



HILLTOP

18 KILLYLEAGH ROAD,
SAINTFIELD, CO. DOWN



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NUMBER 18 KILLYLEAGH ROAD WAS BUILT IN RECENT YEARS TO AN EXCEPTIONAL STANDARD AND COMPRISES FIVE BEDROOMS INCLUDING PRIMARY AND GUEST SUITES, A LUXURY AND BESPOKE ITALIAN KITCHEN AND THREE RECEPTION ROOMS.

The opportunity to purchase a prestigious Family Residence with such superior design, stunning features, perfect placement and spectacular elevated Countryside views is a very rare one.

This is why Independent Property Estates are honoured to present to the Sales Market, Hilltop, 18 Killyleagh Road, Saintfield, County Down – a stunning, commanding Family Residence situated on an elevated Site, with stunning Countryside views that roll as far as the eye can see.

The attention to detail and finish throughout this home, both internally and externally is undeniably the last word in luxury.

This Property is the epitome of Contemporary Luxury Living in the Countryside.

Hilltop is nestled in an exceptional conservation area. This stunning contemporary Family Home benefits from a spectacular setting overlooking Aughnadarragh Lough with views across to the Mourne Mountains, Cave Hill and the Dromara Hills.

The Architect of this commanding Home ensured that during the design process every room captured the beautiful views on offer outside, while internally the design offers a luxury standard of living for the new owners to move in and simply enjoy.

Hilltop offers an idyllic country escape while also being five minutes from Saintfield and just 20 minutes from Belfast City Centre.

SPECIFICATION

- EXCEPTIONAL FAMILY RESIDENCE WITH SPECTACULAR PANORAMIC COUNTRYSIDE VIEWS
- ACCOMMODATION OVER TWO FLOORS CIRCA 3,500 SQFT
- SITE OF APPROX. 1 ACRE
- LARGE SWEEPING TARMAC DRIVEWAY PROVIDING SUBSTANTIAL PARKING FACILITIES
- FIVE DOUBLE BEDROOMS, TWO WITH ENSUITE FACILITIES
- PRIMARY BEDROOM BENEFITING FROM A WALK-IN DRESSING ROOM
- THREE RECEPTION ROOMS
- PRIMARY BEDROOM BENEFITING FROM A DRESSING ROOM & ENSUITE SHOWER ROOM
- LUXURY FITTED KITCHEN / DINING AREA WITH A FEATURE ISLAND
- LUXURY FITTED UTILITY ROOM & CLOAKROOM ROOM
- GROUND FLOOR W.C.
- FIRST FLOOR DELUXE BATHROOM SUITE
- UNDERFLOOR HEATING SYSTEM ON GROUND FLOOR
- OIL FIRED CENTRAL HEATING
- UPVC & ALUMINIUM DOUBLE-GLAZED WINDOWS
- SOLAR PANELS PROVIDING POWER TO MAIN RESIDENCE AND BATTERY STORAGE
- FULL FIBRUS HIGH SPEED INTERNET BROUGHT TO PROPERTY
- BEAM VACUUM SYSTEM
- ZONED SECURITY ALARM SYSTEM
- INTERCOM SECURITY ACCESS SYSTEM
- CCTV SECURITY CAMERAS SURROUNDING THE PROPERTY
- NUAIRE VENTILATION SYSTEM
- SONIS SURROUND SOUND AUDIO SYSTEM IN MULTIPLE ROOMS
- CAT 6 WIRING IN EACH ROOM
- FINISHED TO AN EXCEPTIONALLY HIGH STANDARD
- WRAP AROUND ROLLING LAWN GARDENS WITH MULTIPLE ENTERTAINMENT / RELAXING AREAS
- EXTENSIVE SWEEPING TARMAC DRIVEWAY
- LOCATED CIRCA 2.5 MILES FROM THE CENTRE OF SAINTFIELD
- CLOSE TO SAINTFIELD HIGH SCHOOL AND ACADEMY PRIMARY SCHOOL
- CONVENIENT TO ACCESS ROUTES TO BELFAST, LISBURN, DUBLIN AND BEYOND

OFFERS OVER £649,950



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WAS BUILT IN RECENT YEARS
TO AN EXCEPTIONAL STAND-
ARD AND COMPRISES FIVE BED-
ROOMS INCLUDING PRIMARY
AND GUEST SUITES, A LUXURY
AND BESPOKE ITALIAN KITCHEN
AND THREE RECEPTION ROOMS.

There are high levels of Insulation and under Floor Heating on the Ground Floor to ensure maximum comfort and which the new Buyer can enjoy the benefits of Full Fibrus High Speed Internet that has been brought to Property, multi room Music and Media Systems and a Beam Central Vacuum System.

