



G/26/039

**FOR SALE**  
**54 BETTYS HILL ROAD**  
**BALLYHOLLAND**  
**BT34 2ND**

**4 BED DETACHED HOUSE ON A SPACIOUS PLOT WITH THE  
OPTION OF ADDITIONAL LAND FOR SALE**



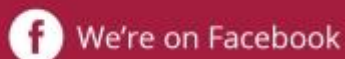
**Rarely does a residence with the option of additional land in this locality become available. Less than 3 miles from Newry City and within easy walking distance to the local primary school, this property offers countryside living in a convenient location.**

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

**Closing Date for Offers: Thursday 11<sup>th</sup> August 2026**



108 Hill Street, Newry  
BT34 1BT, N. Ireland



Tel: 028 3026 6811  
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## ❑ PROPERTY DESCRIPTION

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54 Bettys Hill Road is a charming 4-bedroom detached family home offering a unique blend of countryside living in a convenient location. Originally built in approximately 1834 by the McShane Family, it has been extended and renovated boosting character and history. Set on a large private site extending to approximately 0.76 acres, this property offers a rare opportunity to enjoy rural life within easy access to the nearby Newry and all amenities.

Upon entering the property, you are greeted by the first spacious reception room on your right with an open fireplace, to your left you are welcomed by the dining room which has a delightful fireplace with marble surround, built in bookshelf and glass fronted display cabinet. As we move on through, we have a modern kitchen with an excellent offering of high and low units offering adequate storage. To the rear we have first of four bedrooms with built in storage, family bathroom comprising of shower, WC and wash hand basin complimented with a tiled floor and utility room. Upstairs we have an ample landing with 3 well-proportioned bedrooms, 1 of which has built in storage, bathroom and hot-press.


Externally the property has a large tarmac drive to the front, private surrounding flanked by open lawn, with mature trees and shrubs, green house, block-built outbuildings which include an external w/c & boiler room.

## KEY FEATURES

- Easy commute to Newry, Dublin or Belfast. Newry Train Station, A1 & Warrenpoint Bridge (Under Construction) all within approx. 4 miles of this property.
- Modern Kitchen with patio door
- Spacious Site with ample garden and parking
- Oil fired central heating and double-glazed windows
- Grand yet appropriate fireplaces adding historic elegance to the reception and living rooms.
- High Speed Fibre Broadband



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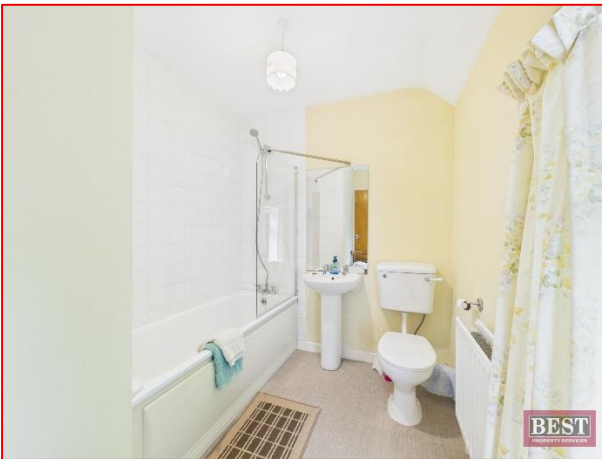


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## FLOORPLAN



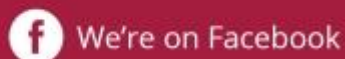
## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



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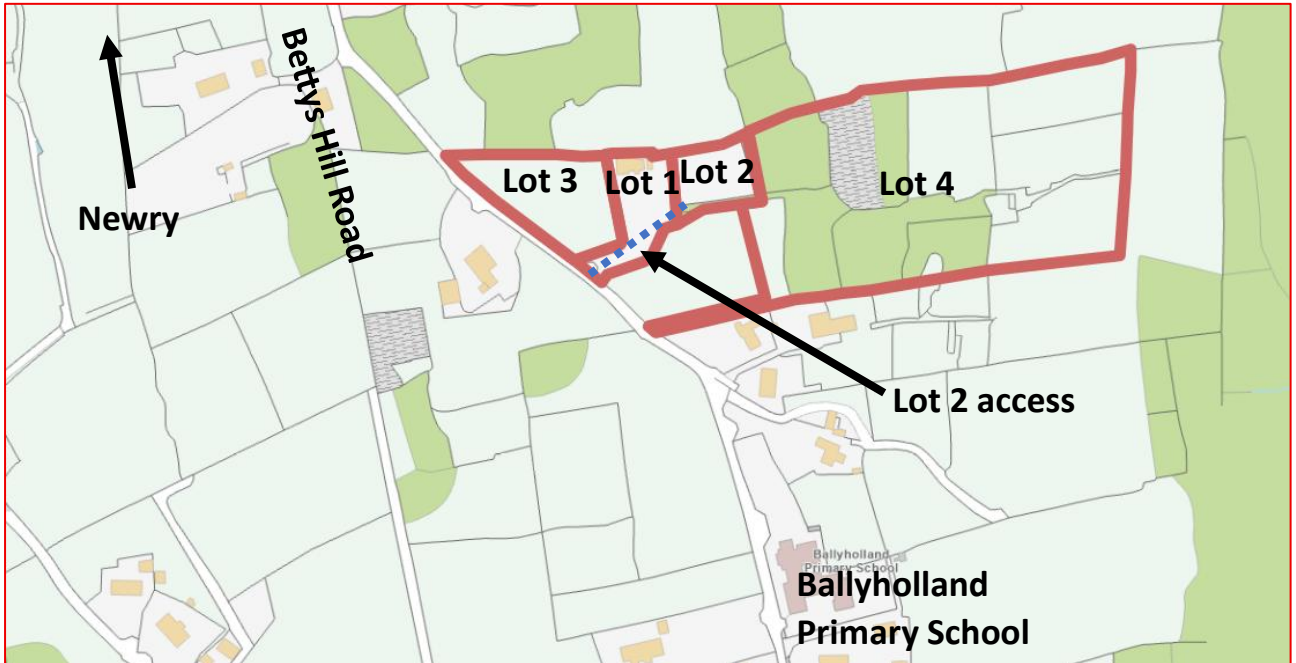


