

**Tim Martin**  
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**55 Peartree Road  
Saintfield  
BT24 7JY**

**Offers Around  
£410,000**

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## SUMMARY

A beautifully presented detached family home, set on a spacious, elevated site, overlooking the surrounding countryside and only a short drive to Saintfield village.

The property has been recently modernised throughout to an exceptional standard, creating a wonderful layout that is versatile and can be easily adapted to suit the needs of the growing and established families. On the ground floor, a welcoming reception hall makes way to a spacious lounge, three excellent sized bedrooms, including the master bedroom ensuite, study, modern fitted bathroom, and utility room, whilst the heart of the home, is in the beautifully appointed, open plan kitchen and dining area, which opens out to the family room with wood burning stove. Three well proportioned bedrooms, modern fitted shower room and separate WC complete the first floor.

Outside, a sweeping driveway leads to the front, side and rear of the residence and to the detached garage. Well maintained gardens surround the property and enjoy pleasing rural views over the undulating countryside, whilst a spacious raised patio area, provides the ideal entertaining space for all to enjoy.

Saintfield village is approximately 2 miles away, where you can enjoy a wealth of local boutiques, coffee shops and restaurants. The local primary and secondary schools are only minutes away, whilst a regular bus service from the town serves many of the top grammar schools in the surrounding and Greater Belfast area. The National Trust's, Rowallane Gardens is only a short distance away, providing beautiful walks and seasonal events for the family throughout the year. The surrounding towns of Ballynahinch, Carryduff and Downpatrick are all close by, with Belfast city centre approximately 30 minutes' drive away, making this the ideal location for those looking the rural lifestyle with convenience in mind.

## FEATURES

- Recently Modernised And Beautifully Presented Detached Family Home
- Set On A Spacious, Elevated Site With Countryside Views
- Versatile Layout To Suit The Growing And Established Families
- Five / Six Bedrooms Including Master Bedroom With En Suite
- Spacious Lounge With Open Fire
- Modern Fitted Kitchen, Open Plan To Dining Area And Family Room With Wood Burning Stove
- Utility Room
- Study / Home Office
- Ground Floor Bathroom With Stunning White Suite
- First Floor Shower Room And Separate WC
- Spacious, Sweeping Driveway Leading To Detached Garage
- Well Maintained Gardens With Spacious Patio Area
- Approximately 2 Miles To Saintfield Village And Local Schools
- Convenient Commuting Distance To Downpatrick, Ballynahinch, Lisburn And Belfast



## ACCOMMODATION

### COVERED ENTRANCE PORCH

Quarry tiled step.

### RECEPTION HALL

Telephone connection; corniced ceiling; Beam vacuum point; hotpress with lagged copper cylinder and Willis type immersion heater.



### LOUNGE 6.25m (20'6) x 3.94m (12'11) including bay

Feature sandstone fireplace with feature stained glass; polished granite insert and hearth; open fire; corniced ceiling; Beam vacuum point; tv aerial connection point; bay window.



**KITCHEN / DINING AREA 8m (26'3) x 3.89m (12'9)**

Superb range of modern wood laminate high and low level cupboards and drawers incorporating 1½ tub sink unit with swan neck mixer taps; Smeg electric range cooker with 5 ring ceramic hob; extractor unit over; space for American style fridge freezer; integrated Bosch dishwasher; pull out waste disposal; wine rack; vertical wall mounted radiator; formica worktops; tiled floor; recessed spotlights; corniced ceiling; access to rear; open through to:-

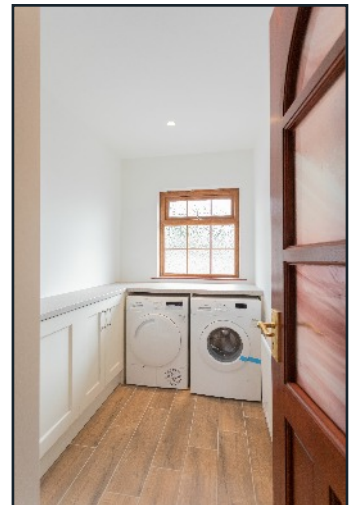


**LIVING AREA 4.42m (14'6) x 3.86m (12'8)**

Hole in the wall fireplace in feature sandstone surround; Stanley cast iron stove on polished marble hearth; mahogany tv stand; corniced ceiling; vertical wall mounted radiator; tiled floor.

