



- Magnificent Grade B2 Listed Property (circa 1814) on Exceptional Site with Sweeping Views of Cushendun Bay
- Adjoining Lands of Approximately 7.5 Acres Including the Historic & Enigmatic Castle Carra
- 5 Impressive Reception Rooms & Excellent Kitchen Area & Separate Utility Room
- 7 Bedrooms & Separate Guest Apartment
- Family Bathroom, Ensuite Bathroom, 2 Additional Bathrooms & Ground Floor WC
- Impressive Gardens & Open Aspect View Over Bay
- outbuildings Incorporating Original Stabling, 2 Garages, Workshop & Separate Stable Block with 5 Loose Boxes
- Gas Fired Central Heating
- Selection of Unique Original Features, Fireplaces & Windows

Offers Around
£450,000

'Rockport Lodge'
2 Castle Park,
Cushendun,
BT44 0PT

Viewing by
appointment with
& through agent
028 9066 3030



The magnificent Grade 2 listed property Rockport Lodge has all the architectural individuality that characterises Cushendun. Most unusual is the hipped roof over three angled bays to the south east elevation. This magnificent detached family home will surely have wide ranging appeal to those prospective purchasers seeking to buy a property in this unique and picturesque area of the Antrim coast. Originally built approximately 200 years ago. The prominent situation on the waterfront, with approximately 7.5 acres of adjoining land, overlooks the whole sweep of the bay with Garron Point and the Scottish coast beyond, In the field to the west of the property stands the enigmatic ruin of Castle Carra, essentially a mediaeval tower house of an early age.

The property was originally built as a summer residence for Major Gerard O'Neill MP. Rockport Lodge has a variety of well known historic literary associations and the charming interior simply exudes the class and ambience of a bygone era.

The impressive accommodation comprises, a spacious drawing room, magnificent dining room, living room and library room. A delightful kitchen leads in turn to a spacious family/ dining area. Upstairs in the main house are five well proportioned bedrooms, one of which has an ensuite shower room and a modern family bathroom. All the bedrooms benefit from impressive fireplaces and unique corniced ceilings.

Adjoining the main house is a single storey building (original outbuildings). The accommodation here includes the aforementioned family/dining room. Two upstairs bedrooms, a ground floor utility room and a separate guest apartment (with its own separate front door), incorporating a kitchen/living room area, a bedroom and bathroom.

Outside the property there is a range of impressive restored outbuildings including on original stable block, two adjoining garages, a workshop and a more recently constructed stable block with five loose boxes. The land to the rear includes original walled garden areas and several spacious fields, a sweeping garden area to the southern aspect and a large driveway parking area. There is access to the shore side from the stable block area thus ideal for those seeking shore access for boats etc.

This is a truly unique property, the present owners have always seen themselves as custodians of a historic home and as registered in the lease with the National Trust have endeavoured to maintain and nurture the quality and charm of this Grade 2 listed masterpiece.

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: Natural stone flooring.

RECEPTION HALL: Feature cedar wood herring bone block flooring, cornice ceiling, ceiling rose, understairs cloaks cupboard, low voltage spotlights, double doors with glazed panels to drawing room.



LIVING ROOM/STUDY: 16' 12" x 14' 1" (5.18m x 4.3m) Feature slate fireplace surround and mantle gas coal effect fire, feature cedar wood herring bone block flooring.



DRAWING ROOM: 28' 2" x 23' 9" (8.58m x 7.25m) (at widest points). Magnificent drawing room, feature marble fireplace surround and mantle cast iron inset gas coal effect fire, cornice ceiling, cedar wood block flooring.



DINING ROOM: 16' 5" x 16' 0" (5m x 4.88m) Feature cedar wood block flooring, picture rail, feature slate fireplace surround and mantle gas coal effect fire.



MORNING ROOM/LIBRARY: 16' 2" x 15' 7" (4.93m x 4.75m) Impressive slate fireplace surround and mantle ornate inset, open fire, range of glass cased bookshelves, feature cedar wood block flooring.



REAR HALLWAY: Lengthy rear hallway with slate tiled flooring, cloakroom with ceramic tiled floor, door to wc facility, low flush wc, pedestal wash hand basin, ceramic tiled floor, hotpress, lagged copper cylinder with immersion heater, mosaic tiled walls.

