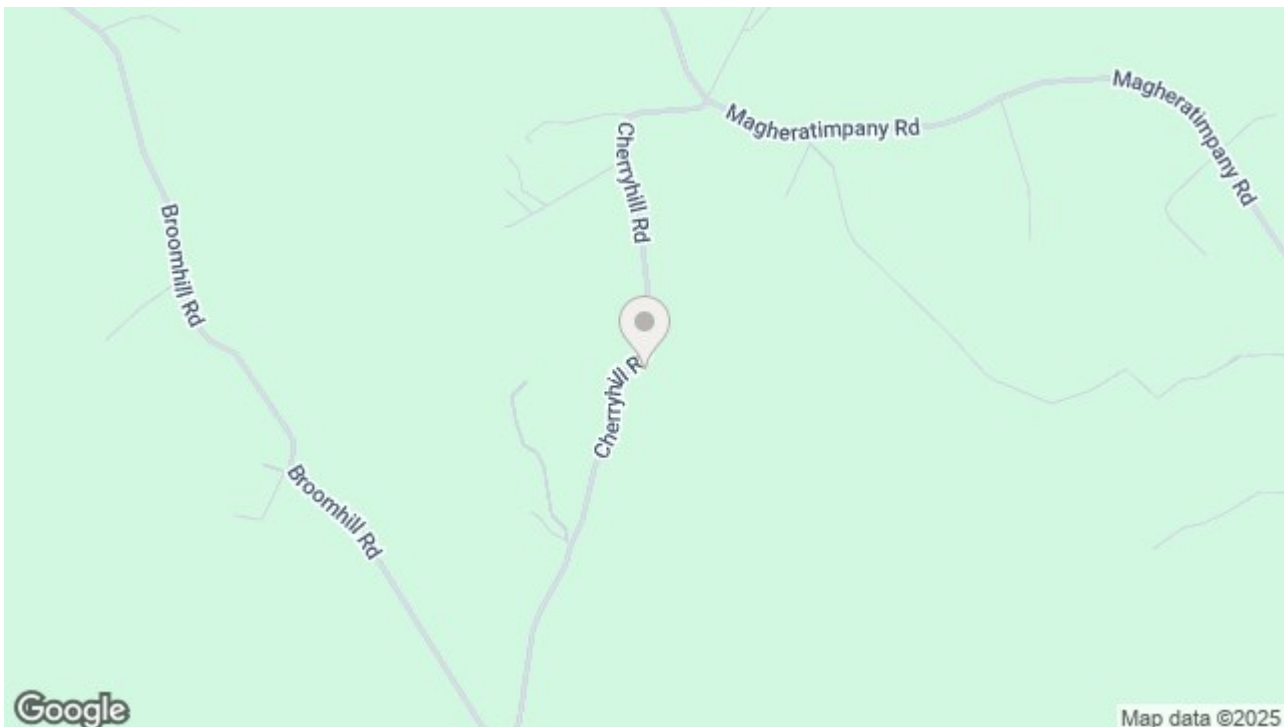




39 CHERRYHILL ROAD, BALLYNAHINCH, DOWN, BT24 8NW



OFFERS AROUND £495,000



We are delighted to offer for sale this beautiful detached country residence situated on the Cherryhill Road just outside of Ballynahinch. The home extends to approximately 3000 sq ft. and is situated on a large private site, benefiting from fantastic views over the surrounding countryside.

This home can only be fully appreciated on internal inspection where the prospective purchaser will see the high quality standard of finish used throughout the flexible accommodation.

The property's accommodation comprises of bright and spacious reception hall, living room and sitting room, country kitchen with space for formal dining through to sunroom. There is a separate utility room and downstairs cloakroom. The master bedroom has an ensuite and walk in wardrobe, two bedrooms serviced by ensembles and two further bedrooms serviced by a family bathroom.

Outside the property is approached through double gates to sweeping driveway lined with mature hedging and trees and further benefits from a integrated garage and ample space for parking. There are terraced gardens to the front with an array of mature shrubbery, and lawned garden to the side with paved patio area ideal for outside entertaining. To the rear of the property is a gardener's delight with polytunnel and raised beds and stabling block. There is also an orchard area with a variety of fruit trees.

There is also the opportunity to purchase an adjoining acre of fenced land with shelter for an additional price.

The house is conveniently located within easy commuting distance to Belfast and Lisburn, and the surrounding towns giving access to a number of excellent grammar schools and local amenities.