Inside this stunning Family Home there is a contemporary designer feel, where large, framed Picture Windows capture the beauty of the outdoors from every perfectly styled Room.

A semi-circular Reception Hall opens into a Luxurious Lounge with the formal Dining Area accessed via double Doors.

A feature Glass Akos Gas Fire is the focal point of the Lounge and Dining Area, which has windows on every side to take advantage of the stunning Countryside views on offer.

Oversized windows look out over Aughnadarragh Lough from the Living Room, which also has a feature Glass Akos Gas Fire.

A stunning Kitchen and Dining room features an extensive range of Bellagio Cherry Cupboards contrasted against polished Glass Wall Units.



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The Worktops are in polished Quartz, this ‘Cook’s Kitchen’ is equipped with double eye level Ovens, a Five Fing Gas Hob, an integrated Fridge and Dishwasher and a feature Island with Sinks and a Breakfast Bar area – ideal for casual Dining.

This luxury Fitted Kitchen is finished with Porcelain Tiled Flooring and is open plan to a beautiful Breakfast Room and Dining Area, where the two feature Walls of Glass gives you the wonderful combined outdoor and indoor feeling.

French Doors open to the Patio Area where there is a feature Lantern Ceiling Window; this is the perfect place to relax and unwind or Entertain guests.

The rear Hallway provides access to the W.C. and to the Utility Room, which is equipped with a range of high and low-level units and is plumbed for a Washing Machine with space for a Tumble-dryer.



One of the Bedrooms is currently used as a Home Cinema and has a feature Vaulted Ceiling but can easily be utilised as a fifth double Bedroom.

Bedroom four opens into a semi-circular Bay Window with stunning Countryside Views overlooking the lush Green Fields and spectacular Mountains.

The principal Bedroom features a Dressing room and a deluxe ensuite Shower Room, with a wet room Mains Shower with Rainfall head and drying area all tiled in Porcelain.

The main Bathroom Suite comprises a beautiful NK Porcelanosa contemporary roll top Bath and a large rectangular Shower Cubicle and has a drying area; there is an Anthracite Heated Towel Radiator and a built-in Sonis Surround Sound System.

Friends, Family and Guests alike can sleepover in style with their own special Guest Suite which benefits from access to a deluxe Ensuite Shower Room.

Outside you can enjoy almost an acre of private, mature Gardens with sweeping Lawns surrounded by wrought Iron Fencing to the front and a Driveway which leads to the front and side of the Property.

As well as sculpted and manicured Flower Beds with Ornamental Shrubs and Grasses, this Property has a large range of Trees placed around the Boundary and at the rear, a Quartz Flagged Patio Area that provides the perfect location to entertain, BBQ or simply to put your feet up, relax and enjoy the stunning Countryside Views on offer.

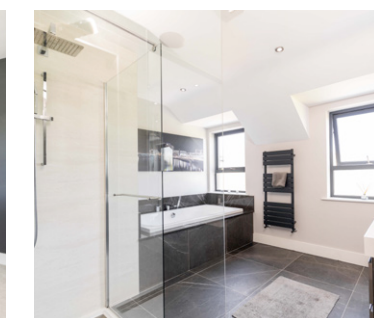
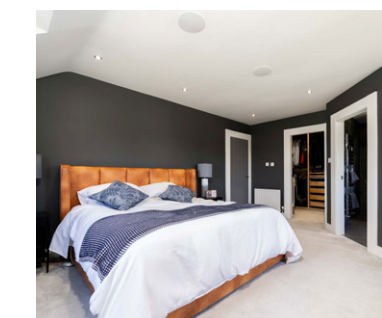
The outside of the Property is further complimented by a Garden Store and a covered Wood Storage Area.

You can enjoy almost an Acre of private, mature Gardens with sweeping Lawns surrounded by wrought Iron Fencing to the front and a Driveway which leads to the Front and Side of the Property.

As well as sculpted and manicured Flower Beds with Ornamental Shrubs and Grasses this Property has a broad range of Trees placed around the Boundary and at the rear, a Quartz Flagged Patio Area makes the perfect location to Entertain, BBQ or simply to put your feet up, relax and enjoy the stunning Countryside Views on offer.

There outside of the Property is further complemented by a Garden Store and a covered Wood Storage Area.

Access to the side via double Doors. Complete with Light and Power.



COMPRISES

GROUND FLOOR

Porch (6' 11" x 4' 00")

Access via double Doors. Semi-circular in design, complete with Ceco Engineered Wooden Flooring and recessed Spotlights. Double doors provide access to:

Lounge / Dining Area (24' 08" x 23' 00")

Front aspect Reception Room with Ceco Engineered Wooden Flooring, a feature Akos Wall Mounted Glass Gass Fire, built-in Sonis Surround Sound System, feature Cornice Ceiling and stunning Countryside views. Complete with access to under Stair Storage.

