

'BROOK LODGE',
121 BALLYMORRAN ROAD,
KILLINCHY, BT23 6TT



TEMPLETON
ROBINSON



PRICE: OFFERS AROUND £750,000

This stunning detached home, designed by award-winning BGA Architects and built in 2010 by Hans Crosby & Son, sits on a 0.7-acre landscaped plot. With sleek modern design and high-end finishes, it offers bright, spacious living, maximizing natural light throughout.

The house covers about 4,400 sq. ft. and includes a large entrance hall with porcelain floors, a lounge, a formal dining room, a family room, and an open-plan luxury kitchen/dining/living space with high-end appliances and garden access. A utility/laundry room completes the main floor.

Upstairs, the principal suite features countryside views, a Juliet balcony, a walk-in wardrobe, and a luxury ensuite. A bright reading area and a fifth bedroom are also on this level. Downstairs are three more bedrooms, one with an ensuite, plus a modern family bathroom.

The detached garage, accessed via a tarmac driveway and electric gates, includes a self-contained apartment with a bedroom, bathroom, and kitchen/living space – perfect for guests or office use. The landscaped gardens include patios, lawns, trees, and hedges, providing a perfect outdoor space for relaxation or entertaining.

Located near Strangford Lough, between Comber and Saintfield, this exceptional home offers both privacy and convenience with easy access to top schools and Belfast.





- Detached country home near Strangford Lough, built in 2010
- Spacious 4,400 sq. ft. layout with modern design

- Convenient to local towns like Comber, Saintfield, and Downpatrick
- Bright entrance hall with porcelain floors and skylights
- Large lounge and dining room, both with oak floors, dual views, and double-sided stove
- Open-plan living area with high-end kitchen, island, and appliances
- Family room with garden access and porcelain flooring

- 5 bedrooms, 2 with luxury en-suites
- Principal suite with balcony, dressing room, and stylish bathroom

- Detached garage with self-contained apartment above (bedroom, bathroom, and kitchen/lounge)
- Landscaped 0.7-acre garden with patios, decks, and mature trees
- Electric gates, large driveway, and parking area
- Solar panels, underfloor heating, CCTV, and alarm system
- High-quality double glazing, Beam vacuum system, and superfast broadband





THE PROPERTY COMPRISES:

GROUND FLOOR

Double glazed front door to . . .

ENTRANCE PORCH & HALL: Cream porcelain tiled floor, intercom handset, LED recessed spotlighting, 3 Keylite roof lights, telephone point, oak framed glazed sliding doors to formal dining room. Glazed door to lounge, hardwood door to rear. Oak framed window to kitchen.

LUXURY CLOAKROOM: Modern white suite comprising, floating vanity unit with wash hand basin and mixer taps, push button WC (concealed cistern), feature wall tiling, cream porcelain tiled floor, extractor fan, LED recessed spotlighting.

LOUNGE: 20' 2" x 14' 1" (6.15m x 4.29m) Feature fireplace, double sided inset 'Barbas' stove, slate hearth, wired for wall mounted TV, polished oak floor, dual aspect, LED recessed spotlighting.

FORMAL DINING ROOM: 13' 9" x 12' 10" (4.19m x 3.91m) Feature fireplace, double sided inset 'Barbas' stove, slate hearth, polished oak floor, LED recessed spotlighting, oak frame sliding doors to entrance hall.

FAMILY ROOM: 12' 3" x 12' 0" (3.73m x 3.66m) Cream porcelain tiled floor, LED recessed spotlighting, access to roofspace, solid hardwood double glazed sliding doors to front garden.

LARGE OPEN PLAN LUXURY KITCHEN/CASUAL DINING/LIVING SPACE: 29' 1" x 25' 0" (8.86m x 7.62m) Twin tub 'Franke' stainless steel sink unit with mixer taps, excellent range of high and low level high gloss cream units, stained oak units, 30mm Corian worktops, built in oven, built in microwave/grill/oven, warming drawer, 4 ring ceramic hob unit, stainless steel extractor hood, integrated dishwasher, recess for 'Haier' American style fridge freezer, large centrepiece island with breakfast bar, concealed LED lighting, LED recessed spotlighting, cream porcelain tiled floor, dual aspect, hardwood double glazed sliding door to front garden.

UTILITY ROOM: 9' 5" x 6' 9" (2.87m x 2.06m) Single drainer stainless steel sink unit with mixer taps, range of high and low level cream high gloss units, formica roll edge work surfaces, plumbed for washing machine, cream porcelain tiled floor, LED recessed spotlights, hardwood door to rear.

