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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Coleraine for Year 2000 Compliance and the Purchasers/Lessees must make their own investigations.

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northern ireland cancer fund for children

‘Rock Ryan House’

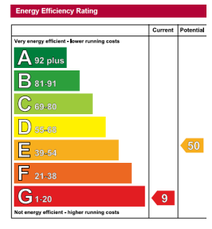
2 The Promenade, Castlerock

Offers Over £350,000

Coleraine Office
20 New Row
Coleraine BT52 1AF

T : 028 7034 2224

www.mcafeeproperties.co.uk



The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

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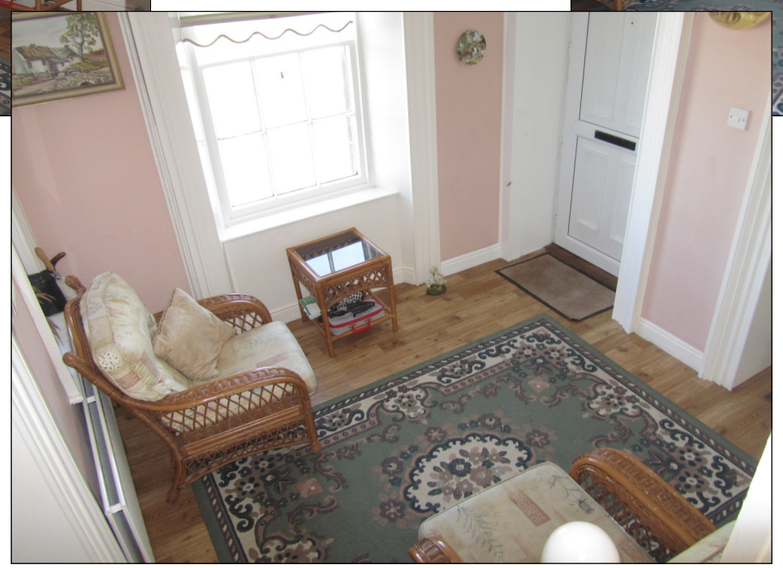
Located at the West pedestrian entrance to Castlerock beach Rock Ryan House provides a once in a generation opportunity for a family to acquire a fabulous property of historical importance. This listed building is literally a stone's throw from the beach and has been lovingly maintained and kept in its original style over the course of its lifetime.
Constructed in the 1850's of Basalt derived from the tunnelling for the railway to the design of Samuel Angell, architect for The Clothworkers' company, this unique property was initially used as a bathing lodge. The building was divided into rooms numbered as cubicles and a date stone of 1862 is built into the front wall. Rock Ryan House was next used as a church by the Church of Ireland before conversion into a dwelling in 1906. It has been recorded that C S Lewis, his parents and brother enjoyed Summer holidays in the property.
Due to the phenomenal interest expected in this home an early viewing comes highly recommended.



Accommodation Comprising:

GROUND FLOOR

Reception Hall:
with spectacular uninterrupted views of Castlerock beach, the sea and the Barmouth.

Attached Garage (L-shaped):
19'8 (max) x 9'6 extending to 15'8 with roller door, light and power.
Tarmac driveway and parking area to front leading to garage.
Additional parking bay on the Promenade.
Small grassed are to front.

Additional Features:
Oil fired heating
Part Double glazed windows
PVC front and rear doors
Immediate occupation available

For further details and permission to view contact selling agents.

Solicitor:
John J McNally & Co, 2 Moneymore Road, Magherafelt.

Property Reference:
CR4449.JD.170717

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Bathroom:
White suite comprising bath with Aqualisa shower fitting and shower screen over, pedestal wash hand basin, low flush w.c.

Exterior Features:

Rock bounded garden area to rear laid in lawn with shrub beds.

Lounge:
19'0 x 16'4 with feature fireplace with cast iron and tiled inset and slate hearth. Spectacular uninterrupted views of Castlerock beach, the sea and the Barmouth.

Dining Room:
15'8 x 8'10 with tiled floor and telephone point. Open to Kitchen.

Kitchen:
16'0 x 6'9 with bowl and a half stainless steel sink unit, range of high low level units including broom cupboard with glass display cabinets and concealed lighting, tiled floor, part tiled walls and space for cooker.

Bedroom (4):
16'4 x 11'4 with tiled walk-in shower cubicle with Heatstore shower fitting and polished wooden floor.

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FIRST FLOOR

Bedroom (1):
16’4 x 12’4 with polished wooden floor and dormer window providing spectacular uninterrupted views of Castlerock beach, the sea and the Barmouth.

Bedroom (2):
16’4 x 12’4 with polished wooden floor and dormer window providing spectacular uninterrupted views of Castlerock beach, the sea and the Barmouth.

Bedroom (3):
9’4 x 9’3 with polished wooden floor and spectacular uninterrupted views of Castlerock beach, the sea and the Barmouth.