



**31A Annacloy Road**  
Downpatrick  
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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			







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.



For any enquiry relating to this property, please contact

**Edel Curran**

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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



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 purchaser 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 purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser 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 based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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