



30 Lisnalinchy Road

Ballyclare, BT39 9PA

Offers over £550,000



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A rare opportunity to purchase a unique and substantial detached property, situated in a highly desirable location on the Lisnalinchy Road, Ballyclare — a quiet position located approx. 1 mile from the A8 Larne dual carriageway. Properties in this area seldom come to market, making this an exciting prospect for buyers seeking space, privacy, and potential. Set on an extensive site with uninterrupted views to Lough Neagh, beautifully mature gardens and a private rear meadow, the home offers exceptional outdoor space ideal for families or those with a passion for gardening and nature.

Internally, the property boasts five well-proportioned bedrooms, two of which benefit from en-suite facilities, alongside a family bathroom and a convenient downstairs W/C. Living accommodation is generous, with four versatile reception rooms, a bright conservatory, a study, and a separate utility room. The layout provides flexibility for modern family living or work-from-home arrangements. A large double integral garage further enhances the property's appeal.

This property presents a fantastic opportunity to create a dream residence tailored to your style. With majority of windows benefiting from uPVC and a layout that lends itself to modernisation, the foundations are in place for something truly special. Ideally located for commuters, the property offers easy access to main arterial routes to Belfast City Centre, Larne, and Newtownabbey, and is just a short drive from Ballyclare town centre. It also falls within the catchment area for several leading primary and secondary schools.

PORCH

6'5 x 9'8 (1.96m x 2.95m)

Fully glazed front door with matching side panels. Tiled flooring.

TOILET

6'5 x 3'9 (1.96m x 1.14m)

Cream suite comprising low flush W/C. Pedestal wash hand basin.

CLOAK ROOM

6'5 x 3'9 (1.96m x 1.14m)

HALLWAY

22'2 x 20'7 (6.76m x 6.27m)

LOUNGE

24'9 x 16'8 (7.54m x 5.08m)

Feature open fire with ornate wood surround and mantle. Contrasting tiled hearth with matching inset. Double doors leading to dining room.

DINING ROOM

15'11 x 17'2 (4.85m x 5.23m)

Wall length fitted storage/display units

LIVING ROOM

16'5 x 12'4 (5.00m x 3.76m)

Feature Stone fireplace with contrasting tiled hearth and open fire (currently electric fire in front).

FITTED KITCHEN

16'10 x 11'11 (5.13m x 3.63m)

Range of high and low level units with contrasting corian worktops. Stainless steel 1.5 bowl sink unit with mixer taps. Integrated electrical Neff hob. Integrated extractor fan. Integrated eye level oven. Integrated microwave. Integrated dishwasher. Integrated fridge. Glazed display cabinets. Engineered wood flooring. Tiled splashback. Recessed spotlights.

BREAKFAST ROOM

13'4 x 14'11 (4.06m x 4.55m)

Tiled flooring. Fitted storage units.

CONSERVATORY

24'5 x 16'6 (7.44m x 5.03m)

Tiled flooring. Access to garden. Fitted storage/ displays units.

UTILITY

11'8 x 10 (3.56m x 3.05m)

Range of high and low level units with contrasting wood effect worktops. Stainless steel sink unit with drainer and mixer taps. Space for washing machine. Space for dryer. Space for freezer/ freezer. Tiled flooring. Access to garage.

REAR HALL

13'4 x 4 (4.06m x 1.22m)

STORAGE

2'8 x 5'5 (0.81m x 1.65m)

TOILET

5'5 x 6'6 (1.65m x 1.98m)

Low flush w/c. Pedestal sink. Partially tiled walls. Ceramic tiled flooring.

STUDY

10 x 11'9 (3.05m x 3.58m)

Built in storage.

FIRST FLOOR

LANDING

4'1 x 30'1 (1.24m x 9.17m)

STORAGE

2'5 x 1'3 (0.74m x 0.38m)

STORAGE

1'8 x 1'3 (0.51m x 0.38m)

BEDROOM 1

16'10 x 12'4 (5.13m x 3.76m)

Tel: 02893438090

DRESSER

12'4 x 6'4 (3.76m x 1.93m)

Built in storage

ENSUITE

10'1 x 11'10 (3.07m x 3.61m)

White suite comprising open mains shower. Low flush W/C. Double vanity style sink unit with mixer taps. Built in storage.

BEDROOM 2

14'7 x 10'4 (4.45m x 3.15m)

Access to storage.

ENSUITE

7'8 x 4'11 (2.34m x 1.50m)

Cream suite comprising fully enclosed mains shower. Low flush W/C. Vanity style sink unit with mixer taps.

STORAGE

2'8 x 2'5 (0.81m x 0.74m)

BEDROOM 3

11'7 x 17'11 (3.53m x 5.46m)

Built in storage.

BEDROOM 4

12'8 x 14 (3.86m x 4.27m)

Built in storage.

BEDROOM 5

10'5 x 10'9 (3.18m x 3.28m)

Built in storage.

BATHROOM

9'8 x 10'8 (2.95m x 3.25m)

Five piece bathroom suite with panelled bath. Low flush W/C. Bidet unit. Fully enclosed main shower unit. Vanity style sink unit with mixer taps. Tiled walls.

STORAGE

3'2 x 2'7 (0.97m x 0.79m)

GARAGE

24'8 x 20'4 (7.52m x 6.20m)

Electric up and over door. Light and power.

OUTSIDE

Set on a generous site approximately 2 acres this property boasts a private haven perfect for avid gardeners and those that enjoy the rural quiet life. Externally the property features a sweeping tarmac driveway leading to the property, bordered with impressive shrubs and hedging, providing a welcoming approach and ample parking. A spacious patio area is located to the side of the property which offers the perfect spot for outdoor entertaining, summer dining or simply relaxing in the quiet countryside surroundings. Nestled within mature, landscaped grounds, this impressive home offers the perfect blend of privacy, space, and rural charm. Surrounded by established shrubbery and hedging, the property enjoys a serene, secluded setting—ideal for those seeking peace and tranquillity. Outdoor sensor lighting is positioned around the property, enhancing both security and evening ambiance. Whether hosting family and friends or enjoying the stillness of rural life, this property is perfectly suited to those who value space, nature, and comfort in equal measure.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Road Map



Hybrid Map



Terrain Map



Floor Plan

30 Lisnalinchy Road, Ballyclare



Ground Floor

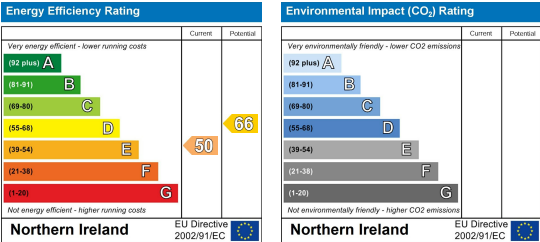


First Floor

Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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