

HUNTERS HILL MANOR

35 BALLYNAHINCH ROAD, DROMORE





If you have ever enjoyed life in an atmospheric Boutique Hotel and wondered why the rest of your life did not match up to those standards then Hunters Hill Manor, 35 Ballynahinch Road is the ideal solution... this Property is **serenity personified**.

The opportunity to purchase a prestigious Property with such superior Design, stunning placement and spectacular Countryside views is a very rare one.

That is why Independent Property Estate Agents are honoured to present Hunters Hill Manor, Number 35 Ballynahinch Road, Dromore – a magnificent contemporary residence situated with stunning Countryside views that roll as far as the eye can see. The attention to detail and finish throughout this home is undeniably the last word in luxury.

HUNTERS HILL MANOR

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This Exceptional Contemporary Residence offers Spectacular Panoramic Countryside Views with Accommodation over Two Floors circa 8,400 sq. ft and a Site of Approx. 5 Acres.

Main Residence

- Designed by Colin Stewart from McAdam Stewart Architects
- Constructed by McKinley Construction Management
- Five Double Bedrooms, Three Ensuite Shower Rooms
- Master Bedroom Benefitting from a Walk-in Dressing Room
- Three Reception Rooms
- Luxury Fitted Integrated Kitchen / Dining / Breakfast Bar
- First Floor Home Office
- Fully Fitted Gymnasium with Kitchen Area & Shower Room
- Additional areas left to be Fitted for Sauna / Steam Room / Treatment Rooms
- Sweeping Tarmac Driveway providing substantial Parking Facilities
- Bespoke Kitchen fitted by Ballycastle Homecare Ltd
- Luxury Fitted Utility Room
- Ground Floor W.C.
- Porcelain Tiles throughout the Home are from Spain & are supplied by Living Ceramics
- Interior was Designed by Watson and Browne Carryduff
- The Carpets throughout the House are from Lisnasure Interiors
- Cat 6 Wiring Throughout
- All TVs are Sony Smart WIFI
- WIFI Boosters Throughout the Home
- Surround Sound System
- Underfloor Heating System
- Oil Fired Central Heating System
- 50mm Kingspan Internal Insulation Throughout

- Split Level / Room Touch Pad Heat Controls
- Air Conditioning System
- Beam Vacuum System
- Aluminum Triple Glazed Windows throughout
- Entrance secured by Electronic Gate and Intercom
- Triple Garage with Hormann Bifold Insulated
- Electronic Doors
- Additional Car Port
- Intruder Security Camera System with 8 Cameras
- Surrounding the Property
- Finished to an Exceptionally High Meticulous Standard
- Wrap around rolling Lawn Gardens with Multiple Entertainment / Relaxing Areas
- Orchard with 50+ Variety of Fruit Trees

Separate First Floor Apartment

- Two Bedrooms with built-in Wardrobes
- Luxury Fitted Kitchen / Dining Area
- Living Room
- Bathroom Suite
- Access to Rear





This home is
serenity personified



This Property is the epitome of exemplary design.

You cannot help but be overwhelmed by the never-before-seen quality specification of this turn-key residence. Over two floors, 35 Ballynahinch Road covers approximately 8,4000 sq. ft. offering superb accommodation, generous living space and a breathtaking, mature Garden that must be seen to be believed.



This unique family home, designed by Colin Stewart of McAdam Stewart Architects and Constructed by McKinley Construction Management to an unparalleled standard of workmanship.

The Interior was Designed by Watson and Browne Carryduff and they supplied and fitted all the bespoke Furniture including the Master Bedroom, Main Lounge, Hallway to include soft furnishings.

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35 Ballynahinch Road is accessed via electronic gates which yield to a sweeping Tarmac Driveway that provides ample secure parking. From here you enter the grand entrance hall, with its Spanish-porcelain-tiled floors by Living Ceramics, which sets the tone for what is to come, as you start your journey through this luxurious home.

The Carpets throughout the house are from Lisnasure Interiors, the internal and external Lighting is from Art Electrical, all of the Bathrooms and Ensuites are from Soaks, the bespoke Internal Doors are Handmade by Woodmarque and the feature exposed curved internal walls are Liscannor Limestone.





Entrance Hall



Kitchen / Living / Dining



Dining Area



Shower Room



Living Room



Gymnasium



Rear Hallway



Utility Room

Ground Floor

Entrance Hall (33' 10" x 16' 07')

Access via an Iroko Timber Door, this Grand Entrance hall has a large Romotop Woodburning Stove and a feature exposed Liscannor Limestone Curved Wall. Complete with Tiled Flooring and Recessed Spotlights.

