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5a Killyleagh Road
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Offers Around
£650,000

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SUMMARY

A quality detached bungalow with superb equestrian facilities set in its own grounds and extending in total to about 9 acres.

The property is situated a short distance from Saintfield and Ballygowan and includes a courtyard with a range of stabling, a large loose box, American barn with 4 stables and a large loose box and lyin shed, the majority of which are equally suitable for a range of multiple purposes if desired.

The lands surrounding the yards are all laid down to grass and provide good grazing and are equally suitable for cutting and/or cropping.

Internally, the residence is well appointed with a modern layout to include, open plan lounge, dining and integrated kitchen with adjoining laundry room, four double bedrooms including two en suite and a luxury bathroom.

The residence is set back from the road and enjoys superb views over the countryside towards the Mourne Mountains.

FEATURES

- Quality Detached Bungalow With Superb Equestrian Facilities
- Four Double Bedrooms Including Two With En Suites
- Open Plan Lounge / Dining / Kitchen
- Laundry Room
- Luxury Bathroom
- Oil Fired Central Heating And Double Glazing
- Exceptional Equestrian Facilities Including; Stabling, Loose Boxes, Turn Out Paddocks, Lunging Ring
- Lands Extend To Circa 9 Acres
- Shared Bitmac Drive
- Superb Views Over The Surrounding Countryside Towards The Mourne Mountains

Reception Hall

Engineered oak floor; corniced ceiling.

Lounge 14'10 x 14'0 (4.52m x 4.27m)

Carved stone fireplace with cream marble hearth and electric fire; tv aerial connection point; corniced ceiling; three uplighters; oak tongue and groove floor; open plan to:-

Dining Room 23'1 x 10'4 (7.04m x 3.15m)

Corniced ceiling; oak tongue and groove floor; glazed double doors to patio; uplighter; open plan to:-

Kitchen 14'7 x 10'11 (4.45m x 3.33m)

'Franke' 1½ tub stainless steel sink unit with polished granite drainer and surround and chrome swan neck mixer taps; good range of laminate eye and floor level cupboards and drawers; polished granite worktops; integrated 'Rangemaster' gas and electric range cooker; 'Smeg' dishwasher; matching island unit with fitted cupboards and drawers, formica worktop and breakfast bar; ceramic tiled floor; part tiled walls; LED spot lighting.

Rear Hall 6'1 x 5'10 (1.85m x 1.78m)

Range of laminate floor level cupboards; ceramic tiled floor; ½ stable door to courtyard.

Laundry Room 8'0 x 5'10 (2.44m x 1.78m)

Range of built-in eye and floor level cupboards; formica worktops; hotpress with 'Megaflo' pressurised hot water cylinder; plumbed and space for washing machine and tumble dryer.

Hallway

Engineered oak floor; corniced ceiling.

Bedroom 1 12'8 x 9'8 (3.86m x 2.95m)

Currently used as a study; telephone connection point.

Bedroom 2 12'2 x 9'8 (3.71m x 2.95m)

Master Bedroom (En Suite) 17'9 x 14'0 (5.41m x 4.27m)

Shower Room 6'9 x 6'7 (2.06m x 2.01m)

White suite comprising, quadrant tiled shower cubicle with 'Grohe' thermostatically controlled shower; glass sliding shower doors and side panels; close coupled wc; vanity unit with fitted wash hand basin, chrome mono mixer tap, cupboards and drawers under; ceramic tiled floor; extractor fan.

Bedroom 4 (En Suite) 14'7 x 10'5 (4.45m x 3.18m)

Range of built-in furniture including, double wardrobe and eye level cupboards; nest of 3 drawers under open display shelves; knee hole dressing table with twin nests of 3 drawers.

Shower Room 6'9 x 6'7 (2.06m x 2.01m)

White suite comprising, quadrant tiled shower cubicle with 'Grohe' thermostatically controlled shower; glass sliding shower doors and side panels; close coupled wc; vanity unit with fitted wash hand basin, chrome mono mixer tap, cupboards and drawers under; ceramic tiled floor; extractor fan.

Bathroom 10'4 x 10'1 (3.15m x 3.07m)

White suite comprising, oval free-standing bath on wooden supports, centrally located chrome mixer taps and telephone shower attachment; tiled shower cubicle with thermostatically controlled shower; glass sliding shower doors and side panels; close coupled wc; pedestal wash hand basin with illuminated mirror over; heated towel radiator; ceramic tiled walls and floor; LED spot lighting and extractor fan.

Outside

Shared bitmac drive to private bitmac drive leading to brick pavia courtyard enclosed with:-

Range Of Three Stables

Covered walkway to front.

