

ULSTER PROPERTY SALES

UPS

DOWNPATRICK BRANCH

12 English Street, Downpatrick, County
Down, BT30 6AB

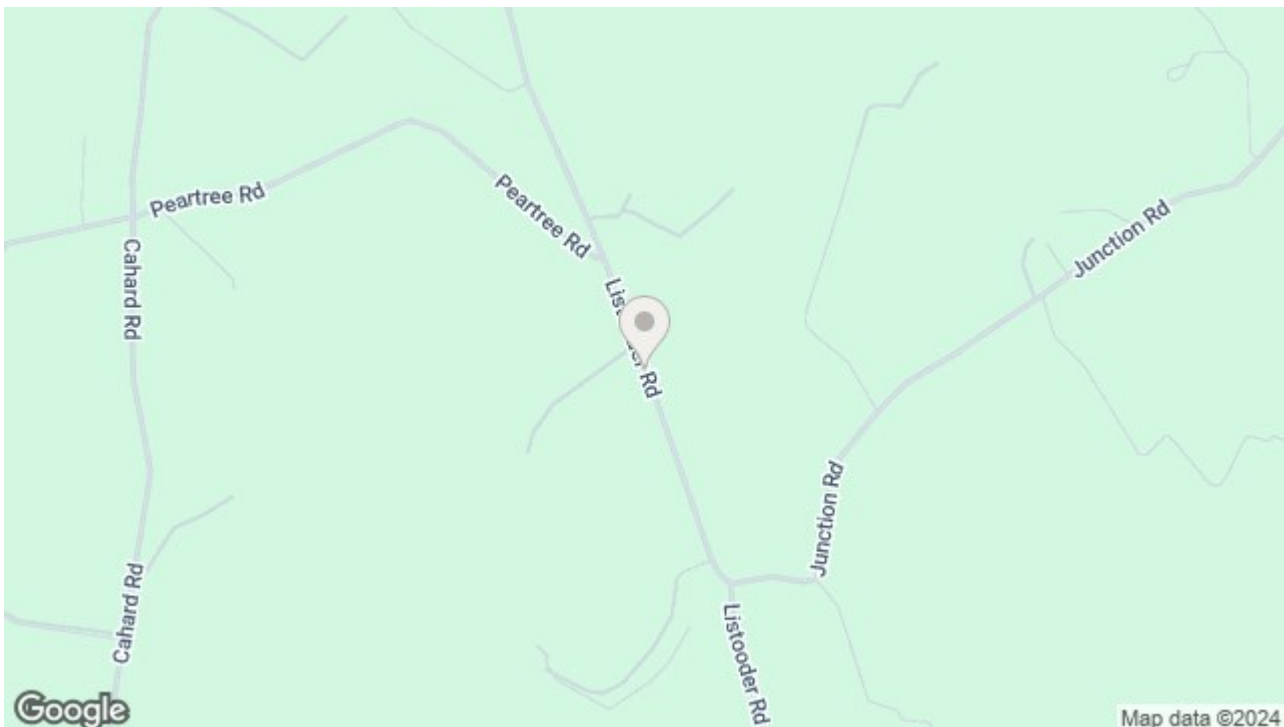
028 4461 4101

downpatrick@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



WATERSIDE, 53 LISTOODER ROAD, CROSSGAR, SAINTFIELD, BT30 9JF



OFFERS AROUND £695,000

This very special Gentleman's Country Residence is situated on a delightful small holding of approx. 7 ½ acres with a bluebell wood, 2 water falls, stream and mature trees providing a most appealing and attractive setting for this fine home.

There is a substantial range of outbuildings and stables so both equestrian interests and work from home businesses can be facilitated.

The delightful gardens include a tennis court and spacious patio area and paved areas which enable the superb setting to be appreciated from morning to evening with different delightful aspects.

The spacious and gracious accommodation comprises 3 spacious reception rooms and garden room

4 Bedrooms (master and guest room with ensuite)

Well fitted kitchen/dining area with separate utility and cloakroom.



