



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
07710308955



**7 Lismore Road
Downpatrick
BT30 7SY**

**Offers In The
Region Of £450,000**

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.

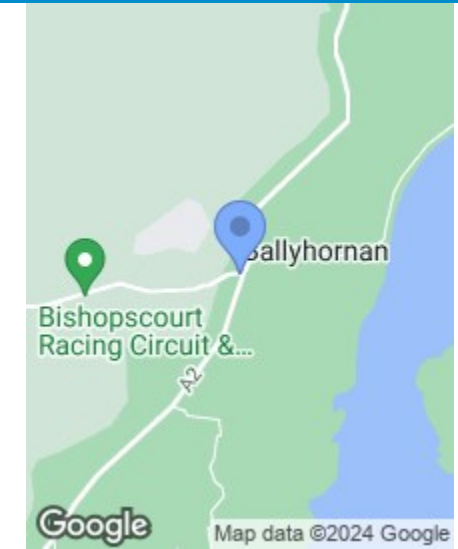
Valuation/Mortgage Service

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 Farm House with Two Entrances
- Planning Permission for 3 Holiday Lets
- Planning Permission for a 2 Storey Barn Conversion
- 2.5 Acres of Land
- A Third Entrance For Access to Barn Conversion
- 3 Large Reception Areas
- Double Bedrooms on First Floor
- Large Detached Garage
- Contact our Downpatrick Branch to Organise a Viewing

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			





Directions



This is a unique opportunity to acquire a property with business potential. In addition to the living accommodation, there is also planning permission for 3 holiday lets and also for a detached 2 storey replacement dwelling for the side barn conversion with a garage (planning reference available on request). Making it the perfect property to invest in.

The home itself is a beautiful detached traditional farmhouse with many original features. This home boasts spacious accommodation spread over 2 floors. There is a spacious kitchen lounge and family room. Also 3 double bedrooms on the first floor of the property.

Houses like this, with an authentic charm & outbuildings don't come up too often, and we would imagine it won't stay on the market long. Contact Aoibheann in our Downpatrick Branch to make a viewing on 07710308955.

Business Potential

There is an abundance of out buildings at this property. There is planning permission for 3 holiday lets, and also planning permission for a 2 story replacement dwelling in the barn, which would also benefit from a garage. Both planning references available on request. This would be the perfect investment, if you are interested in a potential working from home business in this beautiful setting please get in touch. As this property is at close proximity to the stunning Ballyhornan beach - it would make the perfect summer holiday let. Given that Bishops Court - the global attraction is just around the corner, with hundreds of thousands of people touring to the area, these holiday lets could be full all year round.

Detached Farmhouse

This stunning detached farm house is the perfect property for family who are wanting to retreat to a more rural setting. It boasts 3 large bedrooms on the first floor, however there is the potential for flexible living areas on the ground floor also as there is 3 reception rooms. Otherwise as the property stands there is a kitchen, with separate dining room, lounge & family room. There is a downstairs W.C & also a family bathroom with bath and separate shower. There is three entrances to this property.

Grounds

With 2.5 acres of land there is a lot of land for you to use as you wish. It is the ideal location for anyone who wishes to start a small farm, or even an Equine

school. There is also planning permission granted to allow for a holiday let on the grounds.

Viewing

We highly recommend early viewing on this property, call Aoibheann in our Downpatrick Branch to arrange on 07710308955

Financial Advice

We are most pleased to recommend Donnan Ritchie from Ritchie McLean Mortgage Solutions for all your financial questions. You can contact him on 07545576819 or via email on donnan@ritchiemclean.co.uk