Living Room (22' 11" x 12' 01")

Front aspect Reception Room with Ceco Engineered Wooden Flooring, feature Cornice Ceiling, an Akos Gas Fire and Stunning Countryside Views. Complete with Recessed spotlights.

Kitchen (23' 01" x 16' 02")

Luxury fitted Kitchen with a range of high and low level Scavolini Units with Stone Worktops, Upstands and a feature Island with a bulkhead above with feature Lighting. Comprising a Smeg Five Ring Gas Hob, an Eye-level Smeg double Oven, an integrated Fridge, an integrated Bosch Freezer, an integrated Dishwasher, an Island with a Breakfast Bar for casual Dining and a Franke double Sink Unit with hot and cold mixer Taps and also a Filter Cold Water and a Boiling Water Tap. Complete with a built-in Sonis Surround Sound

System, a Wall mounted Intercom Security Access System, Tiled Flooring, part Tiled Walls and recessed Spotlights. uPVC and double-Glazed double Doors provide access to the Terrace / Entertainment area. Open plan to:

Dining Area (13' 03" x 11' 02")

Rear aspect Reception Room with stunning Countryside views, complete with Laminate Wooden Flooring, recessed Spotlights and feature Floor to Ceiling Windows. A large Aluminium and double-Glazed sliding Door provides access to the rear Terrace / Entertainment area and the rear Garden.

Rear Hallway (6' 04" x 5' 01")

Complete with Tiled Flooring and recessed Spotlights. Access to rear.

W.C. (6' 03" x 5' 01")

Two-piece suite comprising a Low Flush W.C. and a Wash Hand Basin with Storage under. Complete with part Tiled Walls, Tiled Flooring and recessed Spotlights.

Utility Room (16' 04" x 6' 08")

Comprising a range of high and low level fitted units with complimentary Roller Edge Worktops. Complete with plumbing for a Washing Machine, space for a Tumble-dryer, a Stainless-Steel Sink and Drainer Unit, Tiled Flooring, part Tiled Walls and access to built-in Storage.



COMPRISES

FIRST FLOOR

Landing (23’ 08” x 12’ 05”)

Bright and spacious Landing with lower-level feature Lighting on the Stairs and Landing. Complete with a Wall mounted Intercom Security Access System, recessed Spotlights, a Nuair Heat Recovery System, access to the Roof space and access to the Linen Cupboard.

Primary Bedroom (16’ 05” x 14’ 00”)

Front aspect double Bedroom with recessed Spotlights and stunning Countryside views. Complete with a Sonis Surround Sound System and access to:

Ensuite Shower Room (10’ 09” x 7’ 07”)

Deluxe three-piece Suite comprising a Laufen Low Flush W.C. with a feature Stone Shelf above for additional storage or display, a Sink with storage under and a Mirror above with feature recessed Lighting and a walk-in Mains wet room style Rainfall Shower. Complete with a built-in Sonis Surround Sound System, a Chrome heated Towel Rail, Tiled Flooring, part Tiled Walls, recessed Spotlights and an Extractor Fan.

Dressing Room (6’ 08” x 6’ 02”)

Walk-in Dressing Room complete with recessed Spotlights.

Bedroom Two (11’ 04” x 10’ 10”)

Rear aspect double Bedroom with recessed Spotlights. Access to:

Ensuite (6’ 06” x 6’ 06”)

Deluxe three-piece Suite comprising a Mains Rainfall Shower Cubicle, a Wash Hand Basin with a Mirror above with feature recessed Lighting and a Low Flush W.C. Complete with Tiled Flooring, part Tiled Walls, a Velux Window providing ample natural light, recessed Spotlights and a Chrome Heated Towel Rail.

Bedroom Three (14’ 06” x 11’ 05”)

Rear aspect double Bedroom with recessed Spotlights.

Bedroom Four (12’ 05” x 11’ 04”)

Front aspect double Bedroom with recessed Spotlights and a feature bay Window taking advantage of the stunning Countryside views.

Bedroom Five / Home Cinema (23’ 02” x 10’ 07”)

Dual aspect Bedroom, currently being used as a Home Cinema.

Bathroom (12’ 01” x 11’ 09”)

Deluxe four-piece Suite comprising a feature NK Porcelanosa sunken Bath, an NK Porcelanosa Low Flush W.C., a Sink with storage under and a walk-in Mains Rainfall Shower. Complete with Tiled Flooring, part Tiled Walls, a feature stone Shelf for additional storage or display, an Anthracite Heated Towel Rail, a Sonis Surround Sound System, recessed Spotlights and an Extractor Fan.



