



**Tonaghnieve**  
14 Ballygowan Road - Saintfield - BT24 7ER



# Tonaghnieve

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*A gracious Georgian country residence set in its own mature grounds extending to 17 acres, with courtyard and a range of traditional outbuildings.*

## ACCOMMODATION

Reception Hall | Drawing Room | Dining Room | Family Room | Kitchen | Cloakroom

Master Bedroom En Suite | 4 Further Bedrooms | Principal Modern Bathroom

Courtyard with Traditional Outbuildings | Mature, Tastefully Landscaped Gardens | Quality Agricultural Lands

*Set in approximately 17 acres*

1b Main Street  
Saintfield  
BT24 7AA  
028 97 568300

**Tim Martin**  
co.uk

27 Castle Street  
Comber  
BT23 5DY  
028 91 878956

Saintfield 1 mile

Lisburn 11.7 miles

Belfast 9.6 miles

Belfast City Airport 13.1 miles

Belfast International Airport 26.2 miles





## DESCRIPTION

A gracious Georgian country residence set in its own mature grounds extending to 17 acres, with courtyard and a range of traditional outbuildings.

The residence is approached from the sweeping tree-lined and illuminated bitmac drive to the front of the residence and leading to the brick pavia courtyard beyond. The property is set in delightful landscaped gardens which have been lovingly created over the decades to provide a tranquil setting to the residence.

The agricultural lands are sub-divided into five paddocks and surround the residence and are all laid down to grass and provide quality grazing. The lands are equally suitable for the production of silage, haylage and/or cropping.

## SITUATION

Tonaghnieve is situated less than a mile from the centre of the village of Saintfield and is well positioned to provide easy access to Belfast, George Best City Airport, Lisburn, the Motorway Network and to the Ards Peninsula.

Saintfield is a bustling market village providing a good selection of shops, boutiques, cafes, restaurants and public facilities including, bank, doctors surgery, library, churches, clubs and societies.

A team of local residents under the guise of 'Saintfield Community Association' maintain the green areas in and around the village, each year planting a fine selection of plants to create an abundance of colour to brighten the village and they are regularly receiving awards in the Ulster in Bloom competition.

The area has plenty of sporting opportunities which includes thriving cricket, hockey, football and GAA clubs, table tennis and badminton clubs. Two golf clubs including Rockmount and Temple Golf Clubs are close at hand with a Community Centre providing a range of sporting activities.

The property is close to delightful walks in the open countryside through Rowallane Gardens with sailing and water-sports available on Strangford Lough a short distance away.

## SCHOOLS

The Academy Primary, Millenium Primary and Saintfield High School are all convenient to the property with good public transport servicing Belfast schools including RBAI, Victoria, Methodist College, Hunter House and Wellington Grammar, Downpatrick schools including Down High School, St Patricks High School, St Marys High School, St Colmcilles High School in Crossgar and Ballynahinch High School, Assumption Grammar and St Colmans in Ballynahinch. A good selection of child day care nurseries are available in the immediate area.



## ACCOMMODATION

### ENTRANCE HALL

Approached through a panelled door with fan light and side lights; black and white tiled floor.

### RECEPTION HALL

Cloak cupboard; dado rail; 3 wall lights; corniced ceiling; telephone connection point.

### DRAWING ROOM 6.91m (22'8) x 4.14m (13'7)

Tiled fireplace and hearth with a hardwood surround; gas coal effect fire; corniced ceiling; 5 amp table lamp points; tv aerial connection point.





**DINING ROOM** 6.88m (22'7) x 3.61m (11'10)

Tiled fireplace and hearth; plumbed for a gas fire; corniced ceiling; serving hatch from kitchen; tv aerial connection point; twin centre ceiling roses.

**REAR HALL**

Ceramic tiled floor; hotpress with copper cylinder and Willis type immersion heater; fitted shelves; light point; built-in cupboard.

**FAMILY ROOM** 4.85m (15'11) x 4.34m (14'3)

Cream marble and tiled fireplace; corniced ceiling; fitted bookshelves; tv aerial connection point.

**CLOAKROOM** 1.09m (3.7) x 0.89m (2'11)

Cream coloured suite comprising, corner wash hand basin; ceramic tiled floor; part tiled walls.