Cloakroom

Complete with Tiled Flooring and ideal for additional storage.

Living Room (27' 08" x 17' 08')

Dual aspect Reception Room with Tiled Flooring, Surround Sound System, Fitted TV surround by Cardy Kitchens.

Kitchen / Living / Dining Area (40' 04" x 37' 02")

Luxury Fitted Kitchen by Ballycastle HomeCare Ltd with a range of high- and low-level units, Integrated Siemens Oven and Steam Oven, Microwave, Warming Drawers, Fridge / Freezer, a Bora Induction Hob with a Downdraft Extractor Unit, an Integrated Liebherr Wine Cooler, and a Quooker Hot Water Tap. Complete with Neolith Worktops, a custom-made Breakfast Bar / Island, Bachmann built-in Charger / USB points, Air Conditioning, LED Recessed Spotlights and Tiled Flooring throughout.

Dining Area (17' 08" x 12' 10")

Complete with Tiled Flooring Throughout and access to the rear Garden / Entertainment area via an Aluminium Sliding Door.

Rear Hallway (30' 01" x 5' 07")

Complete with Tiled Flooring throughout, bright, and spacious with a feature window overlooking the side Gardens.

Shower Room (13' 03" x 8' 01")

Tiled Flooring throughout and part Tiled Walls. Changing area with Fitted Bench and a walk-in double Shower with a recess Rainfall mains Shower over.

W.C. (6' 05" x 2' 09")

Two-piece suite with Tiled Flooring and Tiled Walls.

Gymnasium (33' 03" x 30' 02")

Luxury Gymnasium with views over and access to the Gardens / Entertainment areas through large floor to ceiling Aluminum Windows and a large sliding Door. Complete with Engineered Wooden Flooring, Air Conditioning System, Vaulted Ceilings, with a Fitted Kitchen with Integrated Appliances and a Quooker Tap.

Front Hallway (20' 09" x 8' 07")

Complete with Tiled Flooring throughout.

Utility Room (12' 07" x 11' 03")

Fitted units with complimentary worktops, recessed LED Spotlights, TV points on the walls and a Sink unit.

W.C. (11' 03" x 3' 02")

Two-piece suite with a Low Flush W.C., Wash Hand Basin with Vanity under and a feature floating Ceiling. Complete with Tiled Flooring.

Plant Room (9' 01" x 8' 05")

Tiled Flooring.

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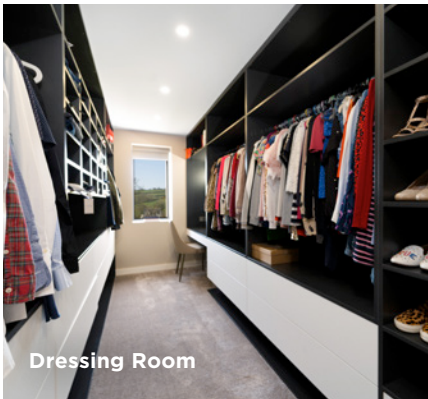
35 BALLYNAHINCH ROAD, DROMORE



Gallery Landing



Bedroom Three



Dressing Room



Ensuite Shower Room



Master Bedroom



Bedroom Four



Bedroom Five



Bedroom Two

First Floor

Gallery Landing (33' 08" x 15')

Grand Gallery Landing with Feature exposed Pillars and exposed Liscannor Limestone Curved Wall. Floor to ceiling window provides ample natural light to set the scene.

Master Bedroom (24' 05" x 19' 11")

Dual aspect Double Bedroom with a built-in TV Surround, Coffee Machine / Coffee area and a Liebherr Wine Cooler, complete with Marble Worktops and a feature Grand Headboard. Access to Balcony with Millboard Composite Decking and has magnificent Countryside views as far as the eye can see. Complete with recessed LED Lights and Spotlights. Through to:

Dressing Room (14' 03" x 7' 06")

Fully fitted Dressing Room with Countryside Views.

Ensuite Shower Room (10' 07" x 5' 11")

Deluxe three-piece suite with a walk-in double Shower with a feature curved wall and a recess Rainfall Shower over, Low Flush W.C. Sink, Heated Mirror with LED lighting and Vanity unit under and a heated Towel Rail.

Bedroom Two (16' 05" x 16")

Rear aspect Double Bedroom with recessed LED spotlights and built-in slide robes.

Ensuite Shower Room (8' 10" x 4' 04")

Deluxe three-piece suite with a walk-in double Shower with a recess Rainfall Shower over, Low

Flush W.C. Sink, Heated Mirror with LED lighting and Vanity unit under and a heated Towel Rail.

