



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating		Current	Potential
100-91	A		
81-61	B		
51-41	C		
31-21	D		
21-11	E		
11-01	F		
01-00	G		
01-00	G	44	44

Northern Ireland

53 Listooder Road, Saintfield, BT30 9JF

Offers Around £695,000

53 Listooder Road, Saintfield, BT30 9JF

This outstanding country residence is situated on a delightful mature wooded smallholding of approx 7 1/2 acres and offers spacious gracious accommodation, a courtyard, stables and extensive storage facilities. This special home can be enjoyed both inside and out with patio area, a bluebell wood and stream, waterfall and wooded acres providing a most attractive and appropriate setting for this fine home. The lands and garden area include a tennis court and potential for a new build home (subject to planning, permission previously been approved). The lands enable equestrian interests to be pursued as well as enhancing the privacy and amenity. There are 3 large sheds providing excellent storage facilities and scope for work from home businesses. The bright and spacious accommodation comprises

3 gracious reception rooms and garden room
4 Bedrooms (master and guest room with ensuite)
Well fitted kitchen/dining area with separate utility and cloakroom.



Entrance Porch

Cedar solid wooden flooring. Double doors to:

Living Room

16'2 x 16'2

Cedar solid wooden flooring. Feature fireplace with double sided multi fuel stove. Cornicing. Stairs to first floor. Window seat.

Dining Room

15'06 x 12'8

Feature fireplace with double sided multi fuel stove. Cornicing. Built in display units. Double doors to:

Garden room

17'8 x 13'10

Tiled flooring. Spotlights on ceiling. Amtico floor. Cedar wooden panelling on ceiling. Double doors to patio area and gardens.

Drawing Room

16'03 x 15'08

Feature Marble fireplace. Double aspect onto garden and terrace area. Cornicing.

Kitchen/dining/living

24'2 x 14'5

High and low level units with Aga range. Recess for cooker, dishwasher and microwave. Stainless steel sink unit. Stainless steel bowl sink beside Aga. Tiled at splashback. Double doors to terrace and garden area. Laminated flooring.

Utility Room

14'06 x 13'02

High and low level units with recess for washing machine and dishwasher. Stainless steel sink unit. Tiled at splashback. Laminated flooring. Airing cupboard. Step up to:

Cloakroom

Built in storage units.

Ensuite Shower Room

White low flush w.c., wash hand basin, shower cubicle with power shower. Tiled floor. Steps up to:

Guest Bedroom

14'03 x 12'08

Spotlights. Door to courtyard. Built in robes. Could be used for granny flat or ideal for boomerang kids.

First floor

landing area. Storage room (could be easily converted to shower room).

Master Bedroom

16'01 x 8'1

Front facing views onto garden. Ensuite with large walk in shower with power shower and rain shower, low flush w.c. and pedestal wash hand basin. Fully tiled.

Bedroom Two

12'2 x 10'0

Front facing onto garden area. Currently being used as dressing room.

Bedroom Three

16'02 x 13'01

Double aspect with views onto garden, stream and courtyard.

Family Bathroom

14'07 x 10'03

Free standing claw and foot bath, low flush w.c., pedestal wash hand basin, corner shower cubicle with wall shower. Cedar solid wooden flooring. Part panelled walls. Large airing cupboard. Walk in wardrobe.

Garage

48'2 x 17'5

Good sized garage with parking for 4 cars. Up and over doors.

Workshop

17'5 x 14'6

Four stables

15 x 11'6 each

Accessed via courtyard.

Outside

Surrounded by mature shrubs and trees and accessed via paved driveway to courtyard, outbuildings and ample parking. Access to tennis courts and surrounding land.

Land

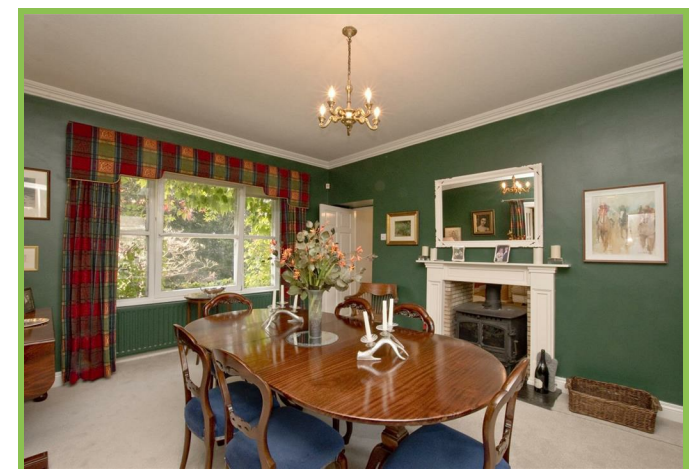
Map attached of land approx 7.5 acres.

Outbuildings

No 1 - Approx 1500 sq ft

No 2 - Approx 1800 sq ft

No 3 - Approx 1500 sq ft













Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE



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UPS

12 English Street
Downpatrick
County Down
BT30 6AB

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515