

Kinelarty House

55 OLD PARK ROAD • DRUMANESS



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A beautiful tree lined driveway meanders its way to Kinelarty House; a fabulous detached family residence, set within stunning mature gardens with a superb range of outbuildings and lands extending to approximately 7.487 acres or thereabouts.

Kinelarty House boasts a wealth of character and charm and will suit those with equestrian interests or those wishing to operate a business from home (subject to planning). The accommodation is beautifully appointed with the ground floor comprising of a drawing room with Stanley cast iron stove, family room, dining room, separate home office / study, kitchen with oil fired Rayburn and a spacious conservatory which overlooks the rear gardens. The first floor boasts four excellent sized bedrooms, including the main bedroom with en suite shower room and a principle shower room, complete with a stunning white suite.

Outside is equally as impressive, with a superb range of outbuildings including a spacious showroom with office extending to over 2500 sqft, stone barn which opens out to the large garage/workshop and a range of stores. The lower concrete yard leads to the stable block with four stables, tack room and store and a former sand school. From there, you can enjoy ease of access to the lands which are laid out in grass and suitable for cutting and or grazing.

The stunning gardens are laid out in lawn and planted with a superb range of ornamental and flowering shrubs and trees which bring wonderful colour and wildlife all year round combined with a babbling stream to the rear providing a beautiful backdrop to the property. Spacious patio and decking areas provide excellent entertaining space for all to enjoy.

Enjoying an enviable rural location, Kinelarty House is situated approximately 1 mile outside Drumaness village and enjoys ease of access to the surrounding towns of Ballynahinch, Crossgar and Downpatrick with Dundrum and Newcastle only a short distance away.

1b Main Street
Saintfield
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028 97 568300

Tim Martin
.co.uk

27 Castle Street
Comber
BT23 5DY
028 91 878956

Ballynahinch 5.2 miles

Crossgar 6.2 miles

Downpatrick 8.3 miles

Newcastle 10.9 miles

Belfast City Airport 21.9 miles

ACCOMMODATION

Entrance Hall

Glazed uPVC entrance door with matching side light; tiled floor.

Drawing Room 15'8 x 14'10 (4.78m x 4.52m)

Beautiful sandstone fireplace with Stanley cast iron wood burning stove; tiled floor; corniced ceiling; wiring for wall lights; tv aerial connection point.

Family Room 15'11 x 10'6 (4.85m x 3.20m) maximum measurements

Inglenook style fireplace with wood burning stove on a stone hearth; tiled floor; tv and telephone connection points; wiring for wall lights; access to under stairs cloakroom.



Drawing Room



Family Room





Home Office / Study 12'9 x 4'3 (3.89m x 1.30m)

Dining Room 12'9 x 11'2 (3.89m x 3.40m)
Tiled floor; recessed spot lighting; glazed uPVC door to side.

Kitchen / Casual Dining 14'0 x 11'11 (4.27m x 3.63m)
Excellent range of oak high and low level cupboards and drawers with matching glazed display cupboards and pull-out wicker baskets incorporating a recessed glazed Belfast sink with swan neck mixer taps; oil fired Rayburn range cooker; granite worktops; space and plumbing for dishwasher; tiled splash back; tiled floor; feature ceiling beams; under cupboard lighting; recessed spot lighting; glazed uPVC door to side.

Sun Room 20'7 x 15'10 (6.27m x 4.83m) maximum measurement - L shaped
Tiled floor; glazed uPVC single and double doors leading to gardens.

First Floor Landing

Bedroom 1 14'11 x 8'7 (4.55m x 2.62m)
Corniced ceiling.

Bedroom 2 12'0 x 7'9 (3.66m x 2.36m)
Access to roofspace (via Slingsby type ladder - partially floored).



Bedroom 3 15'11 x 12'10 (4.85m x 3.91m)
Picture rail.