Dining Room



Family Room



Rear Hall / Cloakroom



**KITCHEN** 4.78m (15'8) x 3.71m (12'2) maximum measurements  
1½ tub single drainer stainless steel sink unit with chrome mixer taps; extensive range of mid oak eye and floor level cupboards and drawers with matching glazed and leaded display cupboard; formica worktops; integrated Bosch electric oven; Bosch combi microwave; 5 ring gas hob with extractor unit and light over; integrated fridge and dishwasher; serving hatch to dining room; part tiled walls; ceramic tiled floor; ceiling spot lighting; corniced ceiling.

**FIRST FLOOR**

**LANDING**  
Corniced ceiling; 2 centre ceiling roses; wall light; dado rail.





**MASTER BEDROOM** 5.08m (16'8) x 4.11m (13'6)

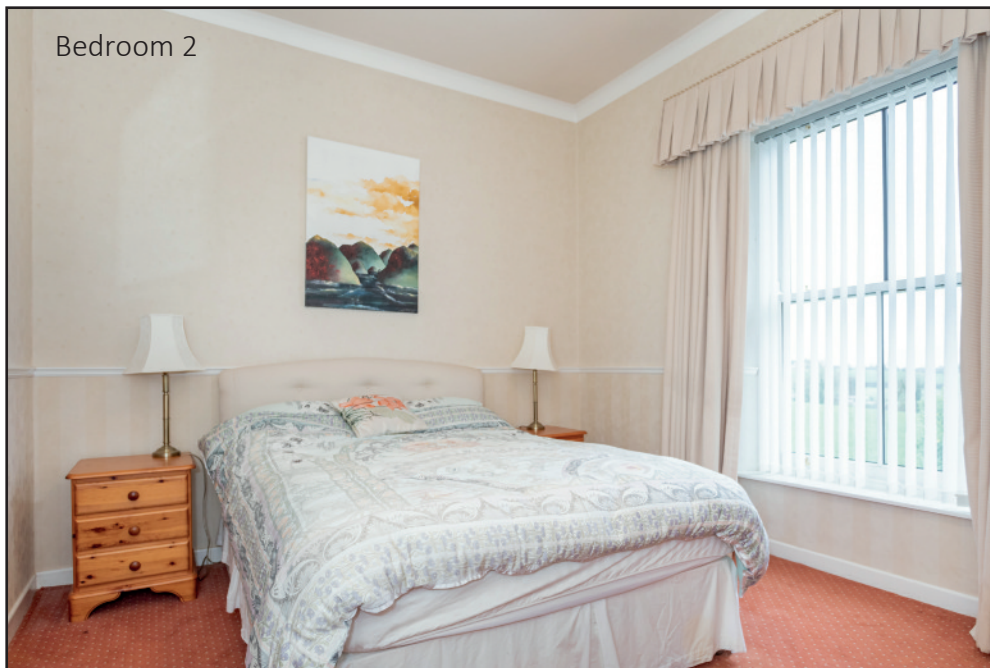
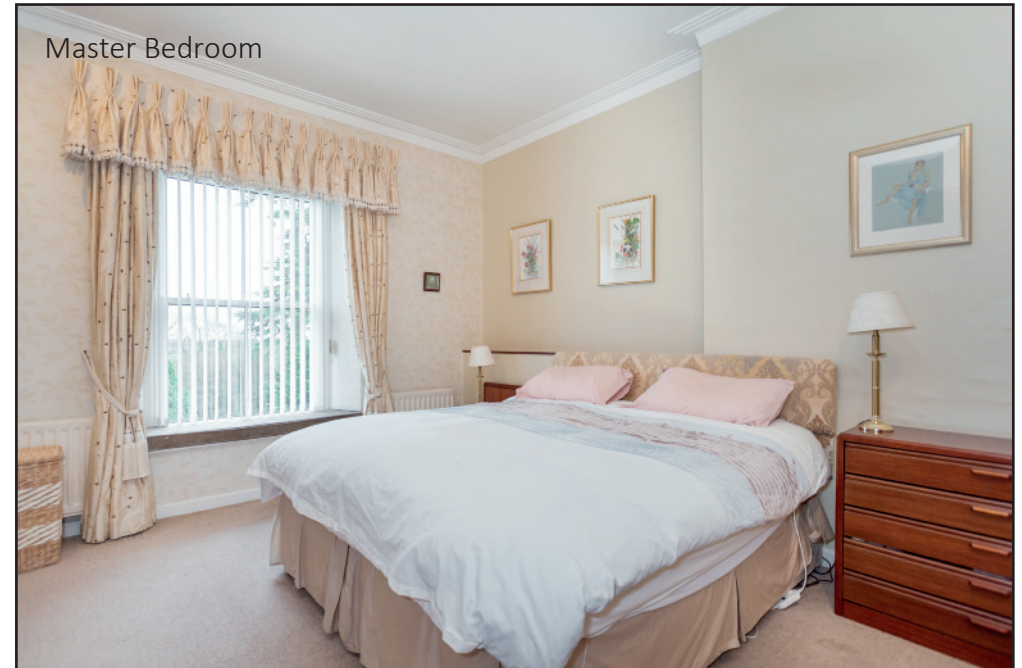
Upholstered window seat; corniced ceiling; spot lighting.

