



THE LAKEHOUSE

177 BELFAST ROAD, BALLYNAHINCH



THIS HOME IS SERENITY
PERSONIFIED.

THE LAKEHOUSE

177 BELFAST ROAD, BALLYNAHINCH

A wide-angle photograph of a bright, spacious kitchen and living area. The kitchen features extensive light-colored wood cabinetry with ornate brass handles, a white countertop, and a double sink with a chrome faucet. A large window above the sink offers a view of a lush green landscape. In the center, a wooden island with a dark granite countertop stands on a tiled floor. The living area in the background has a fireplace, a television, and more windows overlooking the countryside.

THE LAKEHOUSE

177 BELFAST ROAD, BALLYNAHINCH

THE OPPORTUNITY TO PURCHASE A PRESTIGIOUS PROPERTY WITH SUPERIOR DESIGN, STUNNING PLACEMENT, A PRIVATE LAKE AND SPECTACULAR COUNTRYSIDE VIEWS IS A VERY RARE ONE.

That is why Independent Property Estate Agents are honoured to present 'The Lakehouse,' 177 Belfast Road, Ballynahinch – a magnificent Family Residence situated with stunning Countryside views that roll as far as the eye can see.

This Property is the epitome of exemplary design and ultimate serenity.

Over three floors, The Lakehouse covers approximately 3,540 sq. ft. offering superb accommodation, generous living space and a breathtaking, mature Gardens and a private Lake that must be seen to be believed.

The Lakehouse is accessed through two separate Driveways that provides ample parking at the front and provides access to the Double Garage.

From here, you enter the grand entrance hall, with its stunning views over the Gardens, the private Lake and the Countryside. This sets the tone for what is to come, as you start your journey through this beautiful home.

THE LAKEHOUSE

177 BELFAST ROAD, BALLYNAHINCH

THE PROPERTY ALSO BOASTS A WELL FINISHED DOUBLE CAR GARAGE WHICH IS SECURED WITH AN ELECTRIC ROLLER SHUTTER DOOR AND ALSO HOUSES THE BOILER.

Outside there is a stunning entertainment area with exterior lights and extensive Gardens with rolling Lawns, Entertainment / Relaxing Areas and a Private Lake and Pathways in the Woodlands ideal for Strolling the Countryside at your very own back door.

This is the perfect place to unwind, relax and admire the breathtaking Countryside views.

177 Belfast Road, Ballynahinch is a short distance to Ballynahinch Town Centre and is close to a host of local Primary and Secondary Schools, Bus and Arterial Routes, to Belfast, Dublin and beyond.

Only on viewing this spectacular contemporary residence and taking in the magnificent Countryside views which are splendidly laid out in front of you, can this Home be truly appreciated.

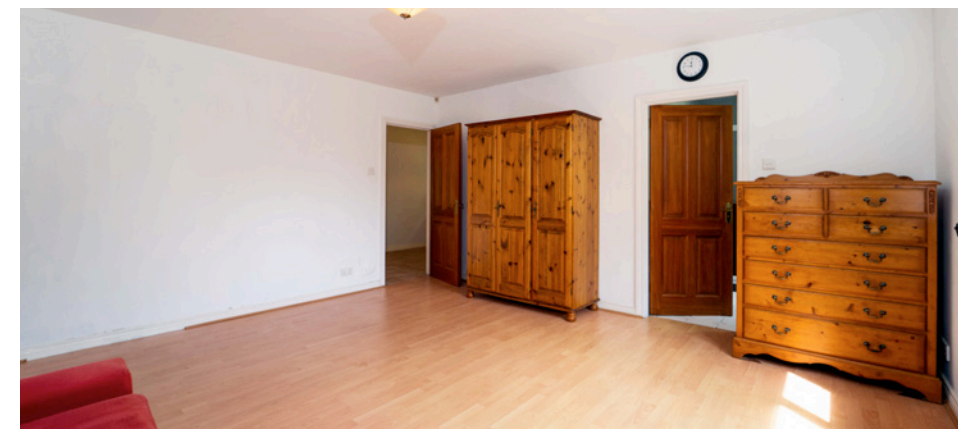


THE LAKEHOUSE

177 BELFAST ROAD, BALLYNAHINCH

- Exceptional Detached Family Residence with Spectacular Panoramic Countryside Views
- Accommodation over Three Floors circa 3,540 sq. ft
- Site of Approx. 1.5 Acres to Include Private Lake
- Five Bedrooms / One Reception Room or
- Four Bedrooms Two Reception Rooms
- Two Ensuite Bedrooms
- Master Bedroom Benefiting from a Walk-in Dressing Room & Ensuite Shower Room
- Country Style Fitted Kitchen / Living
- Two Sweeping Driveways providing substantial Parking Facilities
- Utility Room
- Oil Fired Central Heating System
- Beam Vacuum System
- Double Glazed Windows throughout
- Double Garage with Electronic Roller Shutter Door
- Rolling Lawn Gardens with Entertainment / Relaxing Areas and a feature Private Lake
- Woodland Areas with Walkways / Pathways
- Chain Free

