

simonBRIEN
RESIDENTIAL

14 Church Street,
Gracehill, Ballymena, BT42 2NL



Asking Price £325,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb Grade B1 Listed End Terrace
- Beautiful Accommodation Retaining A Host Of Character And Charm With A Plethora Of Original Period Features
- Three Generous Bedrooms
- Two Reception Rooms
- Fully Fitted Kitchen With Range Of Appliances
- Rayburn Range Cooker With Oil Fired Central Heating & Hot Water
- Shower Room
- Oil Heating
- Sliding Sash Windows
- Enclosed Rear Garden In Lawns & Parking
- Unique Opportunity To Acquire Such A Property
- Exceptional Location Close To Local Amenities And Excellent Primary And Secondary Schooling
- Belfast 40 Mins, International Airport 25 Mins
- Viewing Strictly By Private Appointment



LOCATION

Gracehill, described as the jewel in the crown of County Antrim, is an award-winning Georgian village, founded by the Moravian Church in 1759, was Northern Ireland's first Conservation Area and uniquely, is the only complete Moravian settlement in Ireland. It has recently progressed to an advanced stage nomination for UNESCO World Heritage Site status.

Life in the Village today is of course very different to the 18th Century. Living in Gracehill offers an opportunity to thrive in a tranquil setting and be part of a delightful vibrant community. Highlights include monthly village markets, the annual village fair and the annual Heritage Open day. Christmas is a very special time in Gracehill and the village takes on a magical appearance with a large Christmas tree and fairy lights adorning the square. One of the most popular events is the Christingle service on Xmas Eve and concludes with singing carols by candlelight.

THE PROPERTY

The Ladies Academy Annexe was constructed in 1795 and remained as a day and boarding school for ladies from near and far for over a century. During this time Gracehill gained an exceptional reputation for education.

The Ladies Academy is a B1 Listed building and has beautifully proportioned and well maintained accommodation which

benefits from a host of original period features including high quality fireplaces, flooring and exposed beams throughout.

EXCITING OPPORTUNITY!

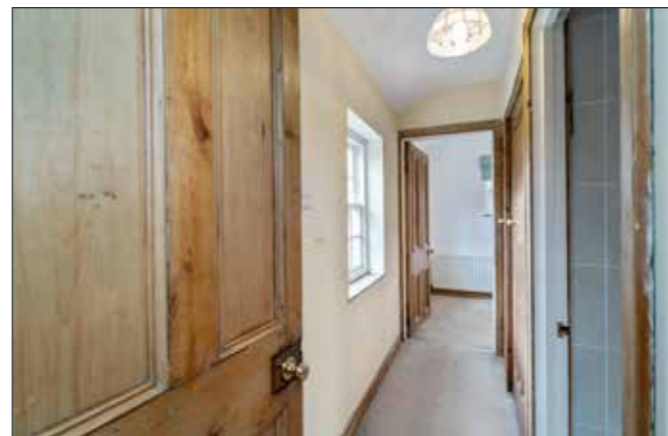
This property has remained in the same family for over half a century. It was brought back to its original status in 2004 for the first time in over 100 years when it was reunited with the Ladies Academy Annexe resulting in the only front row residential property complete with its original full garden and coach house. It was divided into 2 properties again in 2017 and we are now delighted to offer both properties on the market. This is an incredibly rare opportunity to buy one of these stunning properties or invest in both and secure the largest available footprint of prime Gracehill village square history.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL / LIVING AREA: 18' 9" x 10' 3" (5.72m x 3.12m)

Attractive feature marble fireplace with open fire. Oak flooring. Exposed beams.



KITCHEN:
13' 2" x 11' 8" (4.01m x 3.56m)
 Range of high and low level units.
 Single drainer sink unit. 4 ring hob.
 Aga range. Tiled floor.

FIRST FLOOR
FAMILY ROOM:
18' 8" x 10' 5" (5.69m x 3.18m)
 Original feature fireplace with open fire.
 Oak flooring.

SHOWER ROOM:
 Fully tiled shower enclosure. Low flush
 WC. Pedestal wash hand basin.

