

G/26/028

## 16 Ednego Road Banbridge BT32 3ST

**A rare chance to acquire an appealing rural property comprising of a spacious family home and an additional 1 acre paddock.**



**Attractive and stylish 4 bed Detached bungalow within 2 miles of the A1.**

**Guide Price: Offers around £395,000**

**Closing Date For Offers: Thursday 9<sup>th</sup> July 2026**

## ❑ RESIDENCE – 16 EDNEGO ROAD

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Set in a peaceful countryside location, this attractive four-bedroom detached bungalow enjoys far-reaching rural views across surrounding farmland. Offering spacious and well-proportioned accommodation throughout, the property provides an ideal family home with a wonderful sense of privacy and tranquillity. Externally, the bungalow is complemented by generous gardens and open countryside surroundings, creating a superb opportunity for those seeking a lifestyle in a scenic rural setting. This property also comes with the benefit of approximately 1 acres of quality farmland.

Internally the property comprises an entrance hall leading through to the kitchen/dining area which hosts a range of upper and lower-level units and integrated appliances. There is a useful laundry room adjacent and is plumbed for a washing machine and tumble drier with a separate w.c. adjacent. Located to the side and front of the property you will find the living room which has a fireplace and is accessible from the hallway. Adjacent you will find the reception room with views over the surrounding countryside.

Moving down the hallway you will find 3 generous sized bedrooms, study and the family bathroom room. Upstairs you will find a useful bedroom/games room and access to the attic.

The house occupies a peaceful, countryside position yet is well situated for the national motorway network, being only approx. 4 miles from Dromore and all local amenities. Accessed via a pillared entrance which leads to a parking area at the front and rear of the property along with the patio and large garage.





## ❑ KEY FEATURES

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- Spacious and well-proportioned accommodation
- Oil Fired Central Heating. Double Glazing.
- Mature gardens to the front, side and laid in lawns with large 2 car garage.
- Patio with elevated scenic countryside views.
- Convenient access to the A1.
- 1 acre paddock

**ENERGY PERFORMANCE CERTIFICATE 16 EDNEGO ROAD**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	63 D
39-54	E		
21-38	F		
1-20	G		

**FLOOR PLAN**



**Approximate Total Area 2277sqft (LPS)**

## ❑ LOCATION

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From Banbridge merge onto the A1, proceed for approx. 2 miles before turning right onto the Waringsford Road, proceed for approx. 2.4 miles before turning left onto the Barronstown Road, continue for 0.8 miles before turning right onto the Ednego Road, continuing for approx. 0.5 miles and the lands will be located on your right-hand side.



## ❑ PLANNING

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There are currently no planning approvals or applications for building sites on these lands.

## ❑ VACANT POSSESSION

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Residence- The dwelling is currently tenanted until 1.10.26.  
In the event that the successful purchaser prefers to complete prior to the vacant date above, then the rent could be apportioned accordingly.

## ❑ VENDOR'S SOLICITOR

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Trevor McBurney & Co, 11 Downshire Place Banbridge BT32 3DF  
law@trevormcburney.com

## ❑ OFFERS

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Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

## ❑ ADDITIONAL LANDS

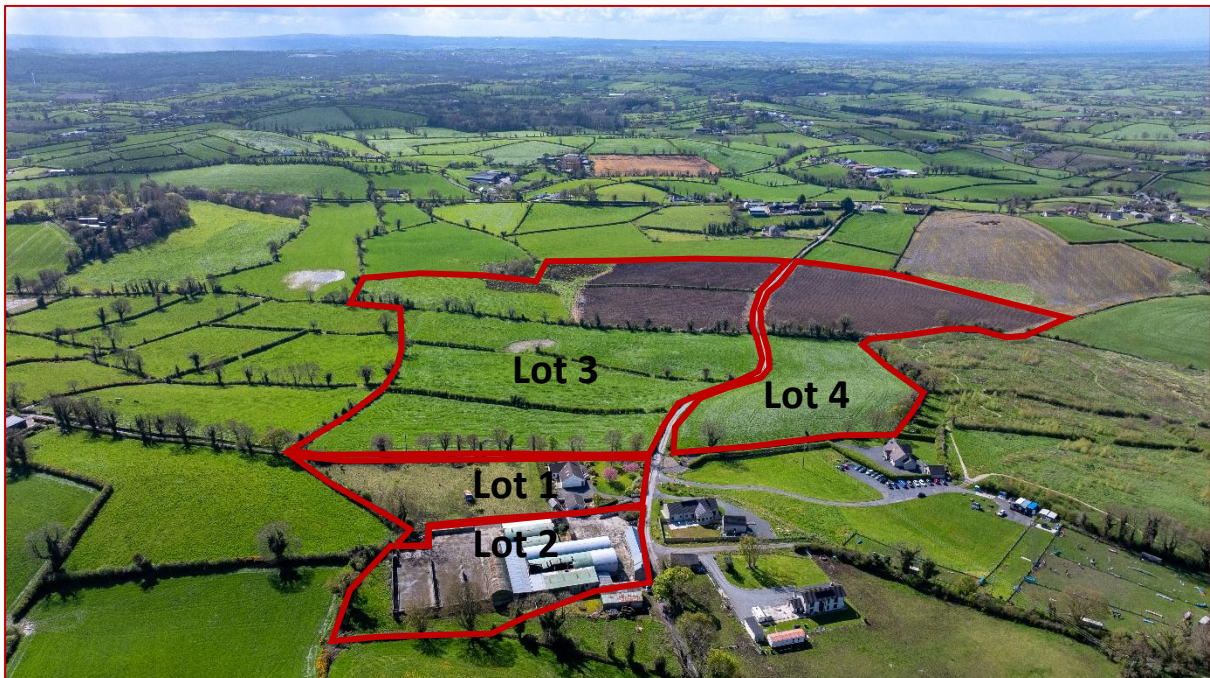
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Intending buyers primarily interested in the residence, should be aware that the owner is offering an additional approximately 46 acres of land & farmyard situated mostly adjacent to the residence. Should interested parties prefer to acquire some of the additional fields they are requested to specify their preferred options with reference to Field numbers from the attached copy Dard map.

## ❑ VIEWING

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House: By appointment only with selling agent



**□ GUIDE PRICE**

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**Residence & 1 acre paddock:** Offers around £395,000

**□ CLOSING DATE FOR OFFERS**

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Thursday 9<sup>th</sup> July 2026

## Contact

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These particulars are given on the understanding that they will not be construed as part of a Contract, conveyance or Lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements formulated here.



FNC Fields

Edit Status	Field Number	Total Field Area (Ha)	Land Type	Field Classification	Ineligible Features Breakdown (Ha)	FNC Maximum Eligible Area (Ha)
	3/052/080/10	1.686	LL	PG		1.69
	3/052/080/11	2.300	LL	PG	Ineligible Vegetation: 0.037	2.26
	3/052/080/12	3.634	LL	AR	Ineligible Vegetation: 0.020	3.61
	3/052/080/14	2.300	LL	PG		2.30
	3/052/080/6	1.688	LL	PG		1.69
	3/052/080/7	2.202	LL	AR		2.20
	3/052/080/8	2.439	LL	PG		2.44
	3/052/080/9	1.977	LL	PG		1.98
	3/050/106/17A	0.428	LL	PG	HND 0.004 NOT AGR USE 0.052	0.37
	3/050/106/17B	0.239	LL	PG		0.24

18.78 Ha = ~~46.4 AGR~~ 46.4 AGR