



7 Lismore Road
 Ballyhornan
 DOWNPATRICK, BT30 7SY

**Offers In The Region Of
 £420,000**

- Detached Traditional Farmhouse Dwelling
- Full Planning Permission for 3 Holiday Cottages
- Full Planning Permission for Barn Conversion & Garage
- Separate Entrances
- C2.5 Acres of Land
- Flexible Accommodation
- Double Bedrooms on First Floor
- Outdoor Utility Room
- Range of Outbuildings & Stables
- 0.5 miles to Ballyhornan Beach

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Just half a mile from Ballyhorgan Beach, this charming detached farmhouse offers adaptable accommodation in a picturesque coastal setting.

The main dwelling exudes rustic charm, providing a comfortable and flexible living space.

The property also comes with full planning permission for three holiday cottages and a barn conversion with a garage, making it an ideal investment opportunity for those looking to create a unique coastal retreat or generate additional income. Refer to NI Planning Portal - LA07/2022/1730/F & LA07/2022/1733/F.

BUSINESS POTENTIAL

Full planning permission has been granted for 3 holiday cottages, along with full planning permission for a 2 story replacement barn conversion and garage. Both carry separate entrances.

OUTSIDE

The property is further enhanced with a mature garden, spacious yard, excellent range of stables, outbuildings, c2.5 acre field to side and rear, along with FPP outlined above

ACCOMMODATION

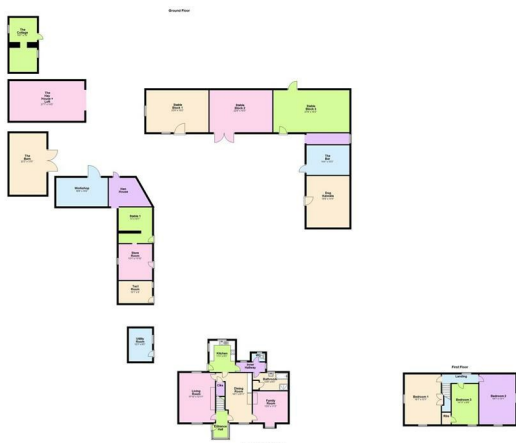
The current owners have affectionately held onto many original features in their traditional farmhouse. The property offers flexible accommodation, currently comprising three large first floor bedrooms, three reception rooms, kitchen and bathroom.

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.



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.



For any enquiry relating to this property, please contact

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