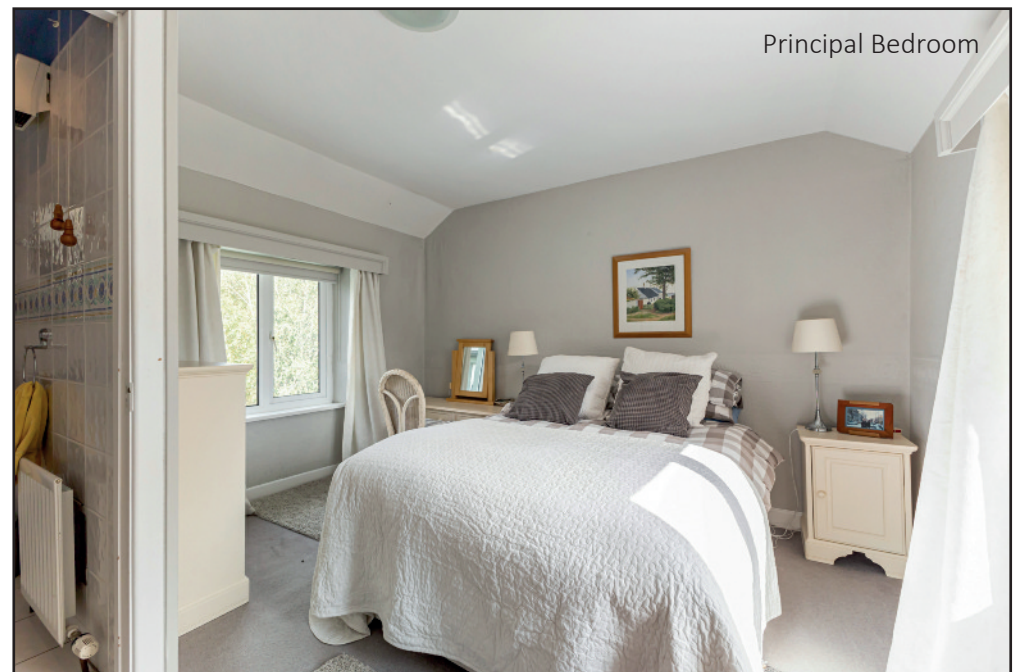
Shower Room 14'8 x 6'5 (4.47m x 1.96m)

Stunning white suite comprising spacious separate shower cubicle with Aqualisa thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted glass shower screen; close coupled wc; wall mounted wash hand basin with mono mixer tap; tiled floor and walls; chrome towel radiator; recessed spot lighting; hotpress with insulated copper cylinder.

Principal Bedroom 14'1 x 12'2 (4.29m x 3.71m) maximum measurement

En Suite Shower Room 5'0 x 4'7 (1.52m x 1.40m)

White suite comprising separate shower cubicle with Mira Sport electric shower unit and wall mounted telephone shower attachment; etched glass shower doors; low flush wc; pedestal wash hand basin with chrome taps; tiled walls and floor; recessed spot lighting; extractor fan; light point with electric shaver socket.



Outside

Spacious tree-lined driveway with feature stone walls leading to the front of the residence and concrete yards with a range of outbuildings to include:-

Showroom 2583 Sqft

UPVC glazed double doors; light and power points; separate office.

Stone Barn 55'11 x 22'2 (17.04m x 6.76m)

Double wooden doors; light and power points; open through to:-

Garage / Workshop 25'2 x 24'3 (7.67m x 7.39m)

Roller shutter door; light and power point.

Stone Store 26'10 x 12'10 (8.18m x 3.91m)

Light and power points; kitchen area with a good range of built-in wood laminate eye and floor level cupboards and drawers incorporating a single drainer stainless steel sink unit with mixer taps; formica worktop; tiled floor; glazed uPVC door to front and rear; access to:-



Store 1 14'10 x 9'9 (4.52m x 2.97m)
Light and power points; wooden door to front.

Store 2 16'5 x 6'5 (5.00m x 1.96m)
Light and power points; double wooden doors to front.

WC 5.6 x 3'7 (1.68m x 1.09m)
White suite comprising, low flush wc; pedestal wash hand basin; tiled floor.