Rarely does an opportunity to acquire such an impressive residence come to the market. With so much to offer in this family home early viewing is a must.





## At a glance:

- Detached Country Residence
- Kitchen/Dining/Living and Separate Utility
- Five Bedrooms (three with ensuite)
- Downstairs Cloakroom
- Stabling Block and Orchard with Variety of Fruit Trees
- Integrated Garage
- Three Reception Rooms
- Family Bathroom
- Well Maintained Gardens with Polytunnel and Raised Beds
- Additional Land Available

### Reception Hall

15'3" x 12'1"

Solid wooden front door with side panel windows into bright and spacious reception hall with feature tiled floor. Access to under stair storage cupboard.

### Living Room

15'3" x 18'4"

Double doors into bright living room with feature fireplace. Wooden flooring; feature cornicing and ceiling rose.

### Sitting Room

11'9" x 16'0"

Wooden flooring.

### Kitchen/ Living/ Dining area

11'9" x 38'9"

Country kitchen with a range of high and low rise units with integrated sink and tiled splash backs. Recess for Aga style oven. Island unit with integrated bowl sink. Recess for American style fridge/freezer and microwave. Integrated dishwasher and winerack. Tiled Floor. Space for dining/living. Double patio doors leading to rear garden. Double patio doors to sunroom.

### Sun Room

11'9" x 8'8"

Double patio doors leading to front of property. Tiled floor.

### Utility Room

8'5" x 7'11"

Range of high and low rise units with integrated stainless steel sink and drainer. Recess for washing machine and tumble dryer. Door to integral garage.

### Rear Hallway

Door to rear. Tiled floor.

### WC

White suite encompassing low flush W/C and wash hand basin with tiled splash back..

### Landing

3'8" x 21'3"

Access to storage closet and hot press.

### Bedroom 1 (with ensuite)

15'11" x 11'7"

Window to side and skylight.

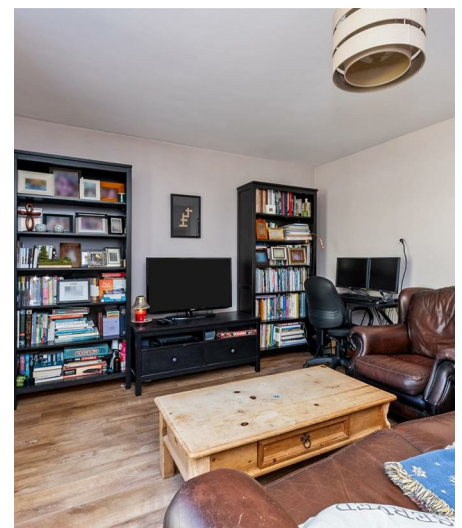
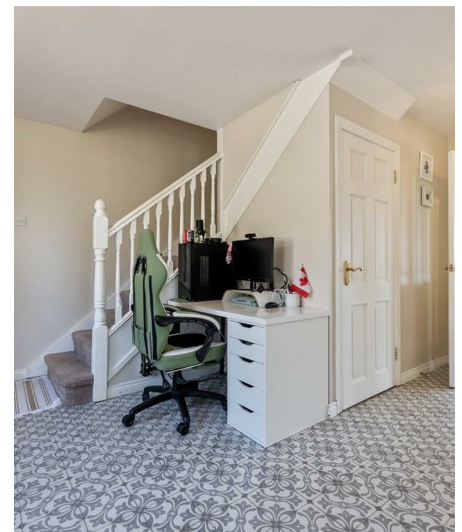
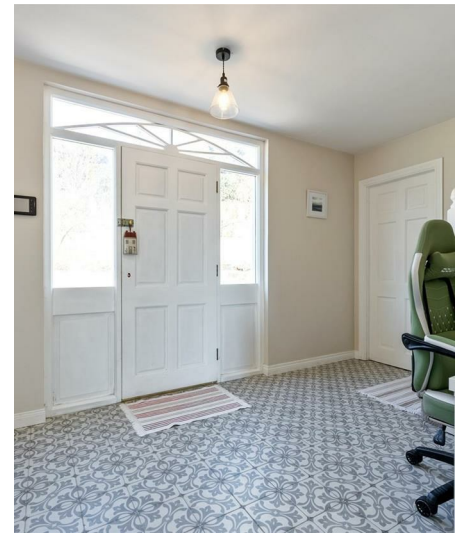
### En-suite

Skylight. White suite encompassing low flush W/C, wash hand basin and shower.

### Bedroom 2 (with ensuite)

9'7" x 12'8"

Window to side and skylight.