Airing Cupboard (5' 03" x 4' 01")

Ideal for additional storage for Towels / Bed Linens.

Bedroom Three (15' 08" x 13' 10")

Rear aspect Double Bedroom with recessed LED spotlights and built-in slide robes.

Ensuite Shower Room (14' 10" x 4' 06")

Deluxe three-piece suite with a walk-in double Shower with a recess Rainfall Shower over, Low Flush W.C. Sink, Heated Mirror with LED lighting and Vanity unit under and a heated Towel Rail.

Bedroom Four (17' 03" x 12' 08")

Rear aspect Double Bedroom with recessed LED spotlights and a walk-in Dressing Room.

Bedroom Five (15' 06" x 11' 07")

Rear aspect Double Bedroom with recessed LED spotlights.

Master Bathroom Suite (16' 10" x 9' 11")

Deluxe four-piece suite with a walk-in double Shower with a recess Rainfall Shower over, a Floating Low Flush W.C. Sink, Heated Mirror with LED lighting and Vanity unit under and a heated Towel Rail.

Office (16' 02" x 10' 05")

Complete with Laminate Wooden Flooring, recessed LED Spotlights and TV points on the Walls.

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Kitchen



Dining Area



Bathroom



Master Bedroom



Bedroom Two



Living Room

First Floor Apartment

Entrance Hall (12' 05" x 2' 11")

Complete with Laminate Wooden Flooring.

Living Room (19' 04" x 12' 04")

Front aspect reception room with Laminate Wooden Flooring and a built-in TV surround and storage unit.

Kitchen / Dining Area (16' 06" x 7' 05")

Luxury Fitted Kitchen with a range of high- and low-level units, a Quooker Hot Water Tap, Induction Hob with Extractor Hood over, a Neff Dishwasher and Fridge Freezer. Complete with feature Splash back and upstands.

Master Bedroom (16' 02" x 9' 03")

Rear aspect Double Bedroom with built-in slide robes and recessed LED spotlights.

Bedroom Two (13' 10" x 9")

Front aspect Double Bedroom.

Rear Hallway (9' 10" x 5' 06")

Laminate Wooden flooring, access to rear.

Bathroom (12' 08" x 7' 01")

Deluxe four-piece suite with a built-in Shower Cubicle, a free-standing Bath, a low flush W.C. and a floating sink. Complete with tiled flooring and recessed LED spotlights.

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Outside

Outside there is a stunning entertainment area with exterior lights by Art Electrical and the wrap around Garden with rolling Lawn and multiple Entertainment / Relaxing Areas.

This residence also boasts an Orchard with a vareity of 50+ Fruit Trees.

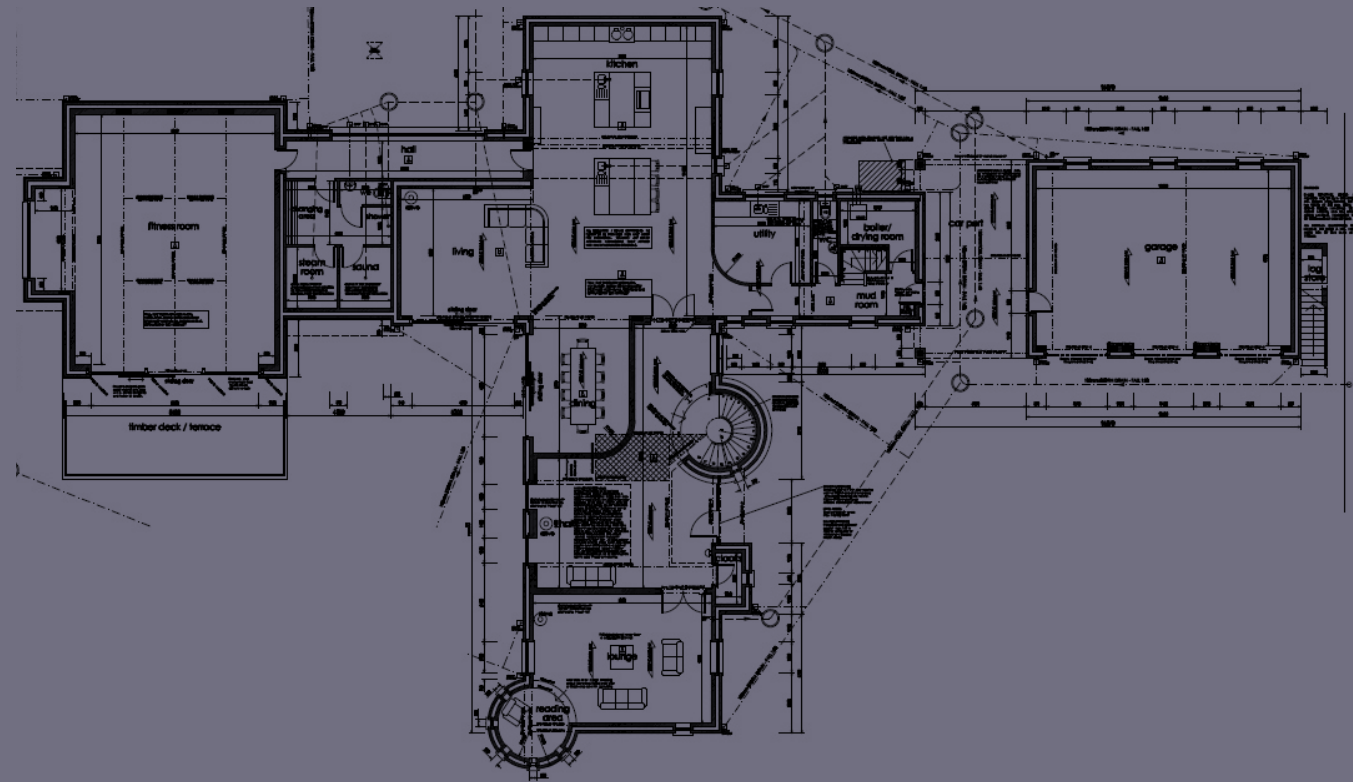
This is the perfect place to unwind, relax and admire the breathtaking Countryside views of County Down & Slieve Croob.

