



FOR SALE

Sunbeam Cottage, 71 Springmount Road, Glarryford, Ballymena, BT44 9RB

Vacant 6 Bedroom Detached House with Enclosed Courtyard

Lisney

Features

- Distinct 6 bedroom detached country residence.
- Enclosed courtyard with tennis court, garden and outbuildings.
- Potential refurbishment opportunity.

Location

The subject property is situated on the eastern side of the A26, the surrounding area is predominantly rural in nature with a number of one off residential and farm dwellings. Ballymena is situated approximately 7 miles to the south whilst Ballymoney is situated 12 miles to the north. The newly completed A26 enables ease of access to both Belfast and the North Coast.

Description

The subject property comprises a six bedroom detached house situated on a prominent site in close proximity to the A26. There is an enclosed courtyard to the rear to include a number of outbuildings, a tennis court and a garden. The house itself is of traditional masonry construction under a pitched slated roof. Internally the ground floor comprises entrance porch, lounge, dining room, two living room/ areas, study, kitchen/dining area and adjoining utility room. The first floor is split over two levels and includes master bedroom and five further bedrooms (to include one ensuite) and family bathroom.

Externally there is a tarmac entrance with raised lawns to either side. There is an archway with sliding doors leading to the enclosed courtyard which comprises a number of outbuildings.



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Accommodation

Description	Size (Sq Ft)
Reception Hall	207
Lounge	240
Dining Room	192
Living Room	180
Living Area	144
Study	120
Rear Hallway	55
Utility Room	70
Kitchen/Dining Room	525
Family Room	206
Master Bedroom	299
Bedroom 2	304
Bedroom 3	211
Bedroom 4	195
Bedroom 5	175
Bedroom 6	159
Bathroom	109
Total	3,391

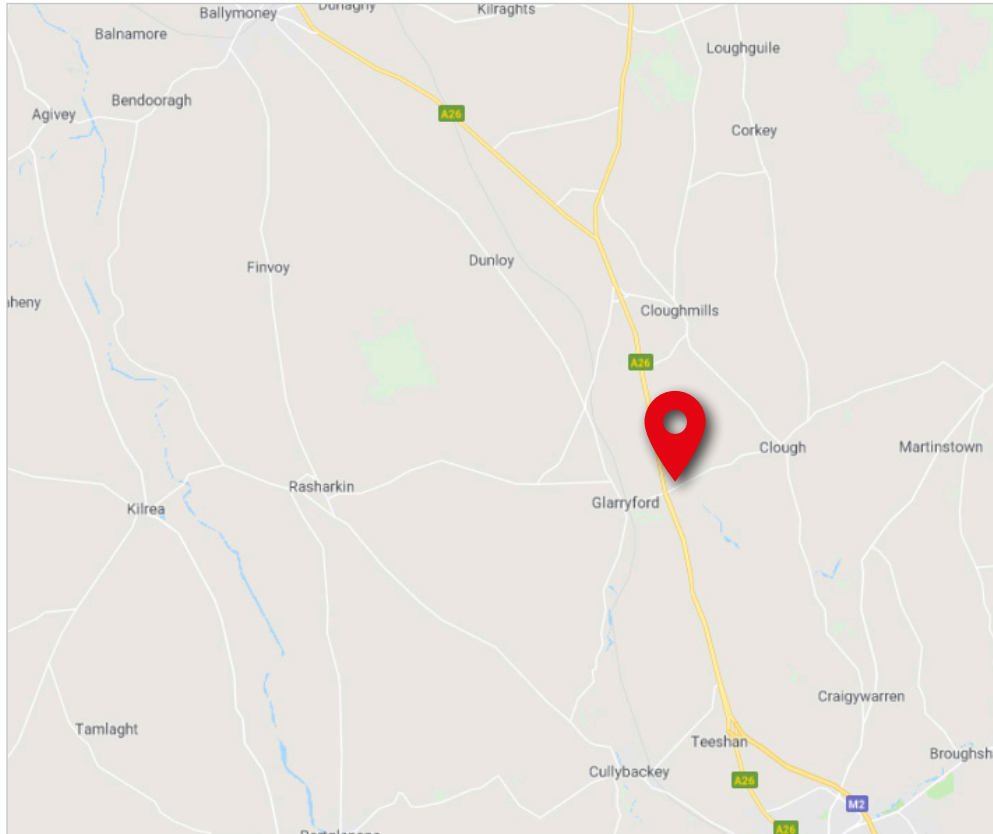


Planning

Upon review of the Mid & East Antrim Local Area Plan we understand that the property lies outside the Settlement Development Limit and is zoned as White Land.





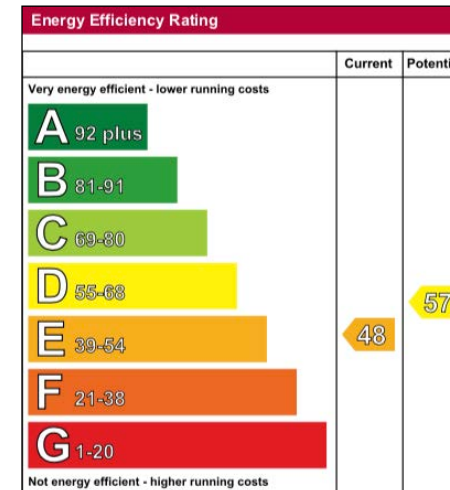


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EPC Rating

The property has an Energy Efficiency rating of E48.

A full certificate can be made available upon request.



Asking Price

£275,000 exclusive.

Title

We understand the property is held on a freehold title.

Stamp Duty

This will be the responsibility of the purchaser.

VAT

All prices and outgoings are exclusive to but may be liable to V.A.T.

Contact

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Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.