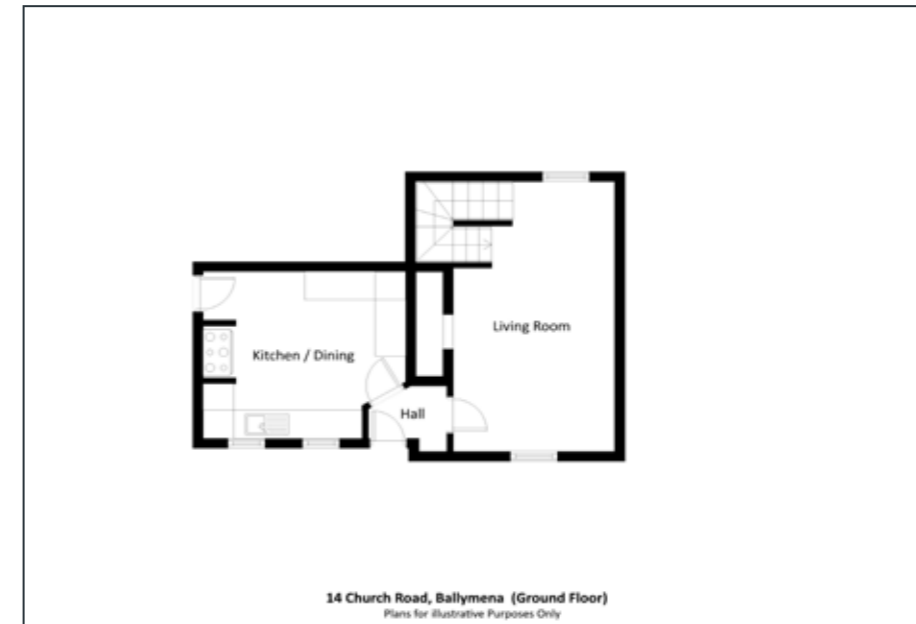
BEDROOM (3):
11' 9" x 7' 3" (3.58m x 2.21m)

SECOND FLOOR
BEDROOM (1):
15' 9" x 10' 6" (4.8m x 3.2m)
 Built-in cupboard. Exposed beams.

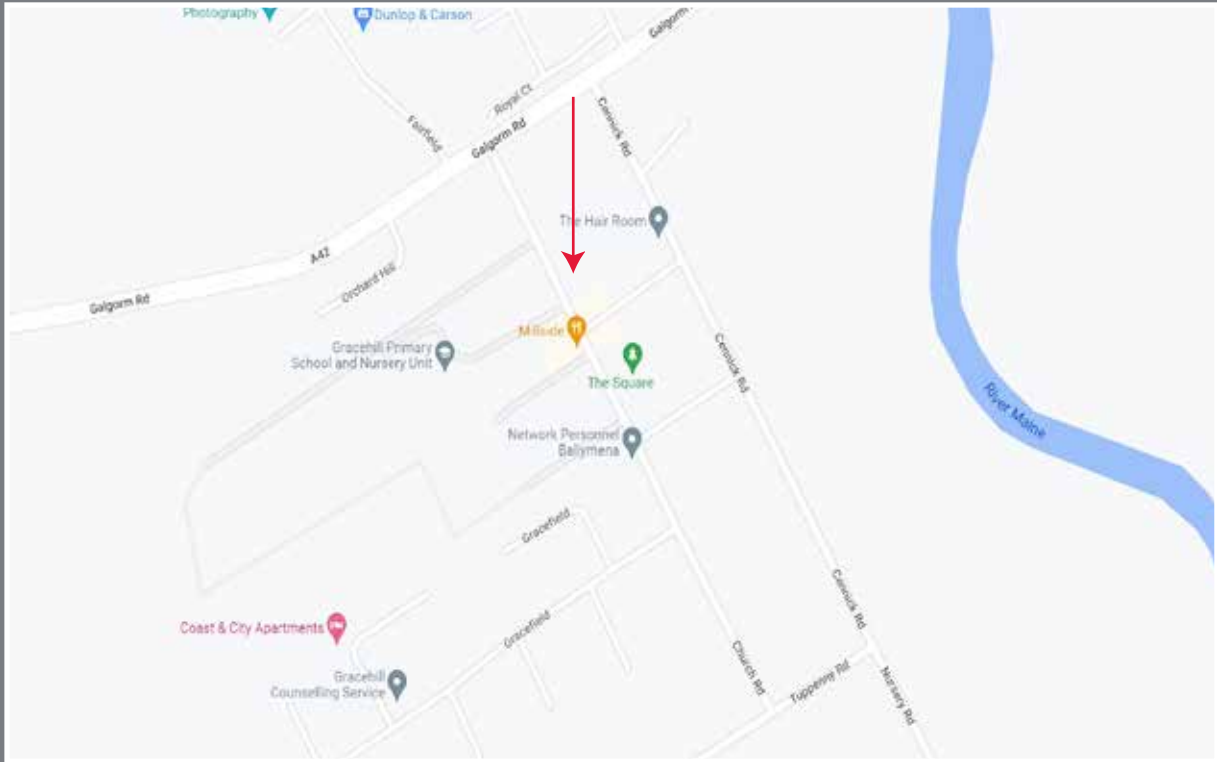
BEDROOM (2):
12' 8" x 10' 8" (3.86m x 3.25m)
 Cast iron fireplace. Exposed beams.

OUTSIDE
 Gardens in lawns. Carport.





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/J/22/SO



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