



59 THORNYHILL ROAD

Killinchy, BT23 6SQ

Offers around **£725,000**



DETACHED | 6  | 3  | 2 

This exquisite, detached family home provides extensive living space with 3950 square feet of versatile accommodation and an impressive finish throughout. Set on a delightful private elevated site of around $\frac{3}{4}$ of an acre, with mature gardens and breathtaking panoramic views of rolling countryside from every window.

This impressive home was constructed in 2010 with great attention to detail and offering an abundance to both living and bedroom space. Accommodation in brief consists of impressive entrance hall, family lounge with feature Morso wood burning stove, Chesney hand carved Charmot Limestone surround and amazing views over rolling countryside, additional family living / dining space that opens out onto the side garden, bright and spacious fully fitted hand painted country kitchen open plan to ample dining space, separate utility room with access to downstairs modern WC, downstairs white suite family bathroom and 3 well-proportioned ground floor bedrooms, principal benefitting a modern ensuite shower room and fully equipped walk in dressing room both with outlook over the rear garden. The property extends to the first floor offering another two bedrooms both with walk in storage cupboards, additional modern family shower room, all of which is accessed from a considerable sized gally style landing which offers a lot of flexibility to a growing family. The property provides extensive storage throughout with numerous walk in cupboards. There has been no expense spared with solid wood flooring, brushed limestone tiles, porcelain tiles and high end carpets throughout.



KEY FEATURES

- Exquisite Detached Family Home Offering 3950 Sq. ft of Versatile Accommodation
- Family Lounge with Impressive Views and Feature Fireplace
- Additional Family / Dining Room with French Doors into the Side Garden / Driveway
- The Heart of the Home is Undoubtedly the Country Style Hand Painted Kitchen which is Opened to an Ample Dining Space
- Separate Utility Room with Access to Downstairs WC and Cloakroom
- Three Well Proportioned Downstairs Bedrooms, Principal Benefitting from a Modern Ensuite Shower Room with Double Walk in Shower and Fully Equipped Walk in Dressing Room
- Downstairs White Suite Family Bathroom
- Spectacular Entrance Hall with Stairs Leading to the Impressive Gally Landing
- A Further Two Upstairs Bedrooms both Benefitting from their own Walkin Storage
- First Floor Modern Family Shower Room
- Surrounded by Extensive Well Maintained Gardens with Lawns, Paved Patio Areas, Pebbled Rockery's and Matured Planting Ideal for Outdoor Entertaining, Young Children and Pets Alike
- Excellent Sized Tarmac Driveway Accessed Through Pillared Gates and Providing Extensive Car Parking Space for the Whole Family
- No Expense Spared with High End Finishing Touches Throughout
- Oil Fired Central Heating / uPVC Double Glazing
- Beam Vacuum System, Intercom, Camera and Alarm Security System
- Truly Spectacular Property - Early Viewing Highly Recommended

WHAT THE OWNER'S SAY...

The location is truly spectacular offering an amazing selection of outdoor activities including Strangford Lough Yacht club and activity centre offering paddle boarding, kayaking and sea swimming groups. The Mourne Mountains are also close at hand for those who enjoy some mountaineering. The Location is only a 30 minute drive to George Best Belfast City airport with flights direct to UK Mainland..



ROOM DETAILS

Ground Floor

- Reception Hall
- Family Lounge
17'5" x 18'1"
- Living/Dining Room
14'12" x 15'10"
- Kitchen/Dining
14'12" x 25'7"
- Utility Room
11' x 8'2"
- Downstairs WC
- Cloakroom
- Storage Room
- Linen Press
- Downstairs Bathroom
- Office/Bedroom Six
9'9" x 11'8"
- Bedroom Five
11'5" x 11'8"

Ground Floor

- Bedroom Four
8'4" x 14'
- Master Bedroom
15' x 15'10"
- En-suite Shower Room

First Floor

- Landing
- Bedroom Three
15' x 11'12"
- Bedroom Two
15'5" x 12'2"
- Family Shower Room

Outside

- Views of rolling countryside, pillared gates leading to large tarmac driveway, decorative brick paths, large lawns to front, sides and rear of property with mature planting, large sandstone slabbed patio areas to side and rear, pebbled rockery's with plants and shrubs, shed, garden/summer house, access to septic tank, outside water tap, oil tank, boiler, outside power sockets









DIRECTIONS

Travelling through Balloo on the A22, take a right onto Thornyhill Road. Continue straight and number 59 will be on the right-hand side. .



THE LOCAL AREA

Killinchy village sits on a hill overlooking Strangford Lough. The nearby settlement of Balloo is treated as part of Killinchy. Sketrick Castle is located near Killinchy and is estimated to date back to the 15th century. The Annals of the Four Masters record the capture of the castle in 1470. It was intact until the end of the 19th century when a storm demolished much of it. In 1957 a stone subterranean passage was discovered..

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68	70	74
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

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



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