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## ❑ LOCATION

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From Newry turn onto Abbey way and then turn left onto Courtney Hill continue along for approximately 1.1 miles before turning right onto Bettys Hill Road and the property in sale are located approximately 1.4 mile down the road on your left.



## ❑ PLANNING

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

We have been advised by the vendors planning consultant that lot 2 would be a likely infill site.

Intending buyers are advised to have their own architect or planning advisor provide independent planning advice.

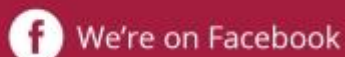
## ❑ ACCESS

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Should the residence in lot 1 be sold separately from lot 2 the potential site, the residence buyer will be expected to grant a right off access for the potential site buyer to the Bettys Hill Road.



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## □ AREA

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The residence is set on approximately 0.6 acres.

In addition to the residence, we are selling an additional approximately 8 acres of agricultural land including a potential site which is adjacent and can be purchased at an additional figure. This land is shown on the attached Dard map.

## □ VACANT POSSESSION

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Vacant possession will be granted to the successful purchaser on completion.

## □ VIEWING

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House- By appointment with selling agent.  
Lands- By inspection at any time.

## □ OFFERS

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We reserve the right on behalf of the vendor to conclude the bidding (if necessary) by holding a meeting of all the bidders on a specified date and time in our office. In the event that a meeting is to be arranged only those interested parties with a valid offer on the property by the closing date can be assured of being notified of the specific time and date.

## □ GUIDE PRICE

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### Lot 1:

**Residence:** Extending to approximately 0.6 acres

Offers Around £395,00

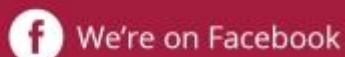
## □ CLOSING DATE FOR OFFERS

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Thursday 11<sup>th</sup> August 2026

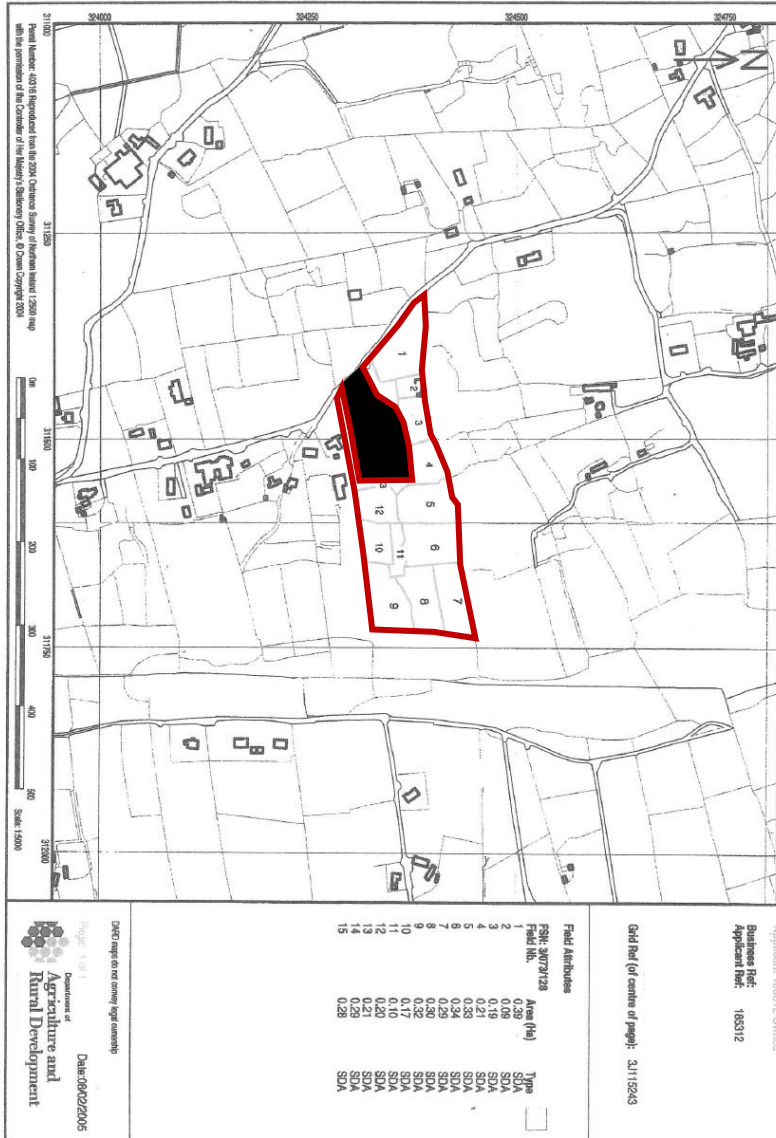


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**MAPS (FOR ILLUSTRATION PURPOSES ONLY)**



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