



Ballynahinch Branch
 24 High Street
 Ballynahinch BT24 8AB
 028 9756 4400

Downpatrick Branch
 49-51 Market Street
 Downpatrick BT30 6LP
 028 4461 2100

Banbridge Branch
 18 Bridge Street
 Banbridge BT32 3JS
 028 4062 2226

General Enquiries
 sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com
 07803626095



**5 Coach Horse Lane
 Seaforde
 BT30 8PP**

**Offers In The
 Region Of £369,950**

Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

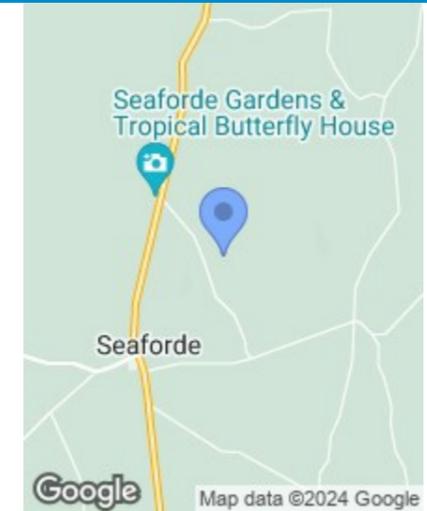
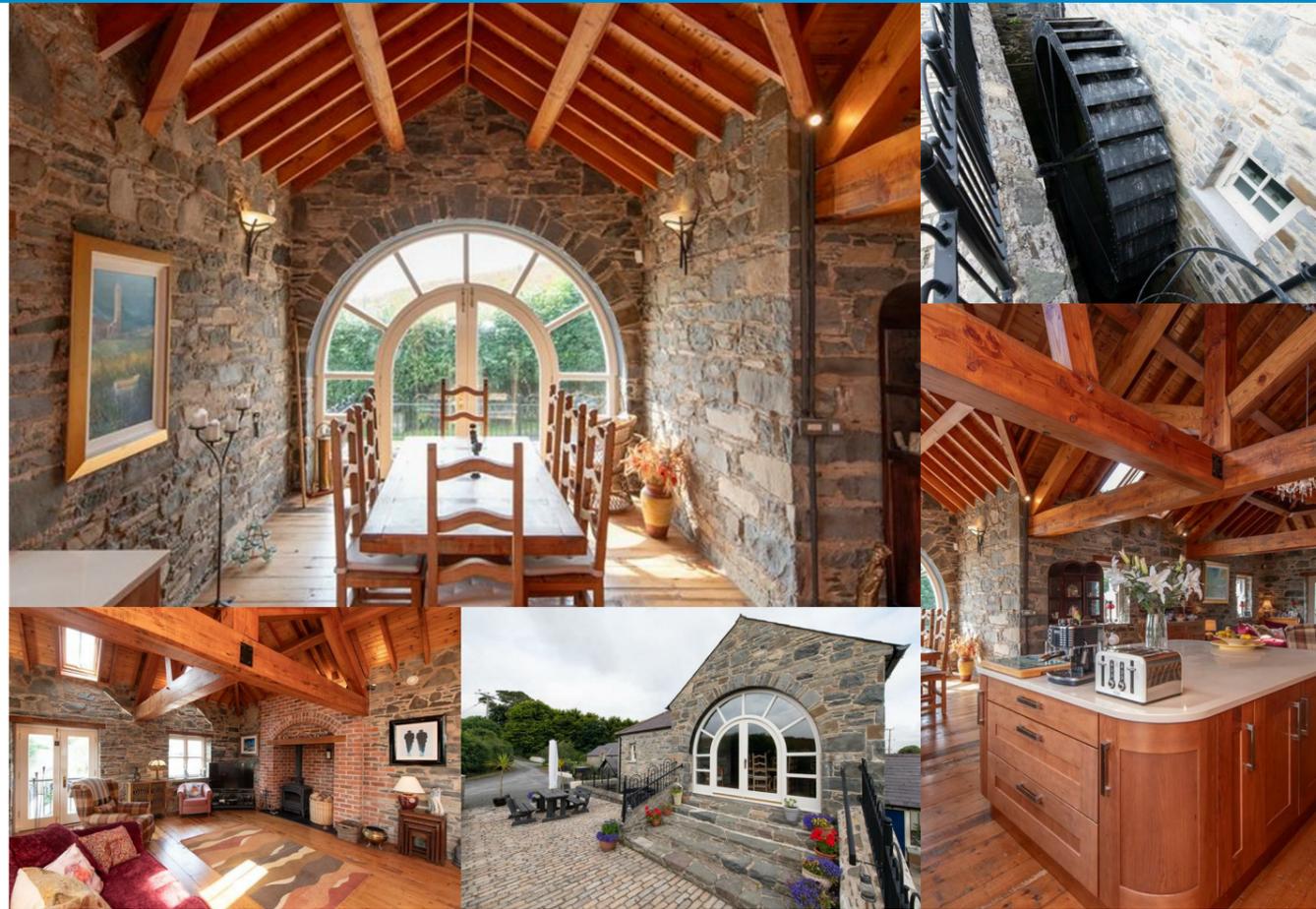
- Mill House
- Stunning Country Home
- Superb Finish Throughout
- Two Ground Floor Bedrooms with Ensuite
- Open Plan First Floor Living
- Underfloor Heating and Air Circulation System Throughout
- Spacious Gardens Surrounding the Property
- Accessed By Private Lane
- Many Hidden Features To Enjoy During Your Private Viewing
- Viewing By Appointment Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	59
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