SPACIOUS MAIN KITCHEN: 16' 1" x 14' 5" (4.9m x 4.4m) Impressive range of built-in pine frosted units with tiled work surfaces, Belfast sink with mixer tap, gas fired Aga with two hot plates, warming plate, four ovens, exposed brick walls, slate flooring.



First Floor

BEDROOM (1): 16' 9" x 16' 7" (5.11m x 5.046m) Two double built-in cupboards, fully tiled fireplace surround and mantle, cast iron inset.

ENSUITE BATHROOM: Unique modern oval bath, pedestal wash hand basin, low flush wc, fully tiled walls, fully tiled floor, low voltage halogen spotlight clusters, feature corniced ceiling.

BEDROOM (2): 16' 1" x 12' 6" (4.9m x 3.8m) Feature corniced ceiling, feature fireplace surround and mantle cast iron inset.



BEDROOM (3): 15' 11" x 13' 11" (4.86m x 4.24m) Feature fireplace surround and mantle with gas coal effect fire, unique ornate pelmet work, two superb ocular windows.



BEDROOM (4): 14' 4" x 13' 0" (4.378m x 3.973m) Replica Adam style fireplace surround and mantle slate inset, gas effect fire, decorative corniced ceiling.

BEDROOM (5): 16' 3" x 16' 3" (4.965m x 4.963m) Slate fireplace surround and mantle, gas coal effect fire, feature corniced ceiling.

FAMILY BATHROOM: Panelled bath with central mixer taps, superb modern style pedestal wash hand basin, low flush wc, ceramic tiled floor, corner shower unit, Aqualisa thermostatically controlled shower unit, towel rail style radiator.

GROUND FLOOR ANNEX:

Original converted staff quarters and outbuildings.

FAMILY/DINING ROOM: 26' 8" x 15' 9" (8.129m x 4.79m) Wooden fireplace surround and mantle, slate insert, open fire, solid wood strip flooring.



Stairs to upper level with two bedrooms and bathroom.

BEDROOM (1): 16' 5" x 15' 9" (5m x 4.8m) Hotpress.

BEDROOM (2): 15' 9" x 13' 1" (4.8m x 4m)

BATHROOM: Panelled bath, low flush wc, pedestal wash hand basin.

INNER HALLWAY: (accessed by separate guest apartment). Utility room off.

UTILITY ROOM: 14' 4" x 13' 1" (4.38m x 4m) Two gas fired boilers, plumbed for washing machine, ceramic tiled floor, range of built-in units.

SEPARATE GUEST APARTMENT:

Separate access door from outside to apartment hallway.

LIVING ROOM: 15' 8" x 15' 7" (4.77m x 4.76m) Wood strip flooring, cast iron fireplace. Open to . .

KITCHEN AREA: Range of built-in high and low level units, single drainer stainless steel sink unit with mixer tap, extractor fan over cooker space.



BATHROOM: Panelled bath, low flush wc, pedestal wash hand basin, ceramic tiled floor, low voltage spotlight cluster.

BEDROOM (1): 9' 7" x 8' 5" (2.93m x 2.57m) Wood strip flooring.

Outside

ORIGINAL LOOSE BOX AREA/STABLE: 19' 8" x 17' 1" (6m x 5.2m)

STORAGE ROOM: 13' 1" x 13' 1" (4m x 4m) Access to garage units.

2 GARAGES:

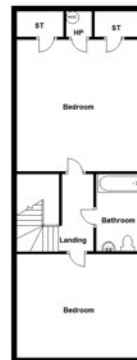
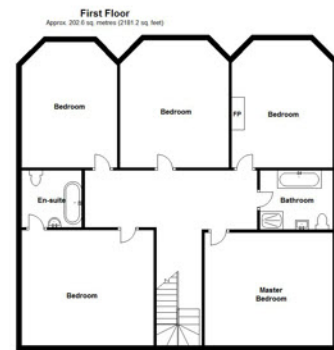
WORKSHOP: 21' 12" x 16' 4" (6.7m x 4.99m)

SEPARATE STABLE BLOCK: Five separate loose boxes with light and automatic drinkers.

Adjoining lands, gardens and outside parking and storage areas in total extends to approximately 7.5 acres.







Total area: approx. 465.5 sq. metres (5003.0 sq. feet)
This plan is for illustrative purposes only.
Plan produced using Planslip

Location:

Torr Road runs north from Cushendun village, the property is on the right hand side of Torr Road on beech front.

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