



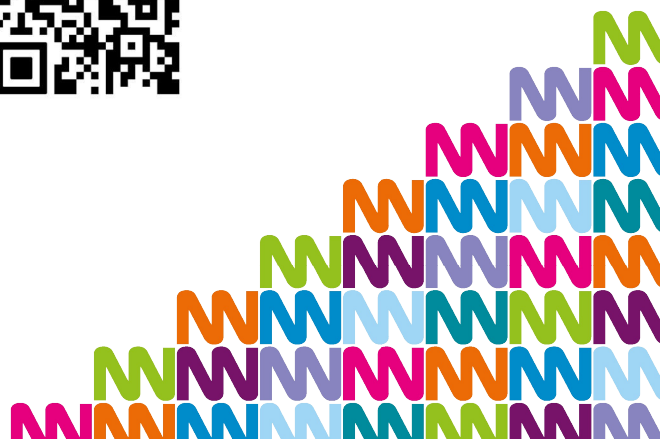
**36 Cargagh Road**  
 Annacloy, Downpatrick  
 BT30 9AG

**Offers In The Region Of**  
**£650,000**

- Detached Country Residence
- Set On Approximately 4 Acres
- Flexible Accommodation
- Extensive Living Areas including Sunroom
- Six Double Bedrooms
- Two Storey Double Garage & Store
- Three Stables
- Lawns, Wild Garden, Pond & Adjoining Land
- OFCH & Solar Panels
- Must Be Viewed To Be Fully Appreciated



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Nestled amidst the tranquility of sprawling countryside just off the Annacloy Road, 5 or 6 minutes from Downpatrick and Crossgar respectively, this c.3000 sq ft enchanting property offers a serene escape from the bustling world.

Situated on approximately 4 acres, it boasts a picturesque setting complete with double garage, three stables and farmland. A quaint garden, brimming with vibrant blooms and shrubbery, invites moments of quiet reflection, while a shimmering pond adds a touch of elegance to the landscape.

With its idyllic surroundings and secluded ambiance, this detached country retreat promises a life of harmony and serenity.

### ACCOMMODATION

Boasting flexible accommodation throughout, the six double bedrooms lead off the reception room, with the master suite incorporating walk in robes and ensuite. A further three bedrooms comprise built/walk in robes.

The lower ground floor extends to the open plan kitchen, dining area leading to the sunroom and utility room, while the upper ground floor boasts the extensive, triple aspect lounge with open fire.

### OUTSIDE

Approached by electric gates and concrete driveway leading to ample parking at the rear onto beautifully laid out gardens and planting areas, and extensive wild garden and pond. The double garage extends to first floor office and games area.

### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk)  
Donnan is based in our Downpatrick branch.

### CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or [edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Edel Curran**

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Estate Agents

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Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.