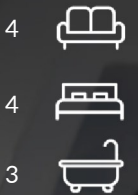




Michael 11

A wonderful family home that is ideal for those with equestrian or outdoor interests  
 Circa 3300 sq.ft property with seven stables, a sand school and a paddock  
 Beautifully decorated and oozing with class from top to bottom  
 Great selection of reception rooms with high ceilings and a lovely flow  
 Stunning entrance approached through electric double gates  
 Luxurious kitchen with granite work surfaces, an Aga stove , feature centre island and  
 a large walk in pantry  
 Stunning entrance hall with parquet flooring and a mahogany staircase



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Luxury family bathroom with a free standing bath and a separate shower  
 Oil fired central heating and fully double glazed  
 Totally private enclosed cobbled courtyard that is perfect for your children or pets  
 Seven stables and a tack room overlooking a sand school  
 Detached double garage with light and power  
 Ample parking for horse boxes or lorries  
 Circa 1.5 acre site with a separate paddock  
 Surrounding gardens with mature trees and a greenhouse  
 Countryside surroundings yet convenient to Belfast, Comber and Saintfield



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## Room to Grow – Room to Play!

This luxurious family home offers superb flexibility and opportunities for the lucky purchaser... If you have a large or growing family that has an interest in equestrianism or outdoor sports then look no further as you will be blown away by the sheer scale and outstanding luxury this exquisite family home has to offer. On arrival you will soon realise it is really rather special with every room in this extensive home beautifully decorated and well presented with no expense having been spared in the quality finish and features. The property offers approximately 3,300 sq.ft of internal space boasting high ceilings, parquet flooring and a lovely flow to the reception rooms make for a very comfortable lifestyle for the lucky purchaser!

Clearly built and designed for a family with a love of equestrianism the facilities are second to none, no less than seven stables and a tack room with its own sink and wc overlooking the sand school and there is a gated paddock for the horses to relax in after a long hack on the country roads. A fantastic feature and attribute is the fully enclosed and very large cobbled courtyard that provides complete privacy and safety for children and pets. It is also a fabulous area for entertaining with a raised deck and easy access to the house. When you see it you will be able to picture yourself with the music blaring, barbeque on and the kids playing around your feet!

The Ballybeen Road is just off the Moneyreagh Road and is only a ten to fifteen minute drive to Belfast and only a five minute drive to Comber. To have the tranquility of the rolling countryside and so many amenities close by this is an outstanding opportunity to purchase not just a new home, but a special lifestyle for your family – especially with its very realistic asking price!



**Asking Price £650,000**



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Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!

### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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ESTATE AGENTS