### **En-suite**

Skylight. White suite encompassing low flush W/C, vanity wash hand basin and shower.

### **Bedroom 3 (with ensuite)**

11'11" x 18'3" (max)  
Front facing. Access to walk in wardrobe.

### **En-suite**

Window to side. White suite encompassing low flush w/c, wash hand basin and shower.

### **Walk-in Wardrobe**

8'0" x 4'8"

### **Bedroom 4**

11'9" x 15'0"  
Windows to side and front.

### **Bathroom**

Window to rear. White suite encompassing low flush W/C, wash hand basin, bath and corner shower. Towel radiator. Fully tiled walls and floor.

### **Office/ Bedroom 5**

8'6" x 12'1"  
Window to front.

### **Integrated Garage**

22'6" x 14'10"  
Double wooden doors. Power and light. Door to utility and door to outside.

### **OUTSIDE**

The property is accessed through pillared wooden gates to a sweeping concrete driveway to stoned parking area. To the front is a stoned area with terraced garden area with mature plantings. To the side is well maintained garden laid in lawn with paved patio area ideal for entertaining. To the rear of the property is a gardener's delight with polytunnel and raised beds and stabling block. There is also an orchard area with a variety of apple and plum trees.

### **ADDITIONAL LAND**

There is an additional, adjoining acre of ground available - Price £10,000.

The ground is fenced and divided into 2 half acre paddocks and there is a 25ft x 12.5ft wooden animal shelter with a concrete floor with electricity and water connected. It is currently used to graze 3 pet alpacas but would also be suitable for equestrian or other purposes.











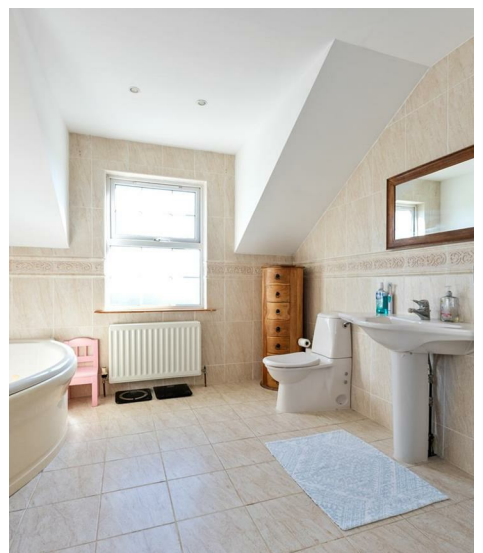

















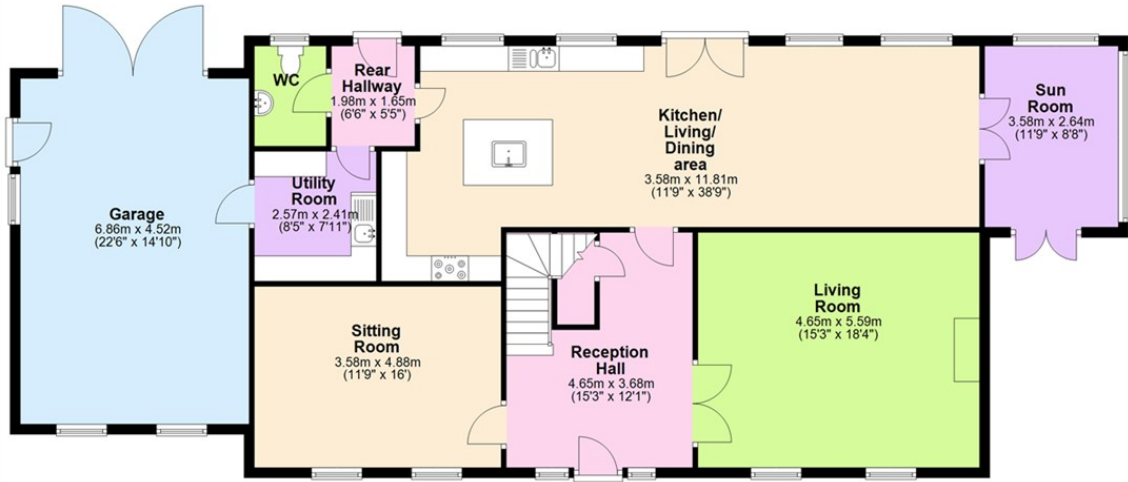




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



Ground Floor







Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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**PRS** Property Redress Scheme

**OFT** Approved code

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