OFFERS OVER £475,000



GROUND FLOOR

Entrance Hall (37' 01" x 8' 08")

Access via a uPVC and Glazed Door with a feature-stained glass Window. Bright and Spacious with stunning Garden, Lake and Countryside views. Access to rear via a sliding Glazed Door.

Store / Cloakroom (6' 03" x 5' 08")

Complete with a feature-Stained glass Window.

Living Room (25' 03" x 15' 07")

Rear aspect reception room accessed via Wooden French Double Doors. Complete with feature Cornicing and Ceiling Rose, an open Fire with a Wooden Mantle, a Tiled Hearth and Insert. Stunning Garden, Lake and Countryside views.

Airing / Storage (6' 02" x 5' 09")

Dining Room / Bedroom Five (17' 02" x 11' 04")

Front aspect reception room / double Bedroom.

Bedroom Three (12' 09" x 11' 04")

Front aspect double Bedroom with a Sink and Vanity Unit under.

Kitchen / Living (33' 04" x 17' 03")

This is undoubtedly the Heart of this Stunning Home with its Stunning Garden, Lake and Countryside views. Comprising a feature Wood Burning Stove with an exposed Brick Hearth, Tiled Flooring and uPVC and Glazed double Doors providing access to the rear. This Country Style Kitchen comprises a range of High and Low Level Bespoke Fitted Units with complimentary Worktops, an Island for Casual Dining / Breakfast Bar, a Montpellier integrated Dishwasher, an integrated Fridge / Freezer, a 1 & ½ Bowl Stainless-Steel Sink and Drainer Unit and an Aga Range. Complete with Tiled Flooring and Spotlights.

Master Bedroom (19' 03" x 18' 06")

Front aspect double Bedroom with access to a private Balcony via uPVC and Glazed double Doors. Complete with access to:

Dressing Room (6' 07" x 5' 08")

Access to Roof space.

Ensuite Shower Room (8' 05" x 6' 07")

Three-piece Suite comprising a Walk-in Mains Shower, a Sink with a Vanity Unit Under and a W.C. Complete with Tiled Walls, Tiled Flooring, Spotlights and an Extractor Fan.



ENTRANCE HALL



KITCHEN / LIVING



MASTER BEDROOM



LIVING ROOM



BEDROOM THREE



BEDROOM TWO

LOWER GROUND FLOOR

Utility Area (12’ 09” x 6’ 09”)

Tiled Flooring, a range of low-level Units, plumbed for a Washing Machine / Tumble-dryer and a Stainless-Steel Sink / Drainer Unit.

Bedroom Two (15’ 06” x 15’ 05”)

Rear aspect Double Bedroom with Laminate Wooden Flooring and views over the rear Garden. Access to:

Ensuite Shower Room (8’ 05” x 6’ 05”)

Three-piece Suite comprising a Walk-in Shower with a Mira Electric Shower over, a Sink with a Vanity Unit Under and a W.C. Complete with Tiled Walls, Tiled Flooring, Spotlights and an Extractor Fan.

Bedroom Four (8’ 08” x 8’ 02”)

Rear aspect Bedroom / Home Office, complete with Laminate Wooden Flooring.