OUTSIDE

You can enjoy almost an Acre of private, mature Gardens with sweeping Lawns surrounded by wrought Iron Fencing to the front and a Driveway which leads to the Front and Side of the Property.

As well as sculpted and manicured Flower Beds with Ornamental Shrubs and Grasses this Property has a broad range of Trees placed around the Boundary and at the rear, a Quartz Flagged Patio Area makes the perfect location to Entertain, BBQ or simply to put your feet up, relax and enjoy the stunning Countryside Views on offer.

There outside of the Property is further complemented by a Garden Store and a covered Wood Storage Area.

Store (16' 00" x 11' 08")

Access to the side via double Doors. Complete with Light and Power.



SAINTFIELD

SAINTFIELD IS WITHIN CLOSE PROXIMITY TO BALLOO AND KILLINCHY, WHICH ARE KNOWN FOR THEIR AWARD-WINNING RESTAURANTS, SUCH AS THE POACHERS POCKET, BALLOO HOUSE AND DAFT EDDY'S, WHICH ARE WELL WORTH A VISIT.

Whilst the commute to Belfast City Centre is a mere 20 minutes away, there is also the beautiful Coastline and Sea that Killyleagh has to offer and is approximately 20 minutes away.

Whilst in Killyleagh one can enjoy some Food and Drinks at the renowned Dufferin Arms or at the Smuggler's Table.

Saintfield is a village and civil parish in County Down, Northern Ireland; it is about halfway between Belfast and Downpatrick on the A7 Road.

Saintfield had a population of 3,588 in the 2021 Census,

made up mostly of commuters working in both South and Central Belfast, which is about 18 km away.

The population of the surrounding Countryside is mostly involved in Farming.

Running east to west across the A7 is the B6 road, and to the west of this crossroads is Main Street, which takes you towards Lisburn and Ballynahinch, and to the east is Station Road which takes you towards Killyleagh.

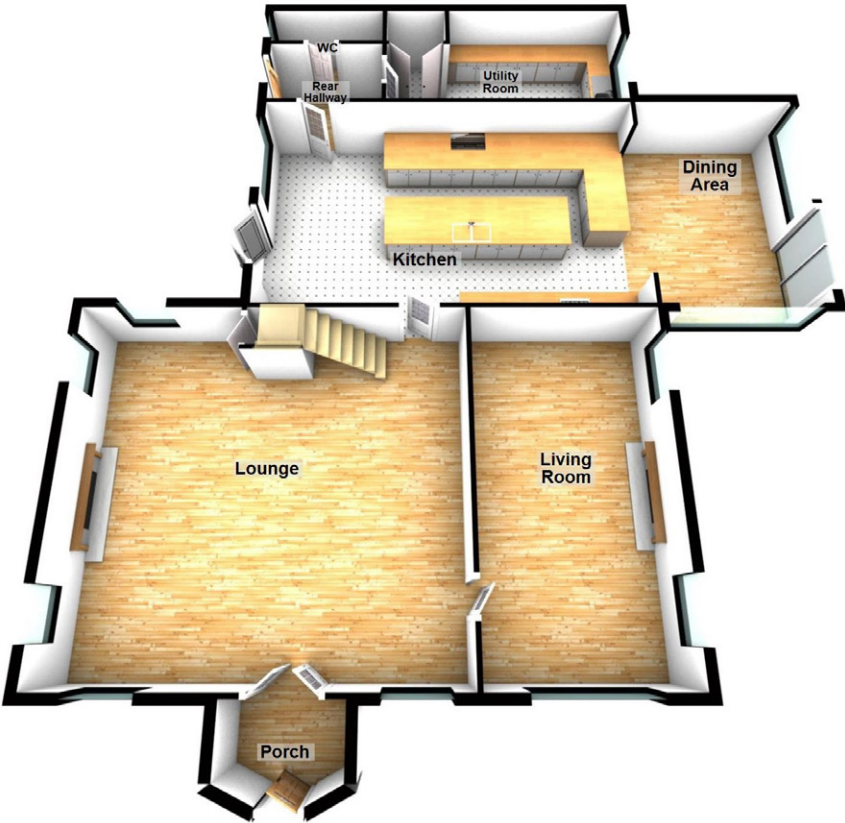
We really have run out of superlatives for this commanding Family Residence and only upon a personal guided viewing, will one truly appreciate what this Home has to offer.





FLOORPLANS

GROUND FLOOR



FIRST FLOOR





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81-91	B	84 B	87 B
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55-68	D		
39-54	E		
21-38	F		
1-20	G		



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