**EN SUITE BATHROOM** 4.14m (13'7) x 1.68m (5'6)

White suite comprising, panel bath with centrally located chrome pillar mixer taps and telephone shower attachment; vanity unit with space and plumbing for wash hand basin, cupboards under, illuminated mirrors and cupboards over; bidet with mixer taps; wc with concealed cistern; tiled shower with Aqualisa thermostatically controlled shower; glass folding shower doors; extractor fan and spot light over; part tiled walls; ceramic tiled floor; heated towel radiator; corniced ceiling; spot light; electric shaver socket.

**BEDROOM 2** 3.86m (12'8) x 3.12m (10'3)

Dado rail; pierced radiator cover; corniced ceiling.





**BEDROOM 3** 3.81m (12'6) x 3.91m (12'10)

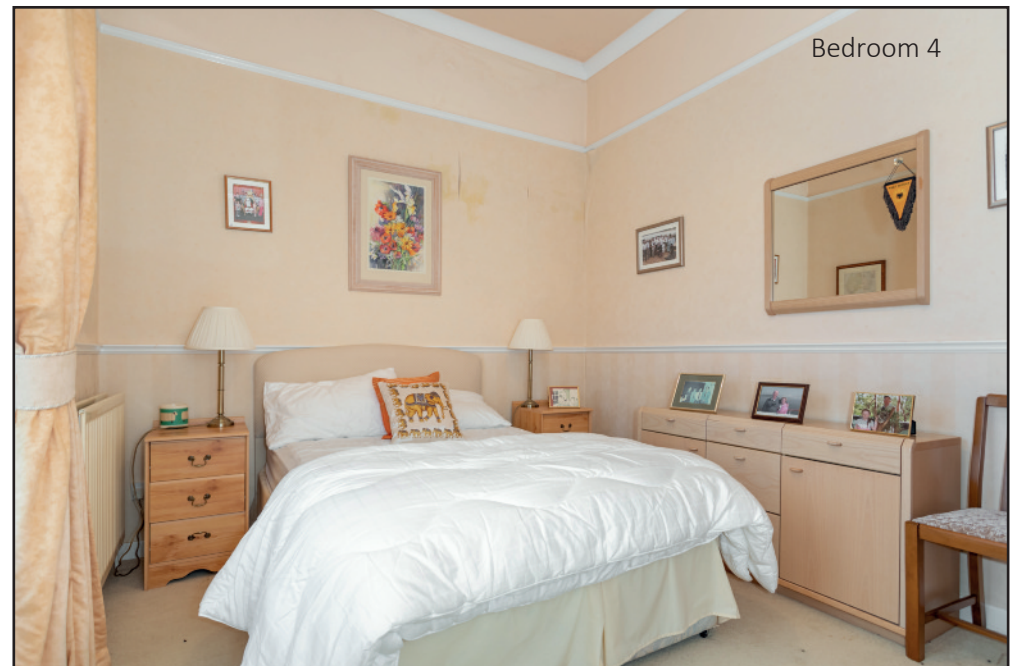
Double built-in wardrobes with a nest of two drawers; pierced radiator cover.

