

Tim Martin
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23 Thornyhill Road
Killinchy
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Offers Around
£399,950

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SUMMARY

Set in it's own grounds extending to approximately 2 acres or thereabouts, this spacious modernised family home includes a generous fully accessible basement offering ample opportunity to develop into additional accommodation. A good range of outbuildings including a large portal framed store with separate entrance and ample adjoining parking and paddock.

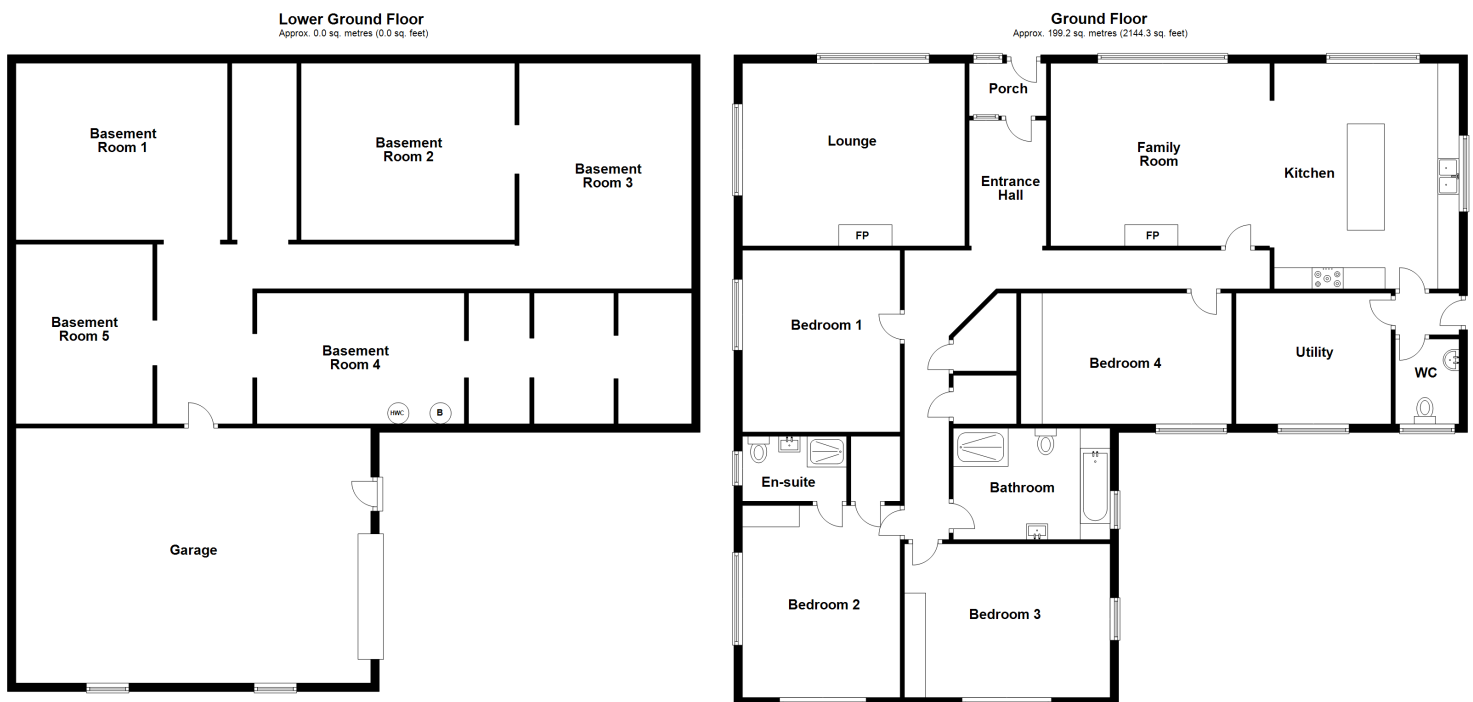
Internally the property enjoys the benefit of a recently installed kitchen and sanitary ware in the principal bathroom and shower room, two reception rooms, four bedrooms including Master en suite with built in furniture in all bedrooms. The large basement including garage and numerous stores add to this diverse property.

For many years this residence has been used to run a commercial business with ample facilities in place to suit a range of enterprises.

The property is convenient to Balloo, Whiterock, and Killinchy and within easy commuting range of Belfast City.

FEATURES

- Oil Fired Central Heating
- Double Glazing
- Two Receptions
- Four Bedrooms
- Master Ensuite
- Modern Integrated Kitchen
- Quality Sanitary ware Throughout
- Pleasing Views Over the Countryside
- Private Water Supply Via Borehole
- Extensive Stores & Paddock



Total area: approx. 199.2 sq. metres (2144.3 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

23 Thornhill Road, Killinchy

ACCOMMODATION

ENTRANCE PORCH

Ceramic tiled floor.

ENTRANCE HALL

LOUNGE 5.16m (16'11) x 4.29m (14'1)

Slate tiled fireplace with quarry tiled hearth; corniced ceiling.

LIVING ROOM 5.13m (16'10) x 4.27m (14')

Hole in the wall fireplace with black granite hearth; open plan to kitchen.



