



55 OLD PARK ROAD

Ballynahinch, BT24 8LY

Offers around **£649,950**



DETACHED | 4 🏠 | 2 🚿 | 3 🚽

Here is a rare and unique opportunity to purchase an outstanding detached family home occupying an idyllic semi rural site of circa 7.5 acres with both equestrian and commercial potential. Approached via a long driveway, at the end you will find a delightful family home with charm and character in abundance.

The property offers bright, spacious and flexible accommodation with the ground floor comprising drawing room with feature sandstone fireplace, Stanley cast iron wood burning stove and mature aspect overlooking the garden. There is also a family room with cast iron wood burning stove and beautiful aspect overlooking the mature gardens, sitting room, home office or study and delightful country kitchen with solid oak units, granite work surfaces and oil fired Rayburn. Off the kitchen there is a lovely conservatory with mature aspect overlooking the rear garden and double glazed doors to outside. Upstairs this fine home is further enhanced by having four well proportioned bedrooms including guest bedroom with en suite shower room. There is also a large family shower room with walk-in power shower.

Outside is really where this property comes into its own. On one side are commercial premises complete with show rooms and an office whilst to the other side are the equestrian facilities which consist of paddock, three stables, a tack room, a barn, garage, two additional store rooms and utility room. There are also fields to the rear of the property and ample parking for cars, caravans, boats and horse boxes, etc. The property itself has extremely mature gardens with vast array of flowers, plants, trees and shrubs.



KEY FEATURES

- Outstanding Detached Family Home on Idyllic Semi Rural Site of Around 7.5 Acres
- Property Also Has Equestrian Facilities and Commercial Potential
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Mature Gardens with Lawns to Front, Side and Rear with Array of Colourful Flowers, Plants, Trees and Shrubs
- Three Stables and a Tack Room
- Paddock and Additional Fields to the Rear of the Property
- Poly Tunnel and Vegetable Garden with Timber Raised Beds
- Barn Open to Adjoining Garage, Two Additional Store Rooms and Utility Room
- Driveway and Additional Parking Areas with Space for Cars, Caravans, Boats, Horse Boxes, etc With Recently Resurfaced Front Yard
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers.

WHAT THE OWNER'S SAY...

This idyllic location offers ease of access to Ballynahinch and Newcastle as well as other visitor attractions such as Castle Ward and Strangford Lough. Properties of this calibre rarely make it to the open market and as a result we expect demand to be high and to a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.



ROOM DETAILS

Ground Floor

- Reception Hall
- Family Room
16'1" x 10'10"
- Sitting Room
14'5" x 11'2"
- Home Office/Study
14'5" x 4'3"
- Kitchen with Casual Dining
14'1" x 12'2"
- Conservatory
22'4" x 16'1"
- Drawing Room
16'1" x 14'5"

First Floor

- Landing
- Primary Bedroom
14'1" x 12'2"
- Ensuite Shower Room
- Bedroom Two
16'1" x 12'10"
- Bedroom Three
15'1" x 9'2"
- Bedroom Four
12'2" x 7'10"
- Large Shower Room

Outside

- Driveway to exceptional idyllic semi rural site of around 7.5 acres, mature gardens with lawns to front, side and rear, vast array of colourful flowers, plants, trees and shrubs, additional enclosed front garden with patio area, fully enclosed mature rear garden, greenhouse to the side. Additional front gardens with lawns, plants, trees and shrubs.

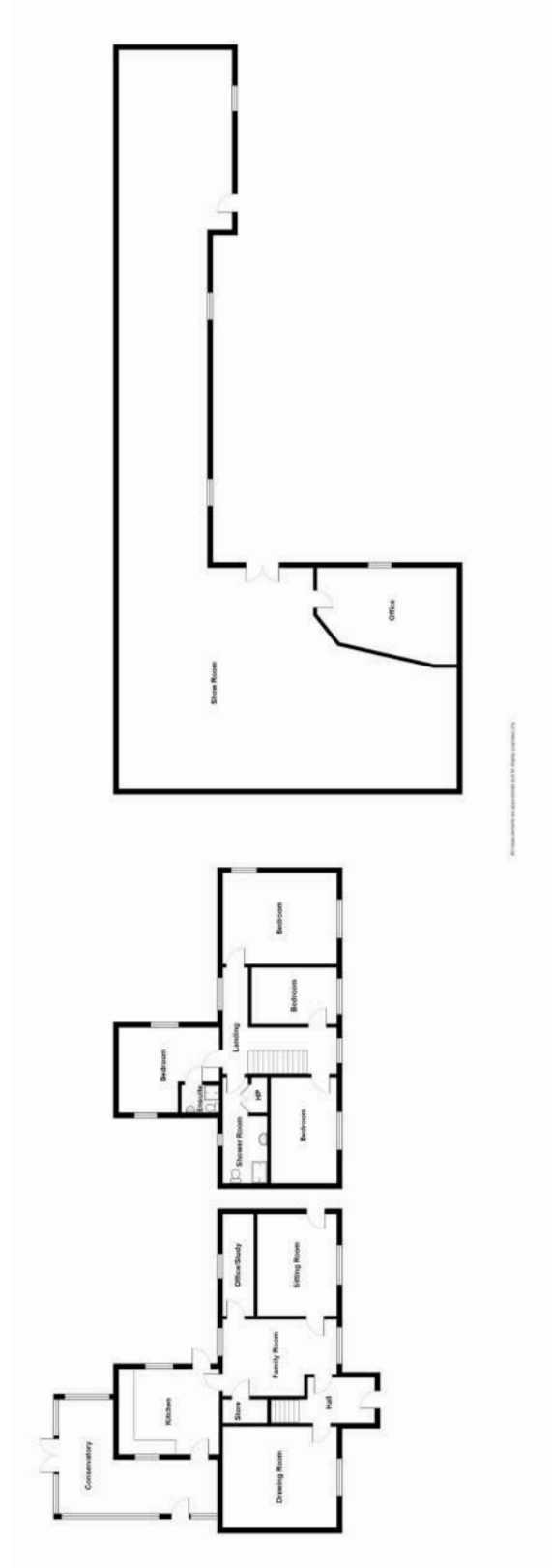
Outside

- Commercial premises complete with show rooms and an office
- Equestrian facilities which consist of paddock, three stables, a tack room, a barn, garage, two additional store rooms and utility room.
- Fields to the rear of the property and ample parking for cars, caravans, boats and horse boxes, etc





FLOOR PLANS





DIRECTIONS

Leaving Ballynahinch on the A24, drive through Drumaness and take a right onto Old Park Road. Continue down the road and Number 55 will be located on the left-hand side..



THE LOCAL AREA

Ballynahinch was traditionally a market town, and the market still takes place in the square every Thursday. The town lies on the main A24 road from Belfast to Clough, near Newcastle. Facilities in the town include a leisure centre. In recent years a regeneration committee has been formed for the development of the town and the surrounding Spa and Drumanness areas.....

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F	33	37
1-20 G		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

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