

'HIGHLANDS', 37 FARRANFAD ROAD,
SEAFORDE, BT30 8NH



TEMPLETON
ROBINSON



PRICE: OFFERS AROUND £1,475,000

'Highlands' is a Grade B1 Listed Detached Residence built in 1840 for the Land Agent of the Seaforde and Hollymount Estates. Extensive use was made of Moume granite, and the house is a beautifully proportioned example of Scottish architecture, with an interesting style of peaked gables and corner coins.

Approached by a sweeping driveway, it is surrounded by 8 acres of woodland, grazing paddock, and gardens. The magnificent beech, oak and chestnut trees are home to many species of birds, including a well-known colony of rooks.

The imposing reception hall features the original staircase, while the main rooms retain their original high ceilings with moulded architraves, cornices and original glass. The drawing room in particular is elegant and bright, facing south onto the gardens, and with adjoining sunroom. The large country style kitchen with ash working surfaces, and glass double doors lead directly out to an extensive flagstoned, sheltered patio area.

There is a sheltered yard, with 7 stables, tack room and large barn / workshop.





- Grade B1 Listed Detached Residence in delightful setting with 8 acres comprising gardens, paddock with mature trees
- Imposing Reception hall with sweeping staircase
- Elegant Drawing Room, Dining Room, Study, with attractive fireplaces
- Large country style Kitchen/Breakfast Room with Aga
- Walk-in pantry & separate utility room
- First Floor with 7 Bedrooms, 3 Bathrooms including Luxury Main Bathroom
- Oil Fired central Heating Recently Renewed with High Pressurised Water System
- 7 loose boxes, tack room, feed storage room
- Yard with stables, large barn/workshop, double garage, outside wooden building and greenhouses
- Surrounded by 8 acres of gardens, woodlands and paddocks
- Seaforde Village, an increasingly popular residential area within easy access to Ballynahinch and Downpatrick and for commuting to Belfast City Centre
- Under 10 minutes to Murlough & Tyrella Beaches & Mourne Mountains, Newcastle







GROUND FLOOR

Front door to . . .

GRACIOUS RECEPTION HALL: Maple wood strip flooring, oak staircase with cast iron fluting.

DRAWING ROOM: 23' 7" x 17' 5" (7.19m x 5.31m) (into bay window). Attractive painted stone fireplace with stone hearth, dog grate, maple wood strip flooring, cornice ceiling. Door leading to . . .

SUN ROOM: Maple wood strip flooring, double doors to garden.

DINING ROOM: 20' 6" x 16' 9" (6.25m x 5.11m) (into two bay windows). Attractive painted wooden fireplace with brick inset and tiled hearth, dog grate, display shelving and cupboards, maple wood strip flooring, cornice ceiling and ornate square set ceiling rose, window shutters.

STUDY: 14' 9" x 14' 4" (4.5m x 4.37m) Painted cast iron fireplace with dog grate, book shelves, ornate ceiling and ceiling rose.

KITCHEN WITH BREAKFAST AREA : 22' 0" x 18' 6" (6.71m x 5.64m) Range of painted wooden high and low level units, ash work surfaces, hand painted tiles, four oven oil fired Aga, larder cupboard, fireplace with pine surround, terracotta tiled floor, double doors to enclosed paved patio.

SCULLERY: Range of matching painted cupboards and shelves, ash work surfaces, old Belfast sink unit, plumbed for dishwasher.

INNER HALLWAY: Quarry tiled floor.

PANTRY: Range of built-in cupboards and shelves.

DRYING ROOM:

LAUNDRY ROOM: Single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, access to cellar.

CLOAKROOM: Low flush wc, wash hand basin, shelves.

REAR HALLWAY: Back staircase leading to . . .

FIRST FLOOR

LANDING:

PRINCIPAL BEDROOM: 22' 0" x 15' 9" (6.71m x 4.8m) Excellent range of built-in robes and cupboards.

BATHROOM: White suite comprising panelled bath, vanity unit, low flush wc.

BEDROOM (2): 18' 9" x 16' 2" (5.72m x 4.93m) Double built-in wardrobe.

BEDROOM (3): 13' 5" x 12' 0" (4.09m x 3.66m) (into bay window). Vanity unit.

