



28a Knocknougher Road Castlerock, BT51 4LA



Homepage Estate Agents are delighted to present this impressive detached residence, occupying a beautifully private setting on an elevated site extending to approximately 2.5 acres, including mature gardens and woodland.

A truly unique property with some exceptional internal and external features, the home offers generous, well-balanced accommodation surrounded by open countryside, while remaining conveniently positioned for Castlerock, Limavady, Coleraine and the wider North Coast.

Internally, the property has been thoughtfully designed to provide spacious and versatile living accommodation throughout.

The ground floor comprises three generous reception areas, a large open-plan kitchen and dining space forming the heart of the home, and a feature sunroom enjoying views over the surrounding landscape. Additional accommodation includes a substantial laundry room, separate dining room, bedroom with en-suite provision, and a separate WC, all finished to a high standard and well suited to both family living and entertaining.

The lower ground floor provides extensive bedroom accommodation, accessed from a spacious landing and offering large double bedrooms, with master ensuite, along with a family bathroom and ample storage.

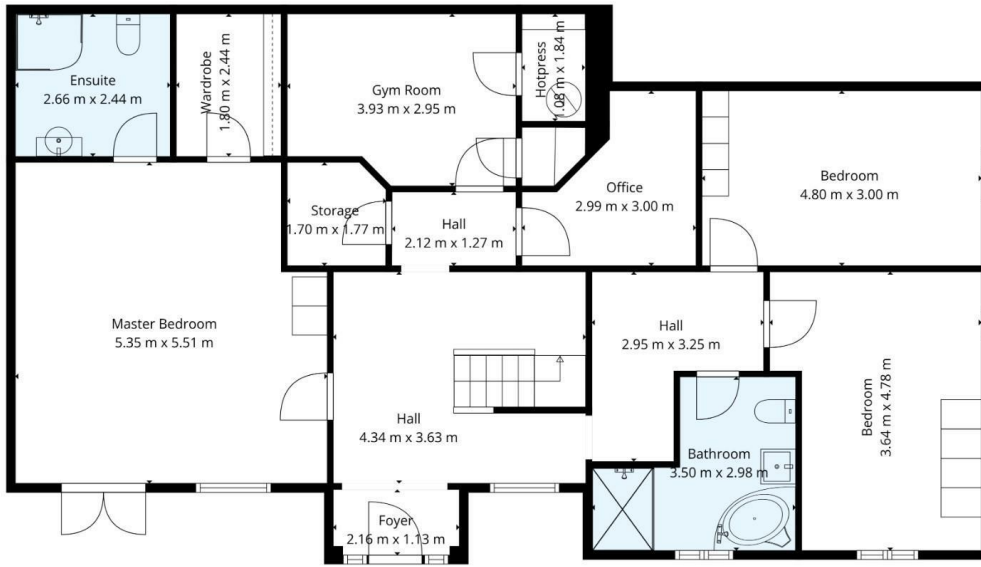
Extending to circa 3,250 sq ft this turnkey property delivers spacious, light-filled rooms, a superb open plan kitchen/dining/family area with feature brick fireplace, a bright sun room, and luxurious bedroom suites.

Offers over £449,950

Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261 if you wish to arrange a viewing appointment for this property or require further information.

- **LARGE DETACHED MODERN FAMILY HOME**
- **CIRCA 3,250 SQ FT**
- **4 DOUBLE BEDROOMS**
- **3 RECEPTION ROOMS**
- **OPEN-PLAN KITCHEN / DINING WITH SUNROOM**
- **HIGH-SPECIFICATION CONSTRUCTION**
- **CONTEMPORARY FINISHES THROUGHOUT**
- **LARGE PRIVATE ELEVATED SITE**
- **APPROX. 2.5 ACRE SITE WITH WOODLAND**
- **SOUGHT AFTER LOCATION**



Lower Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC
Environmental Impact (CO₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland		EU Directive 2002/91/EC



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