

simonBRIEN
RESIDENTIAL

11 Glenview Road,
Ballynahinch, BT24 8YA



Offers Around £725,000

Telephone 02890 668888
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KEY FEATURES

- Superb Detached Family Home Located on a One Acre Garden Site with a Further Eighteen Acres of Surrounding Agricultural Land
- Providing Uninterrupted Panoramic Countryside Views with Unrivalled Privacy on an Elevated Site
- Excellent Transport Links to Saintfield, Ballynahinch, Downpatrick and Belfast City Centre
- Four Double Bedrooms, Two Providing En-Suite Shower Rooms
- Main Bedroom with Additional Walk in Wardrobe
- Spacious Entrance Hall and Downstairs WC with Storage
- Lounge with Dual Aspect to Front and Rear and Separate Dining Room
- Kitchen Diner with Range of Units and Quartz Worktops
- Excellent Utility Room with Access to Dining Room and Rear Courtyard
- Sun Room with High Vaulted Ceiling, Wood Burning Stove and French Doors to Rear Patio Garden
- Excellent Surrounding Gardens with Well-Manicured Lawns, Hand Built Stone Walls, Flowerbeds, Shrubs and Trees
- Sweeping Tarmac Treelined Driveway with Private Gates and Cattle Grid
- Archway to Rear Courtyard Providing Further Parking and Garden Areas
- Double Garage with Wooden Doors and Built in Workshop
- Steps to Additional Roofspace Storage Above Garage with Potential for Further Conversion
- Outside WC with Belfast Sink
- Oil Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the Young Professional, Upsizer and Young Family Alike
- Early Viewing Highly Recommended



SUMMARY

11 Glenview Road represents a unique opportunity to acquire a fantastically proportioned detached family home with an elevated private site accessed via a sweeping treelined driveway. Positioned just off the main Belfast Road, the property offers ease of access to Belfast City Centre, Belfast City Airport, Saintfield, Downpatrick and Ballynahinch Town Centres. The property is located within the catchment area to a range of leading primary, secondary and grammar schools.

This fabulous property offers a vast amount of internal accommodation over two floors. To the ground floor the property provides a grand reception hall, downstairs WC, dining room, lounge, kitchen diner, sunroom and a separate utility room. The first floor provides four well-proportioned bedrooms, two with en-suite and with the main bedroom providing a walk in wardrobe.

The property further benefits from oil fired central heating and UPVC double glazing throughout, double garage with separate roofspace providing excellent storage and an additional workstop, outdoor boot room with toilet and Belfast sink.

Externally the property sits on a prime private site with a fantastic panoramic views of rolling countryside. The surrounding gardens provide a vast array of mature shrubs, trees and plantings with a sweeping tarmac driveway leading to a covered archway with further parking and gardens to the rear. The property also provides eighteen acres of agricultural land.

Rarely does a property of this calibre present itself to the open market. With generously proportioned rooms and additional land, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.





ACCOMMODATION

GROUND FLOOR



DINING ROOM:
17' 6" x 11' 8" (5.33m x 3.56m)

Outlook to front, cornice ceiling



RECEPTION HALL:

uPVC double glazed front door, frosted glass inset, side lights into spacious reception hall with access to electric meter and stairs to first floor landing

DOWNSTAIRS WC:

White suite comprising, low flush WC, pedestal wash hand basin with chrome mixer taps, part tiled walls, built in storage cupboard

LOUNGE:

19' 5" x 14' 5" (5.92m x 4.39m)

Dual aspect to front and rear, cornice ceiling and ceiling rose, Portuguese limestone fireplace surround, mantle piece with cast iron inset and slate hearth



KITCHEN/DINER:

20' 2" x 11' 7" (6.15m x 3.53m)

Dual aspect to front and rear, range of high and low level units, quartz stone worktops, stainless steel single drainer sink with side drainer, built-in fridge freezer and dishwasher, low voltage recessed spotlighting, quartz stone upstand, tiled floor, space for casual dining, built-in breakfast bar with built in storage and seating area



UTILITY ROOM:

13' 5" x 7' 7" (4.09m x 2.31m)

Range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome taps, space for fridge/freezer, washing machine, tumble dryer and freestanding cooker, tiled splashback and tiled floor, additional larder storage, outlook to rear

OUTSIDE

OUTSIDE WC:

White suite comprising, low flush WC, Belfast sink with chrome taps and tile splashback

SUN ROOM:

16' 8" x 13' 3" (5.08m x 4.04m)

