



'Millbrook', 31 Ardreagh Road, Coleraine, BT51 4DN

Guide Price £650,000



Features

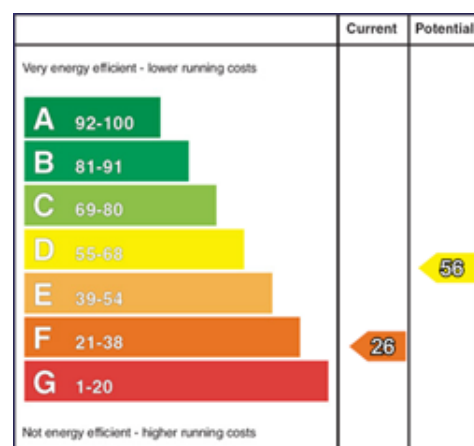
- 'Millbrook': a superb opportunity to acquire a c.7 acre mixed-use holding short drives from Garvagh and Coleraine, tucked away in a quiet rural setting.
- Holding incorporates: a fine detached family home with double garage; yards with large commercial premises and additional outbuildings; agricultural lands, mill pond and former stone cottage.
- Yards/outbuildings include: c.8,000 sq.ft. warehouse/office block with three-phase electric supply; c.4,700 sq.ft. former stone Beetling Mill with garage; c.4,300 sq.ft. outbuilding; yards, etc.
- 'Millbrook' is accessed via a bridge over the meandering Aghadowey River and opens out into a beautiful, private and mature setting.
- Additional access via laneway just off the Ballydevitt Road into the rear of the holding.
- Large commercial warehouse/office block - leased to 2027 (to Cookstown Dairy Services).
- Former stone cottage previously held planning permission for a replacement dwelling.
- Further details of individual buildings, etc available on request.
- Early viewing recommended to avoid disappointment.
- Included in sale (dwelling internal): floor coverings/light fittings/bedroom furniture/window blinds/curtains & poles; w/m; t/d; int. fridge/freezer; d/w; oven and hob; built-in microwave.
- Included in the sale (dwelling external): TV aerial and satellite dish; all trees plants and shrubs.

Contact Us

Viewing By Appointment Only

028 796 42271

maghera@burnshomes.co.uk



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).

Millbrook, 31 Ardreagh Road, Aghadowey, Coleraine, BT51 4DN

Approximate Gross Internal Area = 212.0 sq m / 2282 sq ft



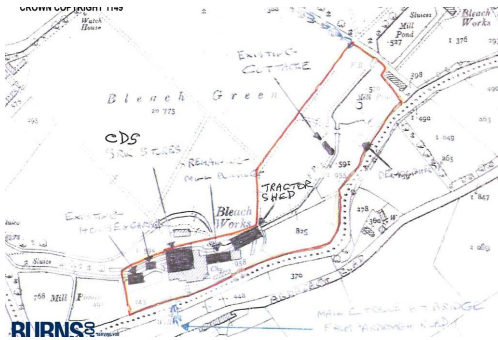
Ground Floor



First 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. (ID1132982)



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.