



'The Old School House', 23 Carricknab Road, Ballykinler, Downpatrick, BT20 9DE

- Period School House Conversion (c.5,000 sq ft)
- Barn Style Kitchen / Living / Dining Area
- Principal Bedroom; Walk In Wardrobe; Dressing Room; 'His & Hers' En Suite Shower Rooms
- Generous Turnkey Specification
- Fully Landscaped Site (c.1.11 acres)
- Five Bedroom (Three En Suite); Three+ Reception (adaptable)
- Separate Drawing Room, Family Room and Study
- Family Bathroom; Two Furnished Cloakrooms
- Oil Heating; PVC Double Glazing
- Spacious Driveway Area; Electric Gates; Large Detached Garage (with games room/office above)

Offers Over £695,000

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC front door with matching side screens and fan light over. Vaulted ceiling. Stairwell to gallery landing. Access to comms room. Glass panelled, French doors leading to main living area. Access to walk in hot press.

FURNISHED CLOAKROOM

Ready for installation of two piece suite.

DRAWING ROOM 28'9" x 16'7"

Dual aspect windows, enjoying elevated, rural views. Vaulted ceiling with exposed beams. PVC double glazed French doors, with matching fan light over, leading to Juliet style balcony.

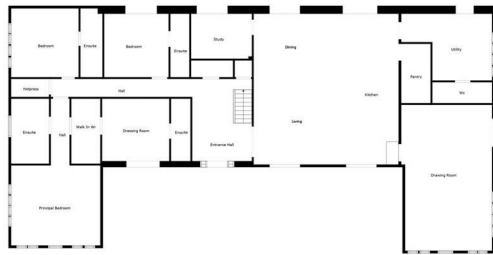
STUDY 11'10" x 8'2"

PVC double glazed French doors, with fan light over, leading to rear garden.

OPEN PLAN LIVING / DINING / KITCHEN 28'9" x 28'5"

Vaulted ceiling with exposed beams. Four sets of PVC double glazed, external French doors. Ready for installation of kitchen, to include island unit.

PANTRY 11'1" x 5'4"



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

UTILITY ROOM 17'6" x 12'2" (wps)

Feature windows, enjoying elevated, rural views. Ready for installation of sink and units. Access to roof space via slingsby style ladder. PVC double glazed door to rear garden.

GARDENER'S CLOAKROOM

With white, two piece suite comprising wash hand basin and WC. Chrome towel radiator.

PRINCIPAL BEDROOM 28'5" x 16'9" (wps)

Vaulted ceiling with exposed beams. Dual aspect windows, enjoying rural views.

WALK IN DRESSING ROOM 12'4" x 12'4"

PVC double glazed French doors to front patio area.

WALK IN WARDROBE 12'5" x 5'10"

'HIS AND HERS' EN SUITES...

EN SUITE BATHROOM

Plumbed, ready for installation of four piece suite. Chrome towel radiator.

EN SUITE SHOWER ROOM

Plumbed, ready for installation of three piece suite. Chrome towel radiator.

BEDROOM 2 13'2" x 13'0"

Feature window, enjoying rural views.

EN SUITE SHOWER ROOM

Plumbed and ready for installation of three piece suite. Chrome towel radiator.

BEDROOM 3 12'9" x 12'2"

PVC double glazed French doors, with matching fan light over, leading to rear garden.

EN SUITE SHOWER ROOM

Plumbed and ready for installation of three piece suite. Chrome towel radiator.

FIRST FLOOR

GALLERY LANDING

FAMILY ROOM 17'0" x 15'8"

Dual aspect windows, including feature window. Elevated views. Exposed timber beams. Access to roof space area.

BEDROOM 4 16'5" x 12'3"

Exposed beams. Elevated rural views.

BEDROOM 5 18'9" x 12'0"

Exposed beams. Elevated rural views.

FAMILY BATHROOM

Plumbed and ready for installation of four piece suite. Chrome towel radiator. Elevated rural views.

EXTERNAL

- Landscaped site, extending to c.1.11 acres.
- Electric operated gates, leading to generous sized, private driveway area, finished in slate chippings.
- Paved entrance area.
- External lighting.
- Seamless, aluminium guttering.
- Range of tree bark bedding.
- Paved patio area.
- Outside tap.
- PVC oil storage tank.
- Stone boundary wall.



COLIN GRAHAM RESIDENTIAL
...WE SELL HOUSES

LARGE MATCHING DETACHED GARAGE 29'3" x 19'2"
 Insulated, power operated, up and over door. Power, light and oil fired central heating boiler. Composite, double glazed service door. Fixed stairwell leading to:

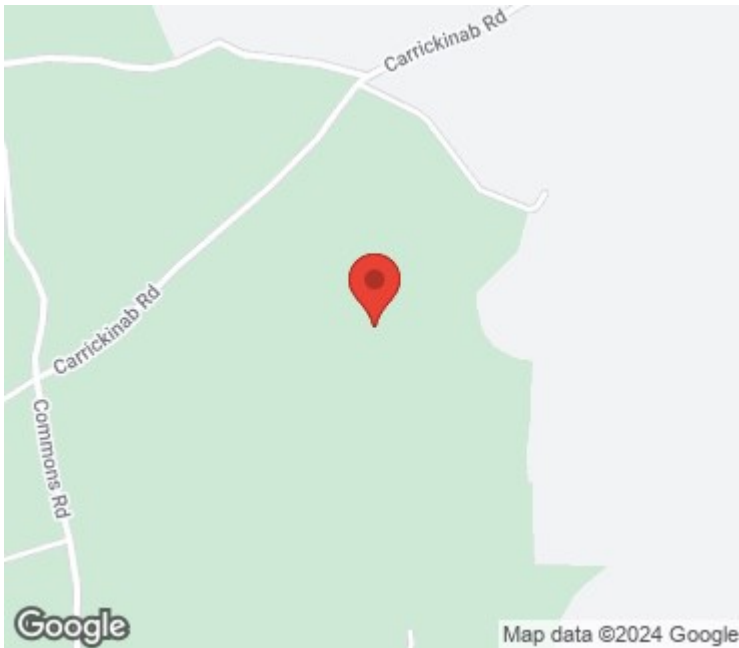
FIRST FLOOR 29'5" x 16'5"
 Suited for use as games room, home office or annex (subject to necessary checks and approval). Triple aspect windows, enjoying elevated, rural views.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS
 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.

Dating back to the mid-nineteenth century, 'The Old School House' has been sympathetically restored and converted into an impressive family detached home, with the added luxuries for modern day living. The property extends to in excess of 5,000 sq ft, and occupies an elevated site (c.1.11 acres), enjoying rural views towards the Mourne Mountains, and within a short distance from Dundrum Bay, Tyrella Beach, Newcastle town, and major commuting routes to Belfast and Dublin/The South.

The property comprises entrance hall, furnished cloakroom, drawing room, study, large, barn style, open plan lounge / dining / kitchen area, pantry, utility room, gardener's furnished cloakroom, five well-proportioned bedrooms, to include principal bedroom with dressing room, walk in wardrobe and 'His & Hers' en suite shower rooms, in addition to two further en suite bedrooms, first floor living room and family bathroom. Externally, the property enjoys generous sized private driveway with electric operated gates, large matching detached garage, with fixed stairwell to first floor office/games room area, and gardens front, side and rear, finished in lawn, paved patio areas and stone boundary wall. Other attributes include PVC double glazing, oil heating and generous turnkey specification.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE
 We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards

