

'BALLYGARVEY HOUSE',  
100 BALLYGARVEY ROAD,  
BROUGHSHANE, BALLYMENA, BT43 7JX



TEMPLETON  
ROBINSON





PRICE: OFFERS AROUND £775,000



Nestled within a 2.5 acre expanse of mature gardens, this most attractive Victorian residence, built in 1880, stands as a timeless testament to architectural elegance. Its interior offers a wealth of captivating features, including a charming drawing room, living room with door to conservatory, and a formal dining room, each meticulously adorned with period details that transport occupants to a bygone era.

The accommodation is generously spread across five bedrooms, two of which have ensembles, complemented by an additional family bathroom. The rear of the property unfolds into a secluded walled garden and a 30 foot greenhouse, providing a serene retreat surrounded by nature's beauty.

A cobbled courtyard showcases the estate's character, featuring a range of outbuildings that include garaging for two cars. This Victorian home seamlessly combines historical charm with modern comfort, offering a rare opportunity to reside in a meticulously preserved piece of architectural history.







- Victorian residence built circa 1880 set in private setting with around 2.5 acres of mature gardens
- Many features including high decorative cornice ceilings, working shutters and pitch pine flooring
- Elegant drawing room with vaulted ceiling, original carved mahogany fireplace with dog grate
- Living room with attractive ornate fireplace and window seating leading to
- Conservatory with original terrazzo flooring
- Formal drawing room with original marble fireplace
- Fitted kitchen/breakfast room with four door oil fired Aga
- Original maids quarters with summer room with door to walled gardens, utility room, pantry and study/home office
- Five bedrooms, two with ensuite facilities and family bathroom
- Oil fired central heating
- Enclosed original cobbles courtyard with range of outbuildings to include garaging for two cars and barn
- Beautiful gardens of circa 2.5 acres in lawns with many trees and shrubs, magnificent walled garden at the rear with 30 ft greenhouse











THE PROPERTY COMPRISES:

## GROUND FLOOR

ENCLOSED ENTRANCE PORCH: Hardwood front door and glazing to:

GRACIOUS RECEPTION HALL: High cornice ceiling. Original pitch pine wooden floor.

LIVING ROOM: 24' 0" x 18' 1" (7.32m x 5.51m) (at widest points and into bay window). Attractive ornate carved oak fireplace, tiled inset and hearth, original pitch pine floor. Window seats, window shutters. Magnificent cornice ceiling, picture rail. Original pitch pine floor (underneath carpet). Doors with glazing to:

CONSERVATORY: 12' 2" x 9' 3" (3.71m x 2.82m) Original Terrazzo flooring. Glazed door to front garden.

FORMAL DINING ROOM: 29' 0" x 15' 4" (8.84m x 4.67m) Original Conamara marble fireplace. Magnificent cornice ceiling with frieze, original pitch pine flooring. Recessed bookcase. Ragged rolled walls.

INNER HALLWAY: Original floor and panelled walls.

DRAWING ROOM: 30' 9" x 27' 3" (9.37m x 8.31m) (into bay window). Original carved mahogany fireplace, dog grate. Original panelled walls, pitch pine flooring. Vaulted ceiling with beams.

BACK HALL: 9' 1" x 8' 9" (2.77m x 2.67m) Pantry with old Belfast sink. Ceramic tiled floor. Cloaks cupboard.

REAR HALL: Cloakroom, low flush suite.

BOOT ROOM: Ceramic tiled floor, part panelled walls.

LAUNDRY ROOM: Built-in units, wooden floor.

CLOAKROOM/WC: Low flush wc, wash hand basin, ceramic tiled floor.

KITCHEN/BREAKFAST ROOM: 18' 8" x 18' 2" (5.69m x 5.54m) Full range of high and low level hand-built oak units, cupboards and drawers, shelving, granite work tops. Four oven oil fired Aga. Integrated dishwasher, integrated fridge/freezer. Original tiled flooring, Old Belfast sink set in granite. Wooden ceiling beams. Door with coloured glazing to:

' ORIGINAL MAID'S QUARTERS'

SUMMER ROOM: 19' 8" x 16' 1" (5.99m x 4.9m) Door leading to walled garden with sun dial and original fountain.

UTILITY ROOM: 13' 5" x 8' 9" (4.09m x 2.67m) Old Belfast sink, plumbed for washing machine, wine store.



Wooden staircase to:

PLAYROOM: 19' 9" x 16' 9" (6.02m x 5.11m) Range of cupboards.

STORE ROOM:

STUDY/HOME OFFICE: 11' 9" x 10' 9" (3.58m x 3.28m) Back staircase to Summer Room.

Original pitch pine main staircase to:

## FIRST FLOOR RETURN

INNER HALL: Vanity unit with wash hand basin. Hotpress with copper cylinder and immersion heater.

SEPARATE WC: Original Victorian WC.

MAIN BATHROOM: Roll top bath, corner wash hand basin. Access to roofspace.

## FIRST FLOOR

LANDING: Cornice ceiling.

PRINCIPAL BEDROOM: 18' 3" x 16' 8" (5.56m x 5.08m) (into bay window). Cornice ceiling, picture rail, wash hand basin.

DRESSING ROOM/BEDROOM (2): 12' 7" x 11' 9" (3.84m x 3.58m) Full range of built-in robes, pedestal wash hand basin. Window seat, marble fireplace.

BEDROOM (3): 18' 3" x 12' 9" (5.56m x 3.89m) Stairs down to:

ENSUITE BATHROOM: Panelled bath, separate shower, low flush wc, wash hand basin.

BEDROOM (4): 13' 4" x 8' 9" (4.06m x 2.67m) Wash hand basin.

BEDROOM (5): 13' 8" x 15' 4" (4.17m x 4.67m) Door to:

ENSUITE BATHROOM: Roll top bath, pedestal wash hand basin, low flush wc. Access to hall.

















## OUTSIDE

Enclosed original cobbled stone courtyard, range of outbuildings. Feature stone raised flowerbeds.

Garaging for two cars. Car port. Log store. Barn with wood store and loft above (in need of repair).

Boiler House, oil fired boilers. Potting shed, bicycle shed, coal house. Beautiful gardens of circa 2.5 acres laid in lawns to the front with a variety of trees and shrubs, magnificent walled garden to the rear.

Landscaped beds with shrubs, trees and bushes. Raised beds with herbs. Greenhouse, (approximately 30 ft long) with original vine and scented roses. Tennis court (in disrepair). Vegetable garden. Side diamond shaped old rose garden with pond and original seat.

















**LOCATION:**

From Belfast (approximately 35 miles) follow M2 to Antrim and Newtownabbey, take exit 1 from M2 at Dunsilly roundabout then take third exit onto the Ballymena Road A26. Drive along M2, take exit 11 from M2, take Frys Road to Ballygarvey Road.

- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- Lisburn - 028 92 66 1700
- North Down - 028 90 42 4747
- www.templetonrobinson.com

**Energy Rating**

Epc Type: Domestic  
 Current: G9  
 Potential: F27  
 EPC Landmark Code: 0974-0218-5504-5747-5504  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20	<b>G</b> 9	<b>F27</b>
Not energy efficient - higher running costs		

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