35 Ballynahinch Road is a short distance to Dromore Town Centre and close to Dromore Primary School, Dromore High School, Bus and Arterial Routes, to Belfast, Dublin and beyond.

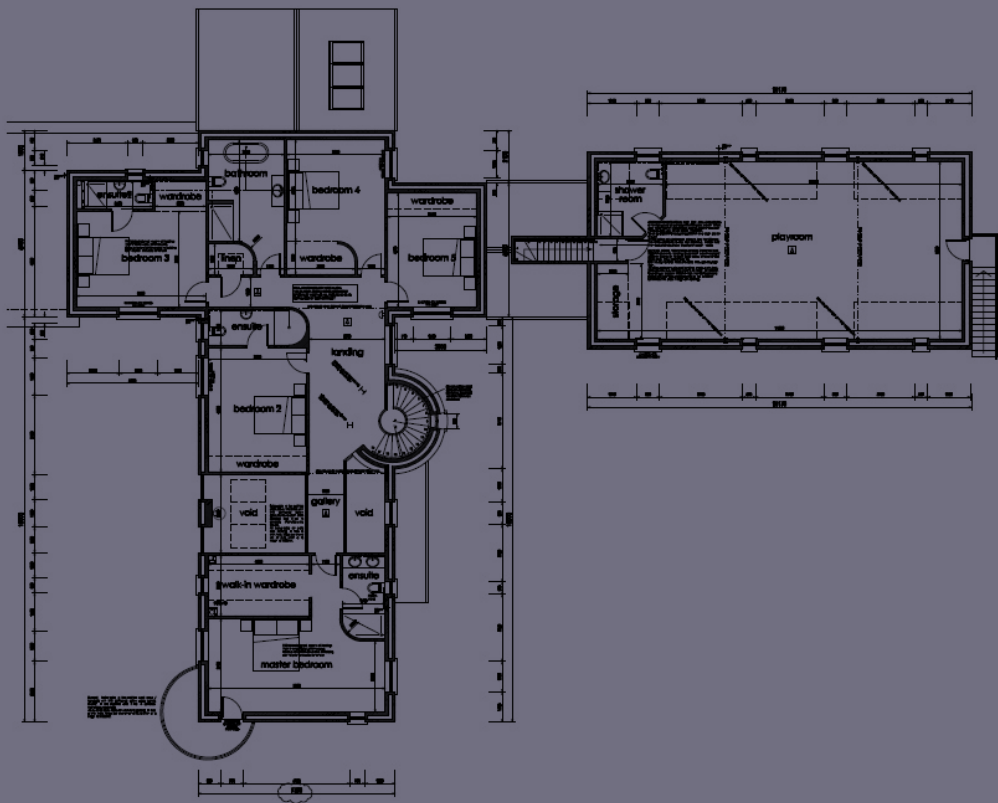
Only on viewing this spectacular contemporary residence and taking in the magnificent Countryside views which are splendidly laid out in front of you, can this Home be truly appreciated.

