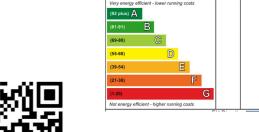


31A Annacloy RoadDownpatrick BT30 9AE

Offers In The Region Of £995,000

- Extensive Family Home
- Farmyard, Outbuildings & c.46 Acres Land
- Six Double Bedrooms
- Spacious Lounge with Stove & Dining Area
- Family Room with Open Fire
- Two Bathrooms
- Utility & Shower Room
- Games Room / Office
- Mature Garden & Entertaining Area
- Available in Lots See Separate Listings







Built in early 2000s and owner occupied from new, this extensive family home measures c3200sq ft and is tucked off the main Annacloy Road in the tranquil and picturesque townland of Dunnanelly , approximately 2.5 miles from Downpatrick and 3.5 miles from Crossgar.

Along with the dwelling house, the sale includes, sizeable farmyard, comprising five stables, six kennels, workshop, hayshed with loft, store, purpose built c.80ft x 50ft farm shed and c.46 acres agricultural land.

The Vendors will also consider selling in Lots; (1) House and Yard £550,000 (2) Land £560,000.

ACCOMMODATION

Boasting flexible accommodation over two floors, this well cared for family home comprises to the first floor, a bathroom and two double bedrooms, both with built in robes. The ground floor accommodation boasts living room with open fire, kitchen, lounge with stove and dining area, utility & shower room, games room, family bathroom and four double bedrooms, two with built in robes.

OUTSIDE

The property boasts mature lawns, entertaining area, ample parking with direct access to the farmyard and outbuildings.

VIEWING INFORMATION

This home and adjoining farmyard will only be fully appreciated by internal inspection. Please contact Edel on 07703 612 257 or edel@quinnestateagents.com to organise your viewing.



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective punchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective punchaser regardless of weather the sale completes or not. In addition, now of the applicances net tested in any way whatsoever and it is our recommendation that a punchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions besed on the measurements provided and double check measurements at all times. Valuation/Windrages Service As part of our service we would remind Vendors and potential punchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out if ner market appraisal of your property.



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com 07703 612 257

Ballynahinch Branch

24 High Street Ballynahinch BT24 8AB 028 9756 4400

Downpatrick Branch

15 Market Street Downpatrick BT3 06LR 028 4461 2100

Banbridge Branch

18 Bridge Street Banbridge BT32 3JS 028 4062 2226

General Enquiries

downpatrick@quinnestateagents.com



quinnestateagents.com