



### **Ballynahinch Branch**

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### **Downpatrick Branch**

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### **Banbridge Branch**

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### **General Enquiries**

ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

**Carrie Mackin**

carrie@quinnestateagents.com  
07803626095



**25B Magheralone Road  
Ballynahinch  
BT24 8ND**

**Offers In The Region Of  
£599,950**

### **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.

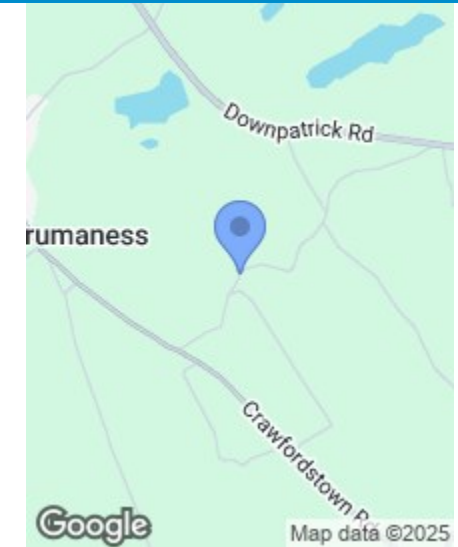
- Woodquarter Farm
- Exclusive Country Equestrian Home
- Three Bedrooms, Master En-Suite
- Spacious Lounge with Featured Stove
- Open Plan Kitchen/Dining /Living
- Olympic Size Arena with Crumbed Rubber Surface (60mx80m)
- Large Outbuilding with Seven Stables/Wash Bay/Tack Room and Haybarn
- Three Paddocks/Hard Standing with Shelter and Turnout Area's
- Insulated Home Office/Pod and Additional Storage
- Demands Personal Appraisal

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 25B Magheralone Road

Ballynahinch, BT24 8ND



### Directions

from Ballynahinch at the roundabout take the 2nd exit onto Church Street, follow the the A24 for approx. 2.5 miles turning left onto the Drumaness Road, follow the road, straight through the roundabout onto the Crawfordstown road, turning left onto the Magheralone Road. The lane to access Woodquarter Farm will be on the right in approx. 0.3 miles.

Located off the Magheralone Road, Ballynahinch, this charming detached stone-built country home offers a unique opportunity for those seeking a tranquil lifestyle with equestrian interests. Fully renovated in 2010, the property is move-in ready and boasts approximately 15 acres of land, making it ideal for a competition yard or livery.

The home is set in the heart of Down, surrounded by undisturbed views of the rolling countryside, providing a serene backdrop for both relaxation and recreation. The adaptable accommodation within the property allows for various living arrangements, catering to families or individuals who appreciate the beauty of rural life.

In addition to its residential appeal, this property presents potential for a business venture, particularly for those passionate about horses. The extensive facilities available on-site are perfect for equestrian activities, offering ample space to support a thriving equestrian business or simply to indulge in your love for horses.

This is a rare opportunity to acquire such a unique property that combines the charm of country living with the practicality of equestrian facilities. Whether you are looking to settle down in a peaceful environment or explore business possibilities, this home is not to be missed. Embrace the countryside lifestyle and make this exceptional property your own.

### Accommodation

The ground floor comprises bright hallway with WC and cloakroom, to the right of the hallway a spacious lounge with featured multifuel stove and to the left the open plan kitchen/living/dining area with vaulted ceiling and access to the rear of the property. The kitchen benefits from a range of units with featured Belfast sink, integrated fridge freezer, dishwasher and recess for gas stove and microwave. On the first floor, Three sizeable bedrooms, the master benefiting from an ensuite with featured handcrafted sink unit and built in storage, Bathroom and linen closet.

### Outside

Situated off a quiet well maintained shared laneway, this equestrian property is ideal for a competition yard or livery alike. With extensive facilities including yard with three paddocks, exercise run, sheltered hard standing, carport, large shed with seven stables, tack room, wash bay and Solarium (Solarium can be purchased separately as not included in the sale) hay barn and stores, Olympic size arena with crumbed rubber surface and purpose built Pod/ Home office Fully insulated and WC. To the rear of main residents their is utility area and log store.

### Contact

To book your private viewing please contact Carrie on 02897564400/07803626095 or email - [ballynahinch@quinnestateagents.com](mailto:ballynahinch@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](mailto:laura@ritchieclean.co.uk)