The Property also boasts an exceptionally well finished Three Car Garage which is secured with three Hormann Bifold Insulated Electric Doors.

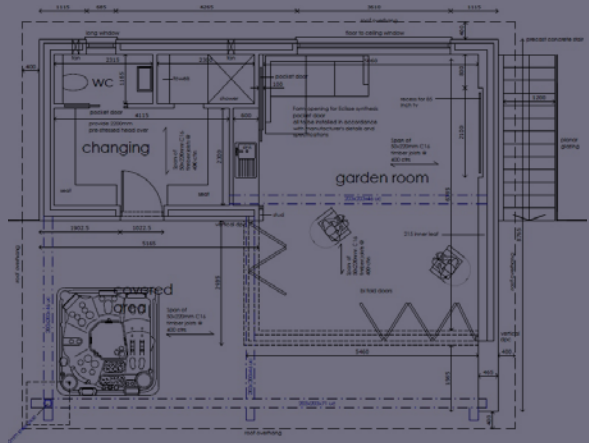
Floor Plans



Ground Floor

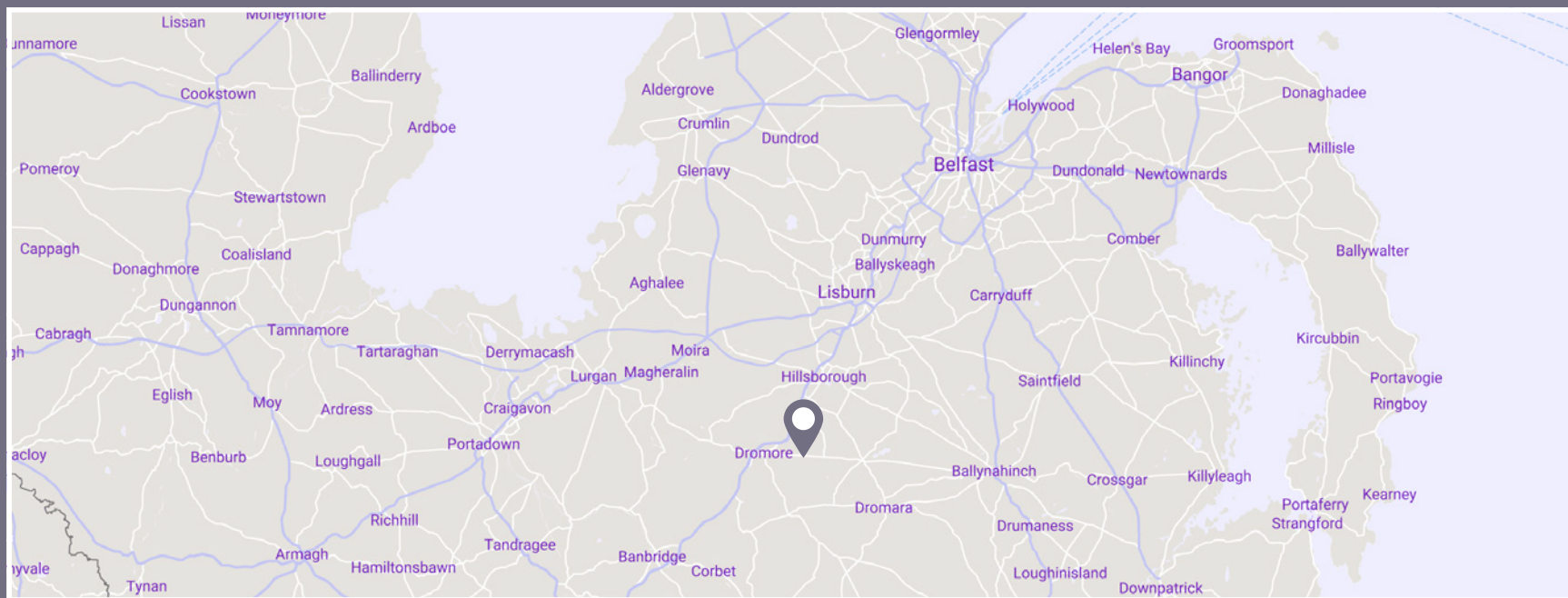


First Floor



Our Client currently has full Planning Permission for a 1,100 Sq Ft Garden Room comprising, Lower-Level Store and a Ground Floor Shower Room / Changing Room with Hot Tub area.

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