Triple aspect to both sides and rear, tiled floor, cast iron wood burning stove with wooden mantle piece and surround, stone recess, high vaulted ceiling with uPVC double glazed French doors leading to rear patio garden





FIRST FLOOR

LANDING:

Access hatch to roofspace via ladder



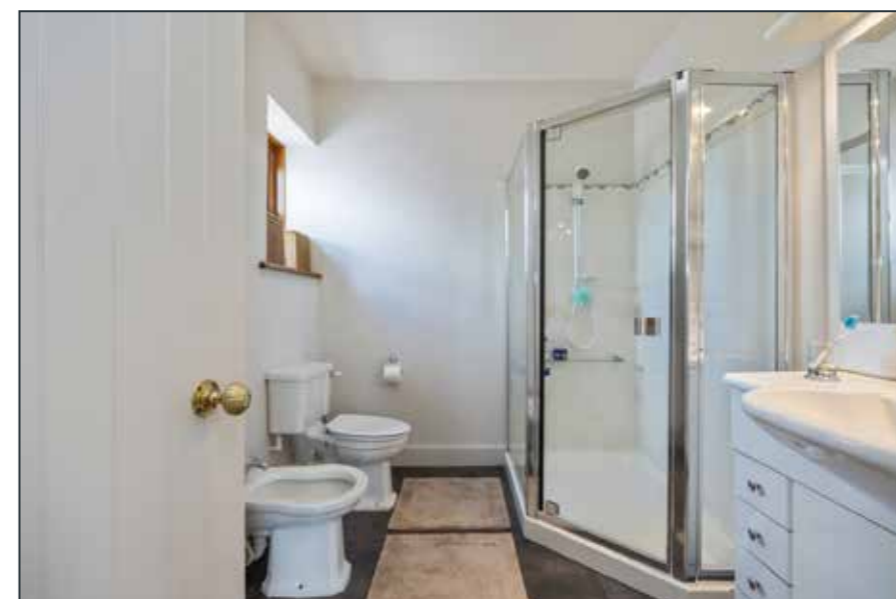
BEDROOM (2):
15' 0" x 11' 3" (4.57m x 3.43m)

Outlook to front



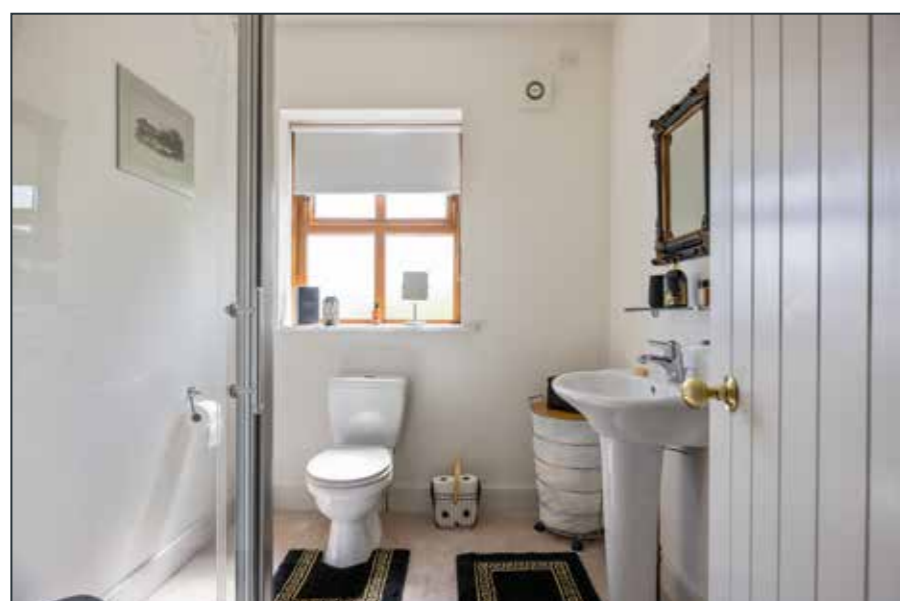
BEDROOM (1):
16' 5" x 10' 0" (5m x 3.05m)

Dual aspect, walk-in wardrobe



ENSUITE:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap, part tiled walls, corner shower unit with thermostatic control valve and telephone attachment



ENSUITE:

White suite comprising, low flush WC, bidet with chrome mixer taps, corner shower unit with tiled shower enclosure, thermostatic control valve, telephone attachment, floating wash hand basin with chrome taps and vanity unit, mirror with low voltage recessed spotlighting, tiled floor, frosted glass window, extractor fan



