



## 34 SCADDY ROAD

Downpatrick, BT30 9BP

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*Offers around* **£899,000**



DETACHED WITH SELF-CONTAINED APARTMENT | 5 🛏️ | 4 🚿 | 4 🚻

This stunning contemporary residence is set on an elevated 2-acre site. This property is finished to an exceptionally high standard throughout and offers over 4600 sq. ft. of luxurious high specification living space. Enjoying spectacular panoramic views over rolling countryside, Strangford Lough and the majestic Mourne mountains this home offers the perfect blend of modern everyday living and countryside charm.

Accommodation in brief comprises; a striking reception hallway with double height Cathedral ceiling Walnut open tread staircase and minstrel gallery overlooking scenic views. The stunning open-plan living kitchen area is fully equipped with contemporary high-end appliances; a further family lounge boasts a statement fireplace. A separate snug provides plenty of versatile spaces for the whole family to either enjoy their own space or time together at the end of a busy day.

There are five spacious double bedrooms all with glorious outlook, three of which offer ensuite facilities and two complimented by walk in dressing rooms. The main bathroom is luxurious and offers both a bath and separate shower. Further benefits include utility room, a pantry, an office, underfloor heating powered by an air source heat pump, beam vacuum system and a mechanical air circulation system.

Additional accommodation can be found above the double garages with a self-contained one-bedroom annex which offers a comfortable living room, kitchen, walk in wardrobe and a bathroom ideal for extended family or guests.

Externally, the property is accessed through electric gates and is approached by a sweeping driveway providing ample off streetcar parking. The grounds are beautifully landscaped with courtyard and patio areas all ideal for relaxing, entertaining, young children or pets alike.



## KEY FEATURES

- Stunning contemporary Residence Set on an Elevated 2 Acre Site
- Finished to an Exceptionally Standard Throughout Offering 4600 sq. ft. of Living Accommodation
- Striking Reception Hall With Double Height Ceiling, Walnut Open Tread Staircase and Minstrel Gallery with Scenic Outlook
- Open Plan Kitchen / Living / Dining Fully Fitted With Many High End Appliances
- Family Lounge with Feature Fire
- Separate Family Snug
- Additional Office Space
- Five Spacious Bedrooms, Three with Ensuite Facilities, Two Complimented By Walk in Dressing Rooms
- Property Also Boasts a Utility Room and a Pantry
- Underfloor Heating Powered by An Air Source Heat Pump
- Beam Vacuum System
- Mechanical Air Circulation System
- Additional Annex Above the Double Garages – Providing One Bedroom / Kitchen with Living Space / Bathroom and Walk in Wardrobe
- Sweeping Driveway Access Through Electric Gates
- 0.33 Acre Site - Planning Permission Passed For Detached Bungalow With Garage
- Finished to an Impeccable Standard Inside and Out – Viewing Highly Recommended to Fully Appreciate all that is on Offer
- Broadband Speed - Ultrafast

*Nestled in the heart of County Down, this fabulous home is perfectly positioned to enjoy the peace of the countryside while remaining within easy reach of local villages and towns including Downpatrick, Killyleagh and Saintfield all of which offer excellent road and transport links to Belfast making this the perfect home for commuters. The area offers access to many local attractions including Delamont Country Park and Castle Ward Estate. There are also well renowned schools close by*



## ROOM DETAILS

### *Ground Floor*

- Entrance Porch
- Reception Hall
- Family Lounge  
18'3" x 16'1"
- Formal Family Dining Room  
11'5" x 16'
- Office/Bedroom  
10'1" x 16'1"
- Open Plan Kitchen/Dining  
25'6" x 16'1"
- Utility Room  
5'4" x 16'1"
- Family Snug  
16'1" x 12'10"
- Downstairs WC

### *First Floor*

- Landing
- Family Bathroom
- Principal Bedroom  
13'2" x 16'
- En-suite Shower Room
- Bedroom Two  
13'1" x 16'
- Bedroom Three  
13'2" x 16'
- Bedroom Four  
12'10" x 12'5"

### *Outside*

- Double Garage  
22'7" x 19'8"

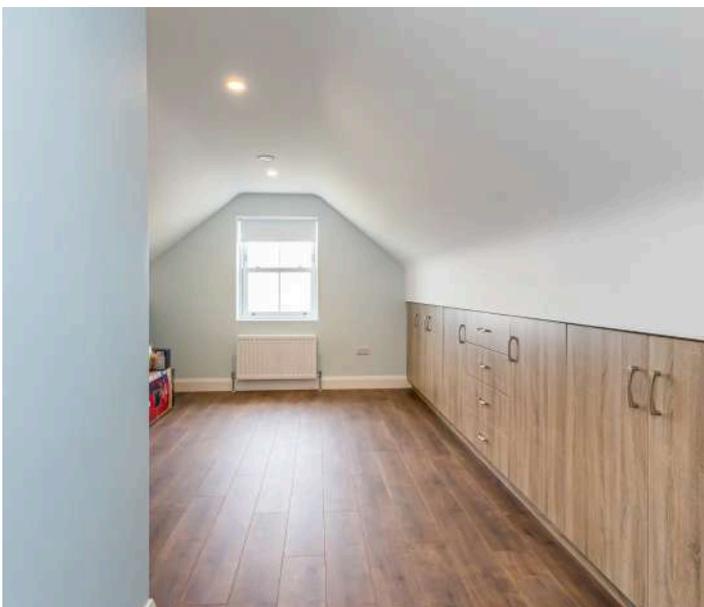
### *Outside*

- Beautiful views over rolling countryside, Scrabo Tower and The Mourne Mountains
- Large Tarmac sweeping driveway to the front providing ample off street car parking
- Enclosed by mature planting and hedging with gate access to both front and side
- To the rear a decorative brick driveway providing further off street car parking to the rear.
- Beautifully landscaped gardens
- Outside water, outside lights oil tank









## DIRECTIONS

*From Comber head up High Street and continue straight until you reach the roundabout in Ballygowan. Take the 1st exit onto Chruch Road and continue straight onto the Carrickmannon Road. Take a a left onto Manse Road, a slight right onto Ballywillin Road, then turn right to stay on Ballywilian Road. 34 Scaddy Road will be on your right-hand*



## THE LOCAL AREA

*Downpatrick is a town in County Down, Northern Ireland. It is on the Lecale peninsula, about 21 mi south of Belfast. In the Middle Ages, it was the capital of the Dál Fiatach, the main ruling dynasty of Ulaid. Its cathedral is said to be the burial place of Saint Patrick*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		
	84	84

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B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

