



## 94 Ballyvallagh Road

Ballyclare, BT39 9QT





Nest Estate Agents are delighted to bring to market this rural farmhouse situated on the Ballyvallagh Road, known as 'Underhill Cottage'. This superb four bedroom detached property offers ample living space and adaptable accommodation, with an attached one bedroom annex and a wide range of outbuildings, all set within c.1.5 acres of gardens and land. The main house comprises four reception rooms, a farmhouse style kitchen, utility room, five-piece bathroom, and four spacious bedrooms. The annex can be accessed from the first floor of the main house and via separate exterior entrances to the front of the property. The annex offers flexible living with its own bedroom, shower room, office/snug and living room. Outside, the property benefits from a large garage, multiple outbuildings, a hay shed, potting shed, vegetable plots, and a pond. With scope for sensitive modernisation throughout, Underhill Cottage presents a rare opportunity for buyers seeking a well-proportioned family home, along with extensive external space in a popular rural setting.

#### LIVING ROOM

14'10" x 15'9" (4.52m x 4.80m)

Open fire with wooden surround and cast iron inset, tiled hearth. Solid wood flooring. Double doors leading to conservatory.

#### SUNROOM

12'3" x 15'7" (3.73m x 4.75m)

Tiled flooring. uPVC frames throughout.

#### SITTING ROOM

10'7" x 16'9" (3.23m x 5.11m)

Solid wood flooring. Plumbed Aga range.

#### KITCHEN

7' x 11'2" (2.13m x 3.40m)

Farmhouse style kitchen with high and low level shaker units and contrasting formica worktops, 1/1 stainless steel sink and drainer unit with mixer tap. Quarry tiled splashback. Plumbed for appliances.

#### HALLWAY

16'7" x 5'8" (5.05m x 1.73m)

#### GARAGE

21'3" x 26'1" (6.48m x 7.95m)

Manual roller door. Power and light. Low flush w/c with wash hand basin.

#### UTILITY

14'11" x 5'10" (4.55m x 1.78m)

#### DINING ROOM

14'9" x 8'9" (4.50m x 2.67m)

#### LIVING ROOM

20' x 14'8" (6.10m x 4.47m)

uPVC external door. Recessed spotlights. Stairway leading to first floor bedroom.

#### BEDROOM 5

9'10" x 7'8" (3.00m x 2.34m)

#### BEDROOM 3

14'2" x 7'7" (4.32m x 2.31m)

#### HALLWAY

4'6" x 7'8" (1.37m x 2.34m)

#### BEDROOM 4

9' x 10'9" (2.74m x 3.28m)

#### LANDING

15'1" x 5'6" (4.60m x 1.68m)

#### BATHROOM

9'10" x 10'6" (3.00m x 3.20m)

Five piece suite comprising low flush w/c, traditional pedestal sink with chrome taps, freestanding bath with Milano Elizabeth Traditional Crosshead telephone shower attachment. Enclosed shower unit. Fully tiled walls with mosaic border. Tile effect flooring. Wood cladding ceiling with recessed spotlights.

**BEDROOM 2**

11'9" x 14'11" (3.58m x 4.55m)

**HALLWAY**

14'7" x 3'8" (4.45m x 1.12m)

**OFFICE**

9'6" x 6'6" (2.90m x 1.98m)

**KITCHEN**

9'2" x 5'6" (2.79m x 1.68m)

Range of low level units with contrasting formica worktops. 1 and 1/2 stainless steel sink unit with drainer and mixer tap. Tile effect flooring.

**STORAGE**

2'2" x 2'9" (0.66m x 0.84m)

**HALLWAY**

10'9" x 4'1" (3.28m x 1.24m)

Built in wardrobe unit.

**STORAGE**

2'10" x 1'7" (0.86m x 0.48m)

**BATHROOM**

5'4" x 7'4" (1.63m x 2.24m)

Three piece suite comprising low flush w/c, traditional

pedestal sink with chrome taps and fully tiled shower enclosure. Vinyl flooring.

**BEDROOM 1**

15' x 12'4" (4.57m x 3.76m)

Accessed via stairway in annex living room.

**OUTSIDE**

Private driveway. Lawn gardens to front and rear. Large brick shed with boiler and first floor storage space. Cow byre with roller shutter access. Large hay shed. Potting shed. Vegetable plot. Pond. Land extending to c.1.5 acres.

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

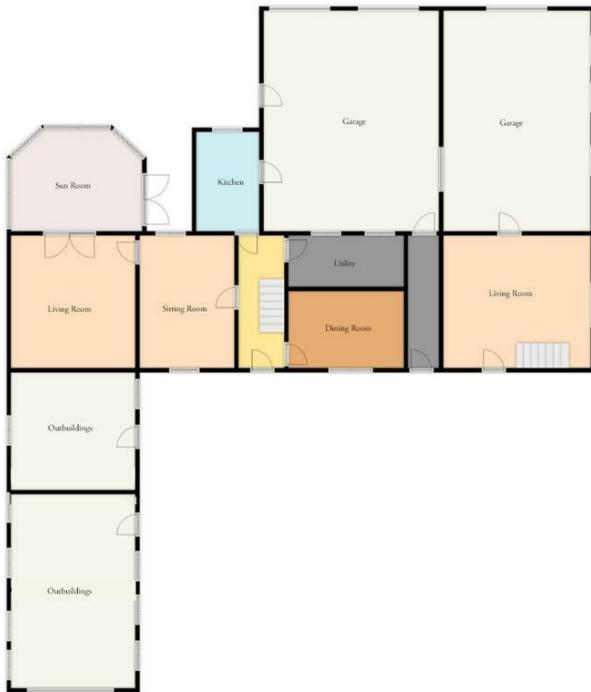


## Terrain Map

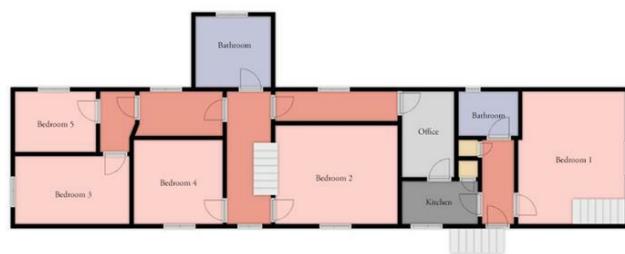


## Floor Plan

### 94 Ballyvallagh Road, Ballyclare



#### Ground Floor



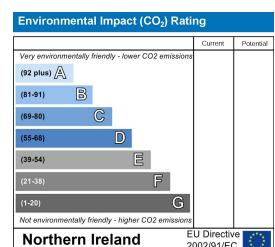
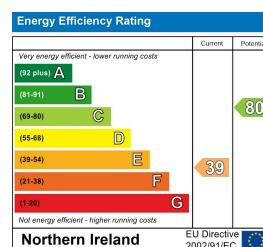
#### First Floor



## 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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