Enclosed Lower Concrete Yard Leading to:-

Stable Block 58'8 x 18'9 (17.88m x 5.72m)
Comprising of 4 stables and workshop area; light and power points.

Store / Utility 18'8 x 9'5 (5.69m x 2.87m)
Light and power points.

Former Sandschool 22m x 14m approximately
Enclosed with ranch fencing.



Gardens

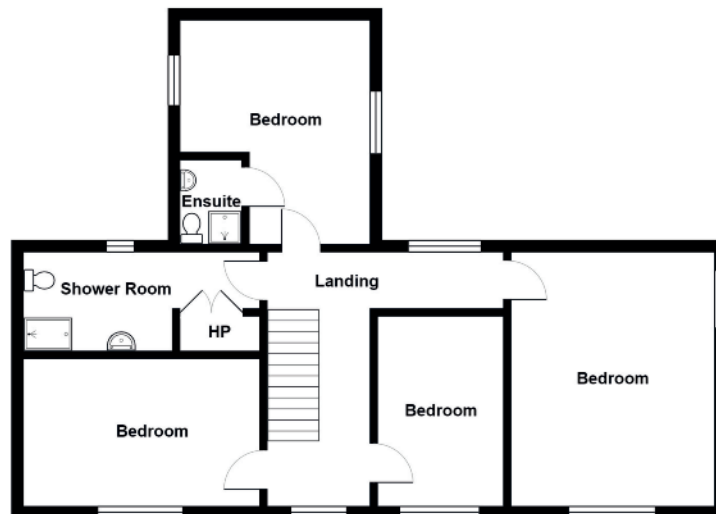
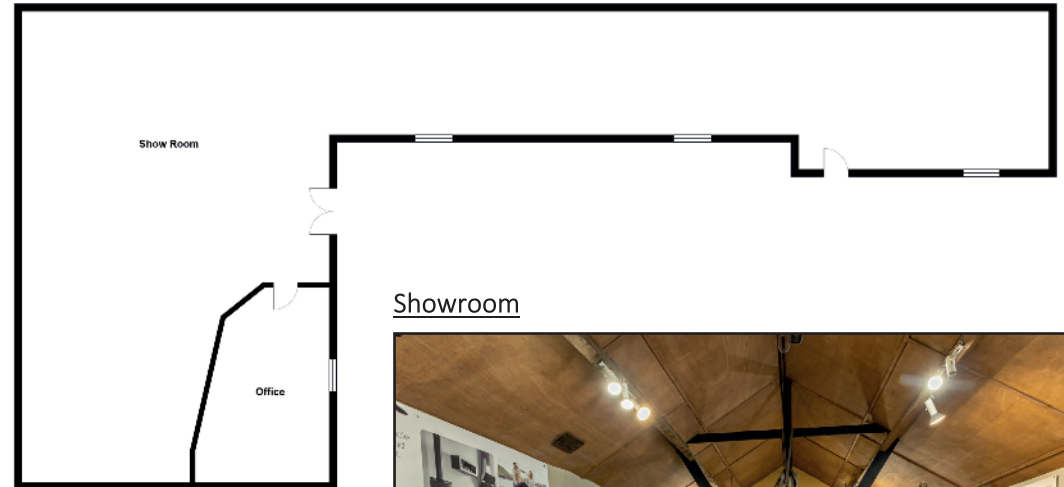
Beautiful mature gardens to the front, side and rear are all laid out in rolling lawns and planted with a stunning range of ornamental and flowering shrubs, mature trees and hedging which provides wonderful colour all year round and a superb backdrop to the property; whilst a babbling stream is a fantastic feature to the rear gardens; paved patio and decking areas; gravelled area with raised fruit beds; polytunnel with vegetable beds; greenhouse; outside lights and water taps.

Lands

The lands are currently split into convenient sized fields and are all laid down to grass and are thought suitable for cutting and/or grazing. A portion of the lands are planted out in trees.







Showroom