BEDROOM (4): 15' 0" x 13' 10" (4.57m x 4.22m) Double built-in robe. Door to . . .

BATHROOM: White suite comprising panelled bath with telephone hand shower, low flush wc, wash hand basin.

WEST WING:

BEDROOM (5): 13' 0" x 13' 0" (3.96m x 3.96m) (at widest points). Vanity unit.

BEDROOM (6)/STUDY: 18' 0" x 7' 4" (5.49m x 2.23m)

BEDROOM (7): 13' 7" x 11' 10" (4.14m x 3.61m) Range of built-in robes.

LUXURY BATHROOM: Roll top bath, pedestal wash hand basin, low flush wc, walk-in shower cubicle, ceramic tiled floor.

LINEN CUPBOARD:

Door to rear staircase.









OUTSIDE

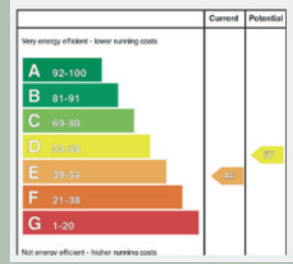
Approached by sweeping front and rear driveways and surrounded by well maintained mature formal gardens in lawns and screened by several species of magnificent trees including oak, beech and chestnut, 8 acres of garden and woodland area.

RANGE OF OUTBUILDINGS: Including: Double garage, fuel store and work room, stable yard including 7 loose boxes, feed house, tack room, haybarn/workshop, cloakroom with wc.



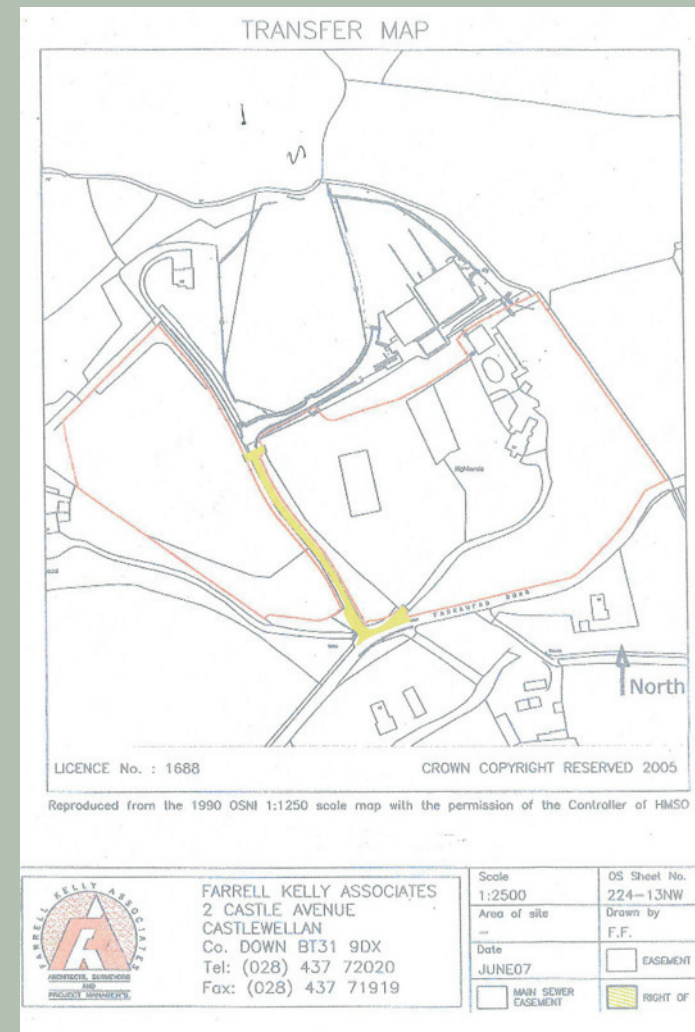


Energy Rating
 Epc Type: Domestic
 Current: E44
 Potential: D57
 EPC Landmark Code: 2090-0023-4170-6501-3825
[Epc Certificate](#)



LOCATION:

From Ballynahinch continue 7 miles towards Seaforde, turn left into Cottage Road, opposite 'The Butterfly House'. At end of road turn left onto Seaforde Road and second left into Farranfad Road (sign posted Downpatrick 5½). The house (Highlands) is 500 yards on the left handside with the stone wall and security gates.



Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.