



### **Ballynahinch Branch**

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### **Downpatrick Branch**

49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

### **Banbridge Branch**

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### **General Enquiries**

sales@quinnestateagents.com



For any enquiry relating to this property, please contact

**Aoibheann Dagens**

aoibheann@quinnestateagents.com



**11 Bucks Head Road**  
**Downpatrick**  
**BT30 8JB**

Offers Over  
**£495,000**

### **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.

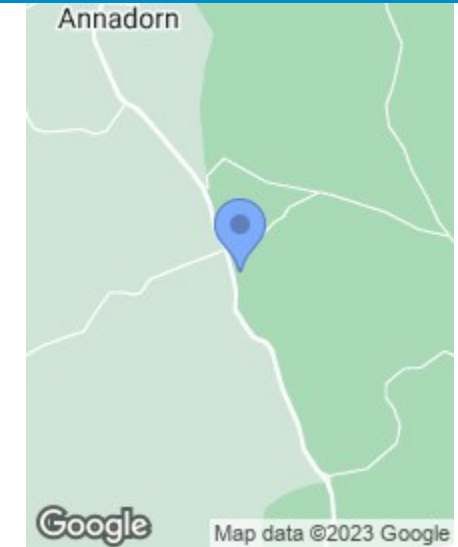
- Detached Bungalow
- Four Bedrooms
- Beautiful Elevated Site
- Separate Office Building
- Workshop/ Garage & Stables
- Additional Land Available to Purchase
- Picturesque Rural Location
- Site Extends to C.1.6 Acres
- Early viewing recommended Contact Aoibheann on 07710308955

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 11 Bucks Head Road

Downpatrick, BT30 8JB



## Directions

The Bucks Head Road, is an extremely convenient location nestled between Downpatrick & Loughinisland. From Downpatrick head towards Clough on the A25 Ballydugan Road. You will travel for approximately 3.5 miles. The Bucks Head Road will be on the right-hand side.

A spectacular family home on an elevated site with views of the Mountains of Mourne to the front and the Dromara Hills to the right. This property offers so much, including an area slightly hidden from the main house which includes a substantial workshop and yard, ideal for working from home. There is also an area above the garage which has been transformed into additional living accommodation which subject to approvals could provide an additional income or simply used as additional living space.

### Accommodation

The accommodation of the main residence is located on the one level and includes an entrance hall, leading to a spacious reception hall. There is a beautiful family lounge which offer stunning front aspect views towards the Mourne mountains. The kitchen area is spacious and includes a good range of high- and low-level units as well as ample space for dining. Off the kitchen there is a multi-purpose room used as an office by the current owner but could equally be used as a dining room or playroom dependent on your preference. Within the kitchen area there is also easy access to the utility room, a separate wash room and an abundance of storage. The property also provides four spacious bedrooms and a modern family bathroom.

### Outbuildings / Offices

There is a range of sheds, stables and office space all secluded from the main property, it is used by the current owners as a van/car workshop but could easily be used for a number of alternate purposes (subject to approvals) and ideal for those running a business from home. There is a separate building used as an office which also includes kitchen facilities.

### The Site

The elevated site extends to 1.6 Acres or thereabouts and has everything you could imagine, including gardens planted and laid in lawn, tree areas, a patio area, a working yard, an easily maintained back yard providing parking for a substantial number of vehicles and a beautiful sweeping driveway approaching the property.

### Viewing

Only by viewing this property in person can the full extent of what is on offer be truly appreciated. To arrange a private viewing or to obtain more information, contact Aoibheann in our Downpatrick branch on 07710308955.

### Financial Advice

If you require financial advice to purchase this property or any other property, we are pleased to recommend Donnan Ritchie from Ritchie McLean Mortgage Solutions. He can be contacted on 07545576819.