**PRINCIPAL BATHROOM** 3.73m (12'3) x 1.73m (5'8)

Modern white suite comprising, panel bath with centrally located chrome pillar mixer taps and telephone shower attachment; vanity unit with wash hand basin and chrome mixer taps, cupboards under, large illuminated mirror and cupboards over; wc with concealed cistern; tiled shower with 'Aqualisa' thermostatically controlled shower and glass sliding shower doors and side panels; ½ tiled walls; ceramic tiled floor; extractor fan; corniced ceiling; 12 volt spot lighting; heated towel radiator

**BEDROOM 4** 3.71m (12'2) x 2.95m (9'8)

Corniced ceiling; picture and dado rails.





STUDY / BEDROOM 5 4.78m (15'8) x 4.24m (13'11)

Corniced ceiling; picture and dado rails.

ROOFSPACE 8.53m (28'0) x 6.83m (22.5) maximum measurements

Approached from a 'Slingsby' ladder; floored; fluorescent lights.

### OUTSIDE

Sandstone furnished entrance pillars and walls with double wrought iron gates leading to a sweeping bitmac, tree-lined and illuminated drive and to bitmac parking to the front of the residence and leading to a brick pavia courtyard to the rear.





## GARDENS

The extensive grounds are planted with fine stands of mature Ash, Beech, Blue Spruce and White Birch trees to either side of the driveway, opening to the spacious gardens to the front of the residence which are laid out in landscaped lawns bordered by mature beds of Azalea's, Rhododendron and Cypress, combining to create a riot of colour throughout the Spring. The gardens are bounded by a manicured Privet and Beech hedge with a stone stile providing access to the field from the garden. The gardens are planted with an array of Spring flowering bulbs including, Daffodils, Snowdrops and Crocus.

The private side and rear gardens have been expertly and lovingly created over the decades to produce a most tranquil oasis with extensive beds of shrubs, trees, herbaceous plants, Heather, ornamental and flowering shrubs which surround the lawns and are interwoven with decorative gravel paths leading to brick pavia patios with a feature stone and woodland path overarched by mature trees (statue not included). A timber children's slide provides a play centre for children. The gardens are bounded by mature Beech hedging, climbing Clematis and a stone wall, providing a most pleasing setting.



## COURTYARD

Finished with decorative gravel and approached from the residence and a separate rear driveway; a gravel path leads from the top of the yard up to the footpath on the main Belfast Road.

## BOILER HOUSE 2.16m (7'1) x 1.96m (6'5)

Oil fired boiler; PVC oil storage tank; petrol generator.

## TRIPLE GARAGING 9.96m (32'8) x 6.15m (20'2)

Electrically operated roller door; light and power points; built-in workbench.

## LAUNDRY HOUSE 4.06m (13'4) x 3.94m (12'11)

Single drainer stainless steel sink unit with mixer taps; range of eye and floor level cupboards and drawers; formica worktops; plumbed and space for washing machine and tumble dryer.





**RANGE OF OUTBUILDINGS INCLUDING:-**

**WORKSHOP** 9.60m (31'6) x 3.66m (12'0)

Electric roller door; fluorescent light and power points; built-in workbench and shelves.

**GARAGE** 4.93m (16'2) x 3.66m (12'0) approximately

Double doors.

**PIG HOUSE** 10.06m (33.0) x 4.93m (16.3)

Sub-divided into 4 pens, possibly suitable for conversion to stabling; light and power points.

**2 STALL BYRE & CALF HOUSE** 9.96m (32'8) x 4.11m (13.6)

Loft over; light points.

**2 STORES**

**6 STALL BYRE AND CALF HOUSE** 9.68m (31'9) x 4.80m (15'9)

**HAY SHED** 10.57m (34'8) x 4.95m (16.3)

**LANDS**

The agricultural lands are sub-divided into 5 fields and are all laid down to grass providing good grazing and are equally suitable for the production of silage, haylage and/or crops. The lands enjoy good frontage to the Ballygowan and Belfast Roads.

**CAPITAL / RATEABLE VALUE**

£232,000. Rates Payable = £2,144.38 Per Annum (approximately)

**VIEWING**

Strictly By Appointment With The Agent





