



Bridge House, 38 Bann Road, Kilrea, BT51 5RY

Offers Over £780,000



Features

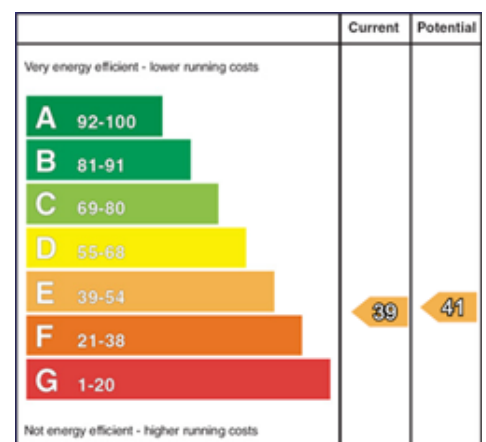
- Stunning Edwardian period residence set on c.10.5 acres of mature and private grounds with river frontage.
- Built c.1906, originally as the Manse for Reverend Jamison, Bridge House is a non-listed period property, retaining its classical period features creating a fabulous family home.
- Located in a beautiful countryside setting with easy access to local amenities, top grammar schools, scenic walking trails and water activities.
- Conveniently located with the world-famous Giants Causeway, the outstanding beaches on the North Antrim Coast, Royal Portrush Golf Club and world class salmon fishing on your doorstep
- Bridge House offers a unique country lifestyle, with top quality fresh produce and a number of organic farmers' markets available locally.
- Spacious eight bedroom/four reception elegant period home sympathetically restored and modernised throughout.
- Original period features retained: high ceilings, cornice detailing, servants' bells/call box; stained-glass windows, original sash windows, original Aga (refurbished), open fires to name a few.
- Full Planning Permission in situ for barn conversion at rear into a two bedroom cottage (full designs by award-winning architect can be made available to purchaser).
- Delightful private courtyard area to rear with potential to convert the multiple surrounding stone outbuildings to generate additional habitable space.
- Three phase electric supply at the property.
- PV solar panels in rear lands providing 12 KW of electric supply back to the dwelling/grid (18 years to run - providing annual income plus additional energy savings).
- EV charging point on site.
- Over 5,500 of sustainable native woodland trees suitable as firewood. Can be coppiced from 2024.
- Bridge House benefits from fishing and turbarry rights.

Contact Us

Viewing By Appointment Only

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Please Scan QR Code or visit burnshomes.co.uk for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

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Approximate Gross Internal Area = 396.7 sq m / 4270 sq ft



Ground Floor

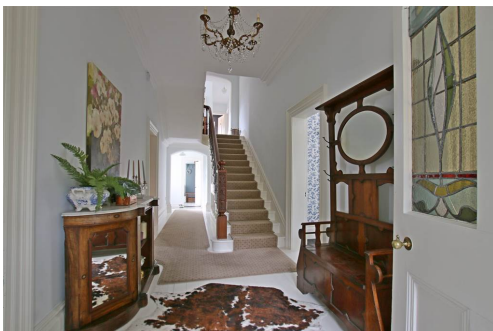
Second Floor

First Floor

Third Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID875332)



Note: These particulars are given on the understanding that they will not be construed as part of a Contract or Lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.

We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Burns & Co nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. No offers are accepted via email.