

**Tim Martin**  
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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 lym 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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