OUTSIDE

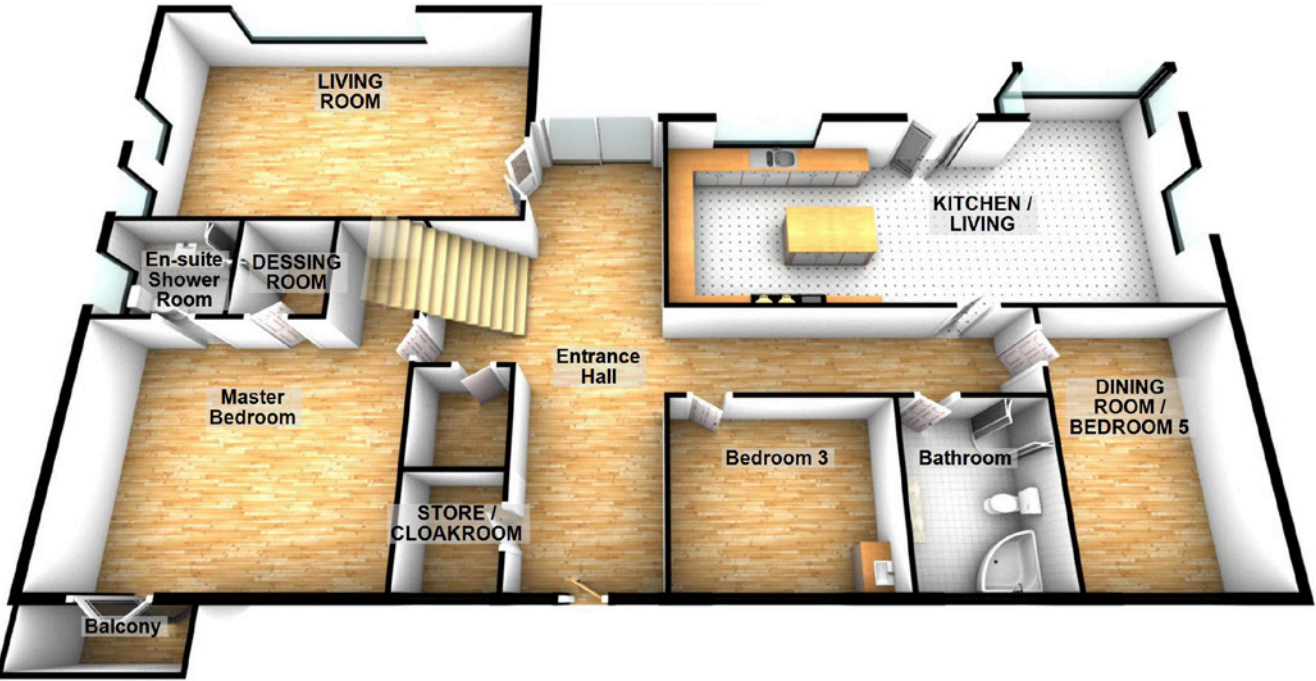
Double Garage (19' 07" x 19' 04")
Dual access via an Electric Roller Shutter Door to the front and a separated rear Door. Equipped with Light and Power.

Outside there is a stunning entertainment area with exterior lights and extensive Gardens with rolling Lawns, Entertainment / Relaxing Areas and a Private Lake and Pathways in the Woodlands ideal for Strolling the Countryside at your very own back door.

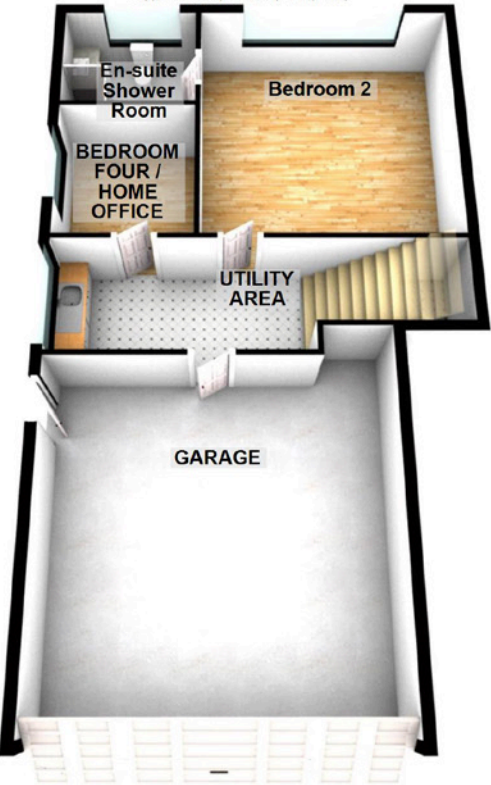
This is the perfect place to unwind, relax and admire the breathtaking Countryside views.



