



104 KILLINCHY ROAD

Killinchy, BT23 5NE

Offers over **£975,000**



DETACHED | 4 🛏 | 2 🚿 | 3 🚽

A wonderful opportunity to purchase April Cottage and substantial adjoining lands and stables, the total site encompassing 14 acres. Ballygraffan has operated for many years both as a private eventing yard and also an equestrian business.

This family home is exceptionally well presented throughout where bright and spacious accommodation combines with tasteful internal design ensuring this home will appeal to even the most discerning of purchaser. The large kitchen/dining/living space opens to the rear formal gardens, a perfect spot to enjoy the birdsong and sunshine. There are two well proportioned first floor bedrooms as well as two ground floor bedrooms, the principal bedroom, where there are views to the Mourne Mountains and to Strangford Lough, boasting an en suite dressing room and en suite bathroom. Of particular note is the fabulous dining room with wood burning stove whilst the kitchen is complimented with an Aga oil fired range. To the front, the property enjoys a paved and landscaped courtyard with a southerly aspect. To the upper yard are two purpose built studio apartments in the guise of Maurice's and Harry's stables, perfect as Air bnb's with a five star rating and registered with Tourism NI. There are also four stables to the upper yard, wash bay with solarium, tack room and feed store as well as garage. The lower yard provides additional parking, barn, four horse walker, sand arena and up to five large additional stables.



KEY FEATURES

- Charming Detached Family Home And Purpose Built Equestrian Enterprise
- Adjoining Lands of Circa 14 Acres of Free-Draining, Weed Free Paddocks Suitable for Grazing Year
- Round.
- Land Split Into Timber Fenced Paddocks, Each With Individual Field Shelter (10 in total)
- Four Well Proportioned Bedrooms Including Principal Bedroom with En Suite Dressing Room and Bathroom
- Contemporary Fitted Kitchen with Glass Overhead Atrium, Aga Range and Open to Dining and Living Space With Doors Opening to Rear Formal Gardens
- Family Room
- Magnificent Dining Room with Wood Burning Stove
- Ground Floor Bathroom
- Ground Floor Cloakroom and Separate WC
- Other Benefits Include Oil Fired Central Heating and uPVC Double Glazing
- Beautifully Mature Rear Gardens Laid in Lawns with Patio Areas and Mature Trees, Ideal for Outdoor Entertaining or Children at Play
- Front Easily Maintained and Landscaped Courtyard Gardens
- Pillared Entrance To Main House with Ample Parking and Garage
- Two Purpose Built Five Star Rated Studio Apartments – Operated Currently as Air Bnbs
- Extensive Stabling, 20M x 60M Sand Manège and Four Horse Walker, Field Shelters, Horse Solarium etc.

WHAT THE OWNER'S SAY...

The yard consists of a maximum of nine stables, four horse walker, field shelters, sand manège and exceptionally dry grazing land. This detached family residence enjoys an elevated position approached off a long lane from Killinchy Road. The secluded position commands views over rolling countryside to Strangford Lough and surrounding countryside. This is the ideal opportunity for those with equestrian interests.



ROOM DETAILS

Ground Floor

- Spacious Reception Hall
- Walk-In Cloakroom
- Separate WC
- Utility Room/Pantry
9'8" x 6'7"
- Dining and Baquetting Room
28'1" x 14'5"
- Lounge/Drawing Room
27' x 21'
- Kitchen
18'4" x 14'9"
- Bedroom Three
14'9" x 13'3"
- Bedroom Four
18'2" x 13'3"
- Shower Room

First Floor

- Landing
- Bedroom One
16'9" x 11'5"
- Walk-In Dressing Room
13'2" x 8'9"
- En-suite Bathroom
- Bedroom Two
14'9" x 13'3"
- Left Handing
- Roof Space

Outside

- Scrabo Stone Patoe Areas
- Pathway to Orchard
- Mature Trees
- Two Air BNB's
(Each Self Contained)

Outside

- Upper Yard
 - Stable Block One
 - Stable Block Two
- Lower Yard
18'4" x 14'9"









DIRECTIONS

Travelling from Comber along the Killinchy Road continue along the Killinchy Road in the direction of Balloo. Just past CTS Tyres and past Ballygraffan Road take the next left hand turn along a long lane. Continue to the top of the lane veering around the right hand bend. Number 104 is located on the right hand side. .



THE LOCAL AREA

Killinchy village sits on a hill overlooking Strangford Lough. The nearby settlement of Balloo is treated as part of Killinchy. Sketrick Castle is located near Killinchy and is estimated to date back to the 15th century. The Annals of the Four Masters record the capture of the castle in 1470. It was intact until the end of the 19th century when a storm demolished much of it. In 1957 a stone subterranean passage was discovered..

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		
39-54	42	58
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