KITCHEN 5.18m (17'0) x 4.32m (14'2)

Glazed double Belfast sink with chrome mixer taps. Extensive range of modern painted finish eye and floor level cupboards and drawers; matching glazed display cupboards; granite worktops; integrated Rangemaster range cooker with extractor unit over; Beko dishwasher, wine fridge and Belling fridge; wood laminate floor; LED ceiling lighting.



BACK HALL

Quarry tiled floor.



CLOAKS 1.98m (6'6) x 1.5m (4'11)

White suite comprising pedestal wash hand basin; close couple wc; quarry tiled floor.

LAUNDRY ROOM 3.71m (12'2) x 3.02m (9'11)

Sing drainer stainless steel sink unit with mixer taps; range of floor level laminate cupboards; plumbed for washing machine; quarry tiled floor; fitted shelves.

REAR HALLWAY

Built in cloak cupboard and linen cupboard.



BEDROOM 1 4.24m (13'11) x 3.66m (12')

Wood laminate floor; built in wardrobe and storage shelves.

BEDROOM 2 4.5m (14'9) x 3.66m (12')

Double built in wardrobes with mirrored sliding doors.

EN SUITE SHOWER ROOM

2.39m (7'10) x 1.45m (4'9)

Modern white suite comprising tiled shower cubicle with thermostatically controlled shower,



glass sliding door and side panel; vanity unit with wash hand basin fitted with chrome mono mixer tap; cupboards under; close coupled wc; ceramic tiled floor; part tiled walls.

BEDROOM 3 4.83m (15'10) x 3.48m (11'5)

Built in wardrobe with mirrored sliding doors; dressing table.

BEDROOM 4 5.03m (16'6) x 3.02m (9'11)

Full length sliderobes with mirrored doors concealing clothes rails and storage shelves.

PRINCIPAL BATHROOM

3.66m (12'0) x 2.46m (8'1)

Modern white suite comprising panelled bath with chrome mixer taps; tiled shower cubicle; thermostatically controlled shower with rain head and adjustable shower heads; Triton electric shower; vanity unit with wash hand basin fitted with chrome mono mixer tap; close coupled w/c; ceramic tiled floor; chrome vertical wall mounted heated towel radiator.

SUBSTANTIAL BASEMENT INCLUDING:-



GARAGE 8.33m (27'4) x 5.94m (19'6)

Roller door; fluorescent light and power points; recessed inspection pit; connection for generator.

STORE 1 4.06m (13'4) x 2.24m (7'4)

STORE 2 4.06m (13'4) x 3.4m (11'2)

Light point; fitted shelves.

STORE 3 4.98m (16'4) x 4.17m (13'8)

Light point; ceiling fan.

STORE 4 4.14m (13'7) x 1.52m (5'0)

Light point.

STORE 5 5.31m (17'5) x 4.06m (13'4)

Florescent light and power points; door to:

STORE 6 5.03m (16'6) x 4.11m (13'6)

Fluorescent light and power points; waterpump for outside borehole.

BOILER ROOM 4.11m (13'6) x 2.9m (9'6)

Grant Vortex condensing oil fired boiler; florescent light; w/c and wash hand basin; Joule pressurised hot water cylinder; door to:



STORE 7 2.9m (9'6) x 1.45m (4'9)

STORE 8 2.9m (9'6) x 1.88m (6'2)

Light point.

STORE 9 2.82m (9'3) x 1.27m (4'2)

Light point; pressurised cylinder serving water supply.

OUTSIDE

Brick pavia parking to front of residence.

Spacious gardens to front and side, laid out in lawns and planted with a selection of shrubs; orchard to one end comprising apple, plum and cherry trees.

FARM YARD

Partially enclosed with a range of outbuildings including:

OUTHOUSE 1 4.34m (14'3) x 3.73m (12'3)

OUTHOUSE 2 3.23m (10'7) x 3m (9'10)

Glazed Belfast sink; light and power points.

OUTHOUSE 3 4.01m (13'2) x 3m (9'10)

Light point.

OUTHOUSE 4 3.89m (12'9) x 3.33m (10'11)

GARAGE 8.13m (26'8) x 3.33m (10'11)

Double doors; florescent lights.

REAR YARD

Raised concrete storage area with recessed inspection pit.

LARGE PORTAL FRAMED STORE

Roller shutter door.

OUTHOUSE 5 3.94m (12'11) x 3.68m (12'1)

Glazed white trough; water tap; light & power.

OUTHOUSE 6 3.66m (12'0) x 3m (9'10)

Light point.

OUTHOUSE 7 4.11m (13'6) x 4.11m (13'6)

Light and power points.

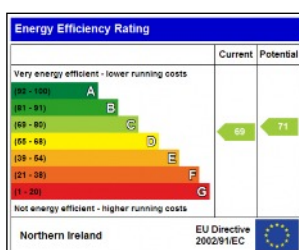
OUTHOUSE 8 6.55m (21'6) x 4.11m (13'6)

Built in meal trough and hay rack



PADDOCK

Situated adjacent to the rear yard the lands are currently laid down to grass with a mixed fruit orchard at one end.



Comber ■

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