5 Coach Horse Lane

Seaforde, BT30 8PP



Directions

Traveling from Ballynahinch along the main Newcastle Road towards Seaforde, Take the Cottage Road on your left opposite the entrance to the Butterfly House. Follow the road and Mill House is accessed by the second private lane on the left.

Mill House, offers a unique opportunity to own a piece of history. Originally part of the historic Forde Estate, this exclusive country home has been lovingly restored with a nod to its age, boasting exposed beams and stone walls that exude character and charm.

As you step inside, you are greeted with a warm and inviting atmosphere, the layout makes the most sleek use of space with open plan living on the first floor and two ensuite bedrooms on the ground floor this home is perfect for entertaining guests or simply relaxing with your loved ones.

One of the highlights of this property is the spacious gardens that surround the home, creating a tranquil oasis where you can unwind and enjoy the beauty of nature. Accessible via a private lane, this home offers a sense of seclusion and serenity that is hard to come by.

Don't miss out on the chance to own this exceptional country home that seamlessly blends history with modern comforts. Book your viewing today and experience the allure of this rare gem in Seaforde.

Accommodation

The impressive home comprises entrance hall with through access to reception hall leading onto two spacious bedrooms, both with ensuite shower rooms, bedroom two benefiting from built-in wardrobes. The ground floor also offers the utility room, linen and storage closet.

The first floor is accessed by an internal staircase, the first floor offers open plan living and features a vaulted ceiling with exposed beams, original stone walls and timber floorboards. The kitchen is finished with wall mounted units, granite worktops and centre island with integrated oven, gas hob, dishwasher, microwave and large fridge freezer. This floor also benefits from a wood burning stove, stunning Arch and dual aspect windows.

Outside

The Mill House is accessed by a private road and on approach you will be greeted with a sweeping gravel driveway. The gardens to the front and side are laid in lawn with an entertaining area off the first floor of the property and offers undisturbed views over the countryside.

For those who appreciate the outdoors, a newly formed woodland walk awaits, offering a unique walking experience through small and peaceful mixed woodland. Whether you're taking a leisurely stroll or simply enjoying the fresh air, this feature adds an extra touch of magic to this already enchanting property. Accessed opposite to the private lane of Mill House.

Contact

To book a private viewing contact Carrie on 02897564400 or email - sales@quinnestateagents.com

Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchieclean.co.uk