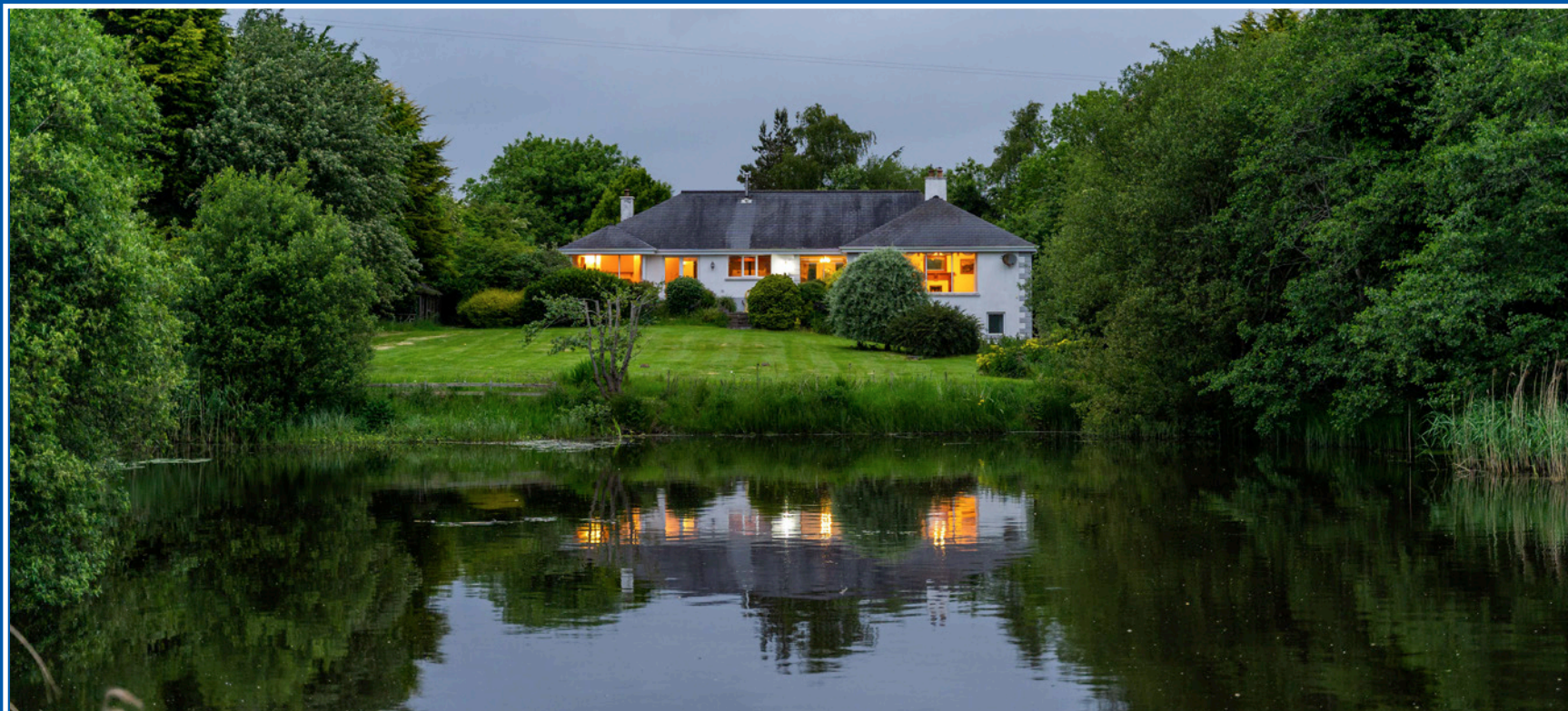
FLOORPLANS



GROUND FLOOR



FIRST FLOOR



Independent

PROPERTY ESTATES

THE HOUSE **SOLD** NAME IN ESTATE AGENCY

028 9145 0000

www.ipestates.co.uk

OFFERS OVER £475,000

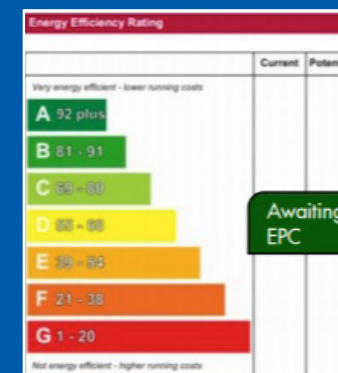
Independent House
11 Hamilton Road
Bangor BT20 4JP
Northern Ireland



#THEAGENTTOBEWITH

info@ipestates.co.uk

VIDEO TOUR ONLINE!



The Vendors and their Agents give notice that these particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and wardrobes etc, may be subject to alteration from those illustrated without prior notification. Purchasers must satisfy themselves as to current specification at time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has the authority to make or give any representation or warranty whatever in relation to this property. Artist's impression and photographs are for illustration purposes only. Plans are not to scale and all dimensions shown are approximate.