Stable 1 13'2 x 13'2 (4.01m x 4.01m)

'Grant' oil fired boiler; light point.

Stable 2 13'2 x 13'2 (4.01m x 4.01m)

Light point.

Stable 3 13'2 x 13'2 (4.01m x 4.01m)

Light point.

Loose Box 58'3 x 20'10 (17.75m x 6.35m)

Approached through double sliding doors and gates; fluorescent lights; small all-weather turnout to rear.

Raised Timber Enclosed Vegetable Plot

Gardens

Gardens to side and rear enclosed with ranch fencing and hand landscaped with brick pavia patios and paths; raised brick enclosed flowerbed.

Concrete Drive

Leading to:-

Lower Stable Yard

American Barn 59'3 x 30'0 (18.06m x 9.14m)

Sub-divided into four stables; large loose box and forage storage area; each stable is fitted with sliding doors, three with automatic water drinkers, two automatic water drinkers in loose box; all with fluorescent lighting.

Enclosed Concrete Yard

With midden.

Lyn Shed 43'5 x 43'4 (13.23m x 13.21m)

Divided into three large loose boxes with fitted automatic water drinkers, fluorescent lights and power points.

Raised Lunging Pen

Raised Lunging Pen

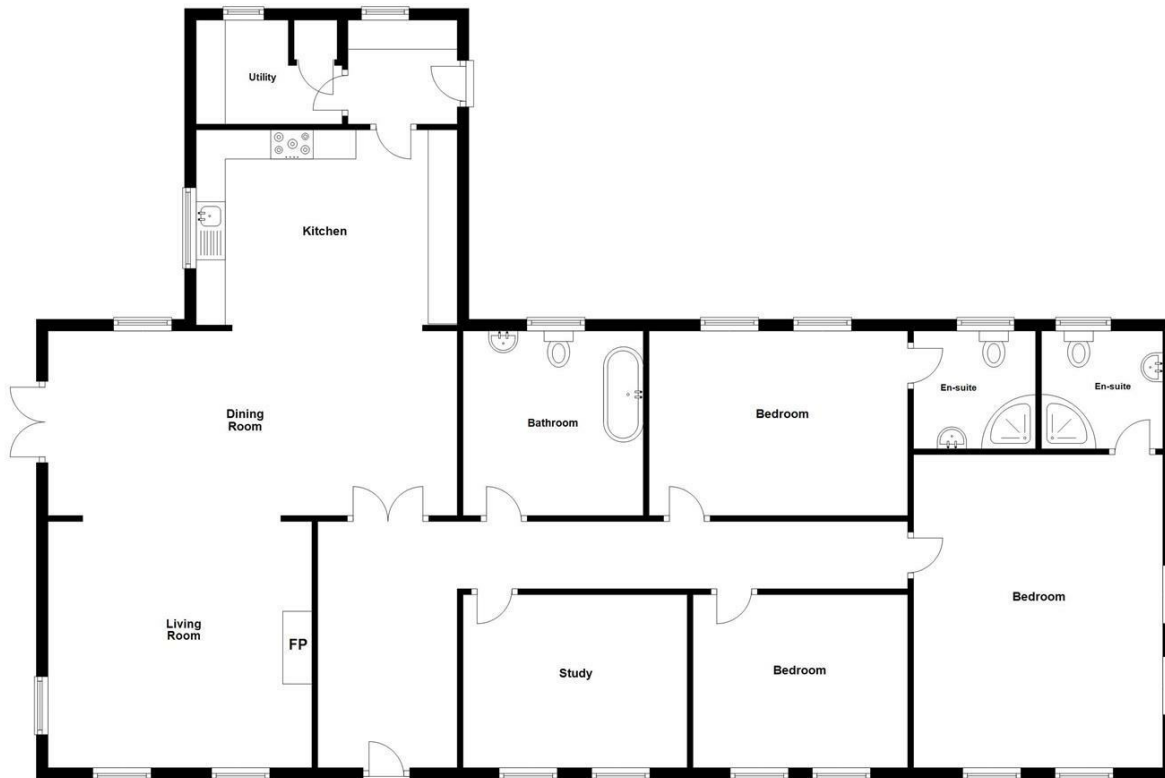
With timber loading bay.

Lands

The lands are sub-divided into paddocks and are all laid down to grass. The lands are generally level in nature and thought suitable for cutting, grazing and/or arable crops. The lands surround the residence and yards with the majority of the fields having access from the yards.

Capital / Rateable Value

£240,000 = Rates Payable £2332.32 per annum (approximately)



Total area: approx. 313.9 sq. metres (3378.8 sq. feet)









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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