



## The Old Rectory 15 Cairncastle Road

Ballygally, Larne, BT40 2RB





Nest Estate Agents are thrilled to bring to market 'The Old Rectory' which is a superb detached family home located along the Cairncastle Road within Ballygally Village. The Old Rectory occupies a large site (approx. 1/3 acre) with beautiful surrounding countryside views, flexible living space, beautiful front and rear gardens, a generous driveway and plenty of storage throughout. Offering great potential for the ideal family home in a peaceful location close to local amenities and situated along the idyllic County Antrim coastline. Internally the property offers five reception rooms, five bedrooms (one with en-suite), family bathroom, fitted kitchen, separate utility, conservatory and large gardens. The stunning Ballygally beach is just a short walk away- perfect for dog walkers or those keen to enjoy evening beach strolls and beautiful views. Plenty of local restaurants near by including the popular Ballygally Castle Hotel, green spaces such as Carnfunnock Country Park, Cairndhu Golf Club and within short distance to leading primary schools such as Cairncastle Primary School.

We anticipate high interest in this property and encourage early viewing. Contact our office today to arrange a personal viewing and speak to one of our agents on 028 9343 8090.

#### PORCH

5'10" x 5'2" (1.78m x 1.57m)

uPVC external door. Quarry tile flooring.

#### HALLWAY

25'3" x 7'11" (7.70m x 2.41m)

Access to storage.

#### STORAGE

6'2" x 3'11" (1.88m x 1.19m)

#### STUDY

13'11" x 11'11" (4.24m x 3.63m)

#### DRAWING ROOM

17'11" x 21'1" (5.46m x 6.43m)

Feature fireplace with wooden surround and tiled hearth (gas). Large bay window.

#### FAMILY ROOM

12'10" x 17'9" (3.91m x 5.41m)

Feature multi fuel burning stove. Tiled flooring. Wood surround.

#### BREAKFAST ROOM

7'10" x 17'9" (2.39m x 5.41m)

Tiled flooring. Open plan to kitchen.

#### FITTED KITCHEN

11'9" x 13'5" (3.58m x 4.09m)

Shaker style kitchen with a range of high and low level units. Contrasting granite worktops. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Space for cooker. Integrated extractor fan. Space for dishwasher. Integrated oven. Integrated grill. Display cabinets. Tiled splashback. Tiled flooring. Access to rear garden.

#### CONSERVATORY

7'7" x 12'7" (2.31m x 3.84m)

Tile flooring. Access to rear garden via patio double doors. Wall lighting.

#### GARAGE

18" x 12'1" (5.49m x 3.68m)

Up and over garage door. New Boiler.

#### UTILITY

5'2" x 7'4" (1.57m x 2.24m)

Range of low level units. Stainless steel sink unit with mixer taps and drainer. Access to rear garden. Space for washing machine. Space for tumble dryer.

#### DINING ROOM

13'11" x 13'6" (4.24m x 4.11m)

Access to storage.

#### STORAGE

1'3" x 4'6" (0.38m x 1.37m)

#### CLOAKROOM

5'4" x 16" (1.63m x 4.88m)

Built in storage. Vanity style sink unit with mixer taps.

#### STORAGE

1'3" x 4'6" (0.38m x 1.37m)

#### TOILET

6' x 2'10" (1.83m x 0.86m)

White suite comprising low flush W/C. Tiled flooring.

#### FIRST FLOOR

#### LANDING

26'2" x 4'4" & 20'8" x 7'10" (7.98m x 1.32m & 6.30m x 2.39m)

#### STORAGE

3'3" x 2'8" (0.99m x 0.81m)

## BEDROOM 1

17'1" x 20'6" (5.21m x 6.25m)

Feature bay fronted window.

## EN-SUITE

5'8" x 6'7" (1.73m x 2.01m)

White suite comprising fully enclosed shower unit. Vanity style sink unit with mixer taps. Low flush W/C. Tiled flooring. Tiled splashback.

## BEDROOM 2

17'9" x 12'10" (5.41m x 3.91m)

Original wood flooring. Feature fireplace with tiled inset and matching hearth. Contrasting wood surround and mantle. Access to storage.

## STORAGE

1'10" x 1'6" (0.56m x 0.46m)

## BEDROOM 3

12'4" x 11'11" (3.76m x 3.63m)

Pedestal wash hand basin with mixer taps. Access to storage.

## STORAGE

3' x 1'3" (0.91m x 0.38m)

## BEDROOM 4

17'8" x 7'11 (5.38m x 2.41m)

Access to storage.

## STORAGE

1'10" x 1'6" (0.56m x 0.46m)

## BEDROOM 5

9'1" x 9' (2.77m x 2.74m)

Laminate wood effect flooring.

## STORAGE

4'2" x 12" (1.27m x 0.36m)

## BATHROOM

8'9" x 9'4" (2.67m x 2.84m)

Cream suite comprising paneled bath with mixer taps. Pedestal wash hand basin with mixer taps. Low flush W/C. Fully enclosed shower unit. Bidet with mixer taps. Laminate wood effect flooring. Tiled splashback.

## OUTSIDE

Circa 1/3 of an acre site with laid in lawns bordered by flower beds and mature shrubbery. Feature stonework and paving. Potting shed. Private gated driveway for multiple cars and tarmac finish. Outdoor lighting. Outdoor tap.

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.

Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email [hello@nestestateagents.com](mailto:hello@nestestateagents.com) or telephone 028 9343 8090.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### The Old Rectory 15 Cairncastle Road, Ballygally



Ground Floor

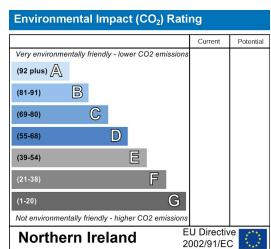
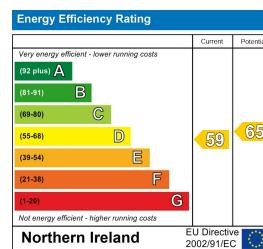


First Floor

## 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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