At a glance:

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.

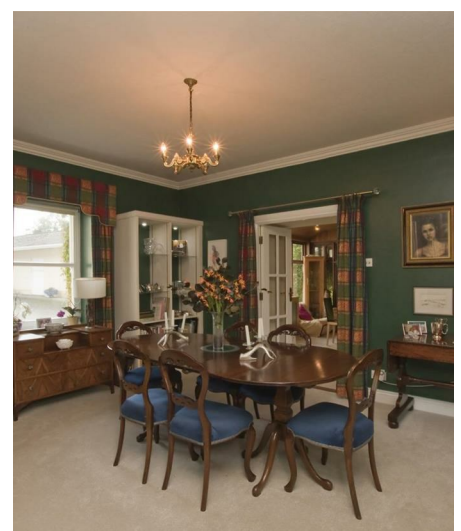
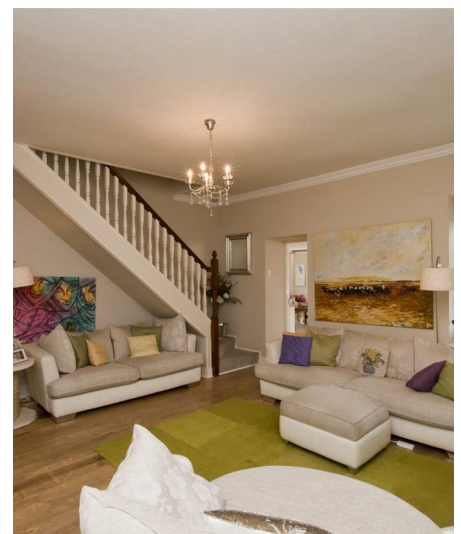
Ensuite Shower Room

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











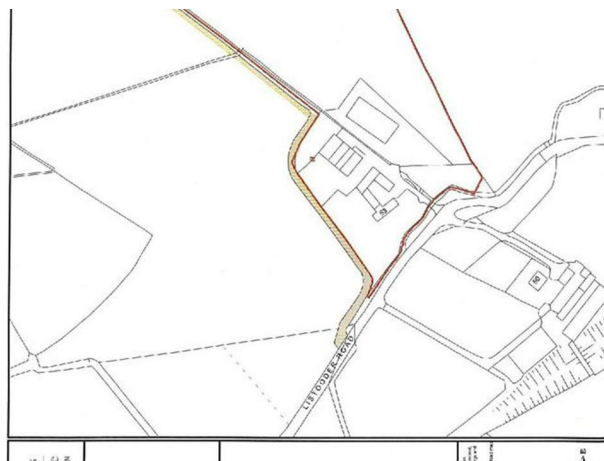
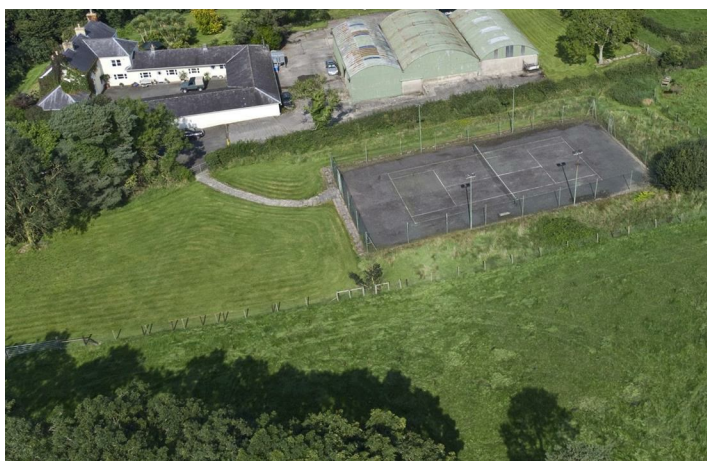






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	44
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	





Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

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

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PRS Property Redress Scheme

OFT Approved code

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