HALLWAY: Double height ceiling, two keylite roof lights, dual aspect glazing, oak staircase with stainless steel handrails and glass balustrades. Storage under stairs, LED recessed spotlighting.

BEDROOM (2): 14' 2" x 11' 9" (4.32m x 3.58m) LED recessed spotlighting, television and telephone points.

BEDROOM (3): 12' 7" x 11' 4" (3.84m x 3.45m) LED recessed spotlighting, wired for wall mounted TV.

LUXURY ENSUITE: Modern white suite comprising large walk in shower, thermostatically controlled shower, glass panel, wall mounted wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, chrome towel radiator, LED recessed spotlighting, extractor fan.

BEDROOM (4): 13' 0" x 9' 1" (3.96m x 2.77m) Double built in robe, LED recessed spotlighting, television and telephone points.

LUXURY BATHROOM: Modern white suite comprising:

Panelled bath with chrome mixer taps and telephone hand shower over, separate fully tiled shower cubicle with thermostatically controlled shower, wall mounted wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, large chrome towel radiator, LED recessed spotlighting, extractor fan.

FIRST FLOOR

LANDING: With reading area and views to countryside from low level window.

PRINCIPAL BEDROOM: 19' 5" x 11' 8" (5.92m x 3.56m) Wired for wall mounted TV, two keylite roof lights, dual aspect, feature low level window, hardwood double glazed door and matching side light to glazed Juliet balcony with uninterrupted countryside views, LED recessed spotlighting. Open to bedroom entrance area with Keylite window and LED recessed spotlighting.

POWDER ROOM: 6' 9" x 6' 9" (2.06m x 2.06m) LED recessed spotlighting.

WALK-IN WARDROBE: 6' 9" x 6' 0" (2.06m x 1.83m) LED recessed spotlighting.

LUXURY ENSUITE: Modern white suite comprising large walk in shower, thermostatically controlled shower, feature tiling and glass panel, floating vanity unit, granite top, twin wash hand basins with mixer taps, push button WC, fully tiled walls, cream porcelain tiled floor, large chrome towel radiator, LED recessed spotlighting, extractor fan, Keylite roof lights.

BEDROOM (5): 13' 6" x 11' 10" (4.11m x 3.61m) LED recessed spotlighting, TV point.

OUTSIDE

DETACHED GARAGE: 23' 5" x 17' 8" (7.14m x 5.38m) Feature timber sliding front door. Light and power, two side windows, side pedestrian door, separate WC, approached via large sweeping tarmac drive and gravel parking area, modern electronic gates at entrance, external stairs to self contained apartment over garage.

SELF CONTAINED APARTMENT: Hardwood double glazed door, outside light.

FIRST FLOOR

ENTRANCE HALL: LED recessed spotlighting. Access to roofspace.

OPEN PLAN KITCHEN/LIVING/DINING: 15' 8" x 10' 9" (4.78m x 3.28m) Deluxe fitted kitchen: 1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level white high gloss units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, extractor hood, integrated under counter fridge, keylite roof light, TV and telephone point, LED recessed spotlighting, hardwood double glazed door and matching side light to glazed Juliet balcony.

BEDROOM: 10' 8" x 7' 10" (3.25m x 2.39m) LED recessed spotlighting, TV point.

DELUXE BATHROOM: Modern white suite comprising panelled bath with mixer taps and telephone hand shower over, 'Mira' thermostatically controlled shower unit over bath, pedestal wash hand basin with mixer taps, push button WC, wall tiling, ceramic tiled floor, LED recessed spotlighting, extractor fan.

OUTSIDE

Gardens totalling 0.7 of an acre laid out in large manicured lawns, mature trees, shrubs and native hedgerows, modern paved patio and paths, small paved patio, flowerbeds, two intimate cantilevered timber decks over stream to side, fencing, range of outside LED lighting.





SELF CONTAINED APARTMENT











LOCATION:

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

Travelling from Comber towards Killyleagh on the A22, pass through Lisbane and Balloo, Ballymorran Road is on the left side approximately 2 miles from Balloo. Brook Lodge is on the left side, after approximately 0.5 miles.

Energy Rating
 Epc Type: Domestic
 Current: C73
 Potential: C73
 EPC Landmark Code: 2030-6324-2140-4504-9891
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	73	73
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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