9'10"

Dual aspect windows. Open fire with marble fireplace, brick recess and slate hearth.

KITCHEN 15'3" x 9'4" (wps)

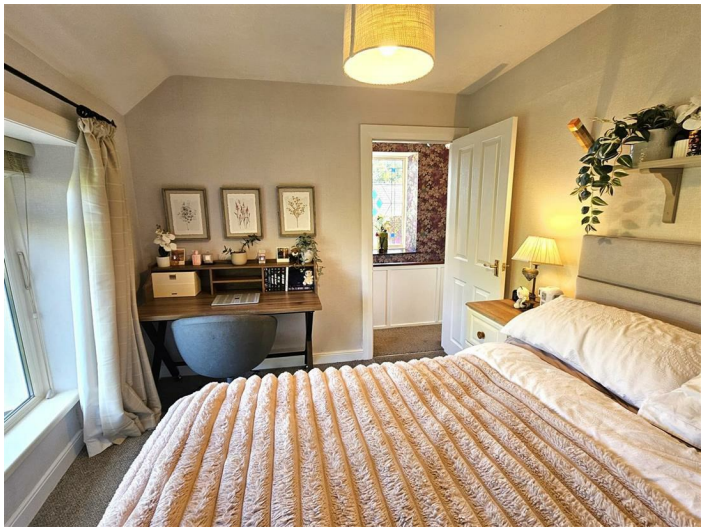
Country style fitted kitchen with comprehensive range of high and low level storage units with contrasting granite effect melamine worktop. Colour coded 1.5 bowl sink unit with draining bay. Space for range style oven with extractor hood over. Integrated larder fridge and dishwasher. Splashback tiling to walls. Dual aspect windows. Tiled floor.

UTILITY ROOM 6'6" x 5'7"

Wood block effect melamine worktop. Plumbed and space for washing machine. Space for undercounter freezer and tumble dryer. Tiled floor.

REAR HALL

Tiled floor. Stairwell to first floor. Composite, double glazed door leading to driveway.



FIRST FLOOR

LANDING

Built in storage unit with sliding doors.

BEDROOM 1 10'8" x 10'0"

Dual aspect windows. Vaulted, timber clad ceiling.

BEDROOM 2 11'6" x 8'7" (wps)

Fitted shelving units. Built in wardrobe. Vaulted, timber clad ceiling.

BEDROOM 3 10'0" x 9'0"

Vaulted, timber clad ceiling.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white four piece suite comprising shower enclosure, vanity unit and WC. Electric shower. Access to hot press. Chrome towel radiator.

SECONDARY STAIRWELL

LANDING

Access to walk in store and roof space.

BEDROOM 4 9'6" x 8'2"

BATHROOM

Contemporary, white three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and curved glass shower screen over bath. Splashback tiling to walls. Tiled floor.

EXTERNAL

Electric operated gates leading to generous sized private driveway finished in asphalt.
Front garden finished in lawn, original stone wall, patio area, raised beds and range of plants, trees and shrubbery.
External lighting.
Fully landscaped rear garden finished in lawn, paved and granite paved patio areas, ornamental garden, and wide array of mature plants, trees and shrubbery.
Open aspect to rear, enjoying elevated rural views.
Outside tap.
Boiler house with oil fired central heating boiler.
PVC oil storage tank.
Second enclosed front garden, formerly used as grass paddock, finished in lawn and range of mature plants, trees and shrubbery.

DETACHED WORKSHOP WITH TWO STABLE BAYS 28'6" x 22'1"

Timber sliding doors. Separate service door. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

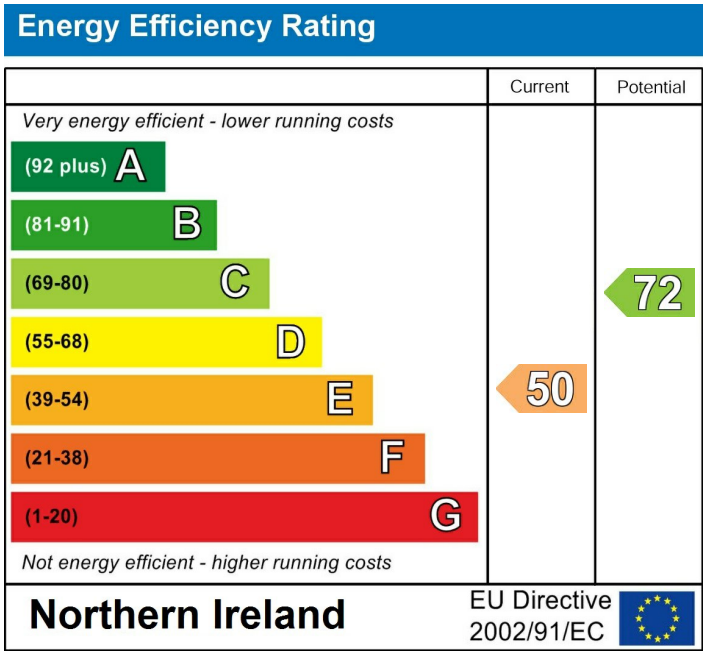
Sympathetically restored, charming farmhouse style property, with workshop, stables and option of grass paddock, dating back to the mid 1800's, occupying a mature, professionally landscaped site with elevated rural views to rear, situated on Bridgend Road, Ballycarry.

The property offers adaptable accommodation and currently comprises entrance hall, lounge through dining room, sun lounge, kitchen, utility room, ground floor bedroom/third separate reception room, four further first floor bedrooms, bathroom, and separate shower room.

Externally, the property enjoys generous sized private driveway, workshop, stables, and gardens to front, side and rear, finished in lawn, paved and granite paved patio areas, ornamental garden, and wide array of mature plants, trees and shrubbery.

Other attributes include oil heating, PVC double glazed, re-roofed in 2014, and new septic tank and soakaway (2022).

Early interest highly recommended.



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Shortlisted The Negotiator Awards 2018

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THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

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