FAMILY BATHROOM:

White suite comprising, low flush WC, pedestal wash hand basin with chrome taps, part tiled walls, tiled floor, panelled bath with chrome mixer tap and telephone attachment, frosted glass window and extractor fan



BEDROOM (3):
11' 7" x 9' 5" (3.53m x 2.87m)



BEDROOM (4):
11' 6" x 10' 4" (3.51m x 3.15m)
Outlook to rear



OUTSIDE

Landscaped gardens sitting on circa 1 acre of land with mature shrubs, trees, plantings and hedging, part laid in lawns, access gates with sweeping tarmac driveway to front, ample parking, archway to rear courtyard with additional parking, surround stone brick wall with flower beds, additional 18 acres of agricultural land

Enclosed rear patio garden with stone brick wall, part patio with raised lawn area, views of countryside

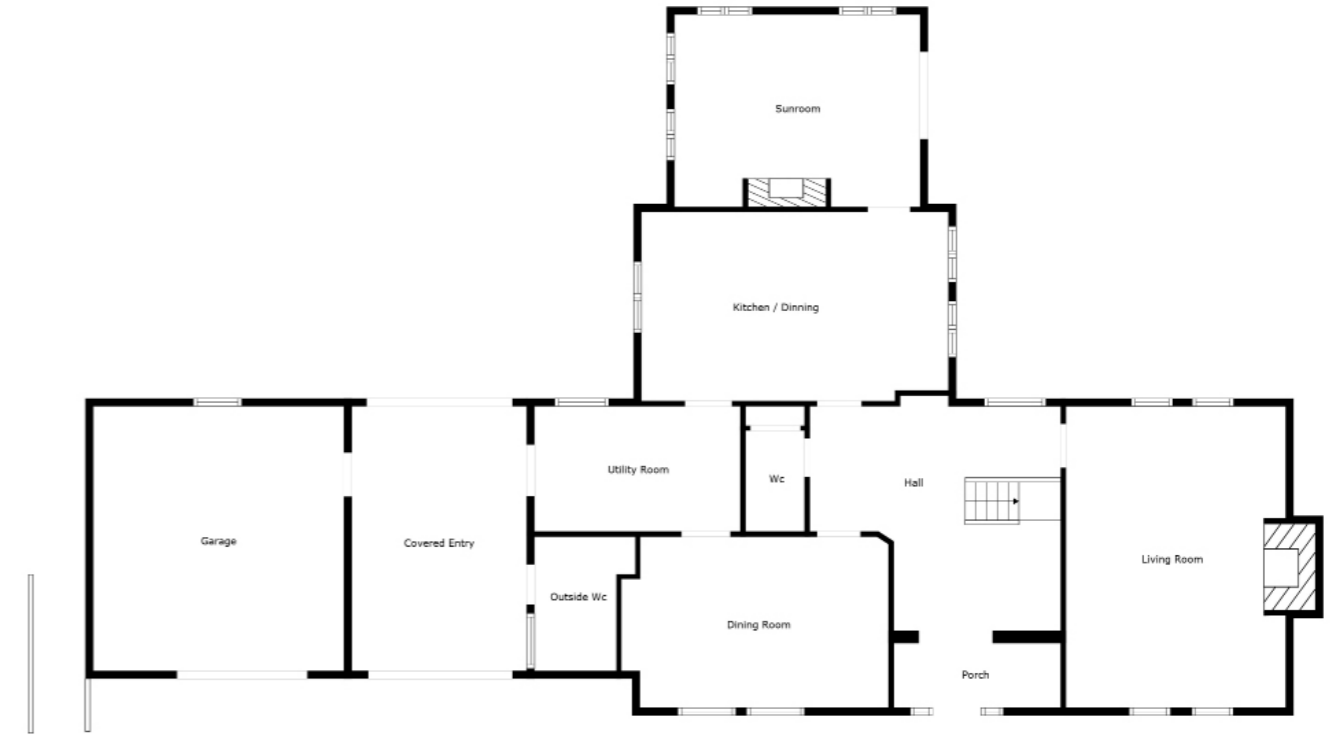
GARAGE:
18' 7" x 16' 6" (5.66m x 5.03m)

Wooden doors and built-in workshop, power and light, access to oil tank and boiler

ANNEX ABOVE GARAGE:
uPVC double glazed access door, floored, light, additional storage







Floorplan Is For Illustrative Purposes Only And Is Not To Scale



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Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

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Lettings Department

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REF: RMK/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	64 D
39-54	E		
21-38	F		
1-20	G		

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