**UTILITY ROOM 2.72m (8'11) x 1.63m (5'4)**

Compact range of modern wood laminate cupboards; formica worktops; Bosch washing machine and tumble dryer; wood effect tiled floor; recessed spotlights.





**BATHROOM 3.2m (10'6) x 2.34m (7'8)**

**Maximum Measurements**

Stunning white suite comprising:- corner panel bath with pillar mixer tap; separate tiled quadrant shower cubicle with Vado thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; towel radiator; part tiled walls; tiled floor; wall mounted illuminated mirror; recessed spotlights; extractor fan.



**BEDROOM 1 3.96m (13'0) x 2.87m (9'5)**

**MASTER BEDROOM 3.94m (12'11) x 3.91m (12'10)**

Built in storage cupboard; tv aerial connection point.

**EN SUITE / SHOWER ROOM**

**1.83m (6'0) x .94m (3'1)**

Modern white suite comprising:- separate fully tiled shower cubicle with Vado thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted folding shower door; wall mounted wash hand basin with mono mixer tap and vanity unit under; tiled walls and floor; recessed spotlights.



**BEDROOM 3 4.52m (14'10) x 3.23m (10'7)**

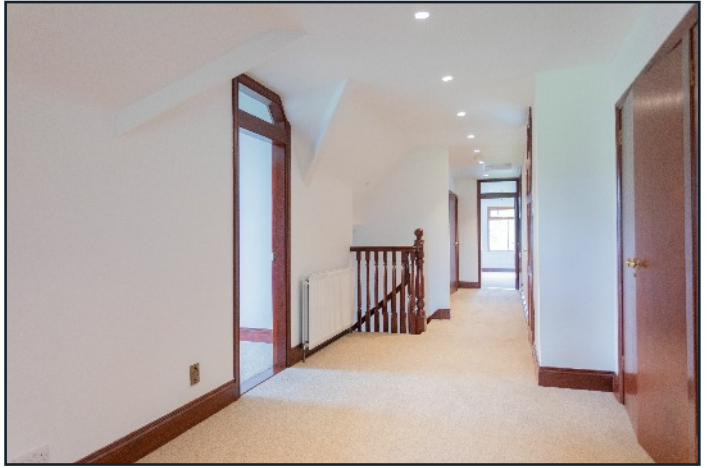
Built in wardrobe with cupboards over; excellent range of modern built in wardrobes with ample hanging space; pull out drawers and open shelving; tv aerial connection point.

**STUDY 3.2m (10'6) x 2.87m (9'5)**

Built in wardrobe with cupboards over; tv aerial connection point.

**FIRST FLOOR LANDING**

Hardwood finished staircase; two sets of three double built in wardrobes; access to eaves storage.





**BEDROOM 4 3.63m (11'11) x 3.3m (10'10)**

Access to under eaves storage; views over surrounding countryside.

**BEDROOM 5 4.09m (13'5) x 2.95m (9'8)**

Access to under eaves storage; views over surrounding countryside; tv aerial connection point.

**WC 4.09m (13'5) x 1.09m (3'7)**

Modern white suite comprising close coupled wc; wall mounted wash hand basin with mono mixer tap and vanity unit under; part tiled walls; tiled floor; recessed spotlights; Velux window.

**SHOWER ROOM 2.87m (9'5) x 1.07m (3'6)**

Coloured suite comprising tiled shower cubicle with Redring electric shower; smoked and etched glass shower door; pedestal wash hand basin; close coupled wc; mirror fronted bathroom cabinet; tiled walls; ceiling roof window.





**BEDROOM 6 4.55m (14'11) x 3.33m (10'11)**

Access to under eaves storage cupboards; views over surrounding countryside.



**OUTSIDE**

Stone walls; pillars and cattle grid to sweeping bitumen drive, leading to ample parking and garaging.

**GARAGING 10.97m (36'0) x 3.66m (12'0)**

Double up and over door; light and power points; Warmflow high efficiency boiler; insulated copper cylinder; plumbed for washing machine; area sectioned off for offices; Beam vacuum system; lofted area over; side access.





## OUTSIDE

Large enclosed bitmac rear yard accessed through roller shutter door; stone flagged steps with glass panels leading to an elevated flagged terrace.

## GARDENS

Spacious landscaped front and side gardens; laid out in lawns and planted with a fine selection of ornamental and flowering shrubs.







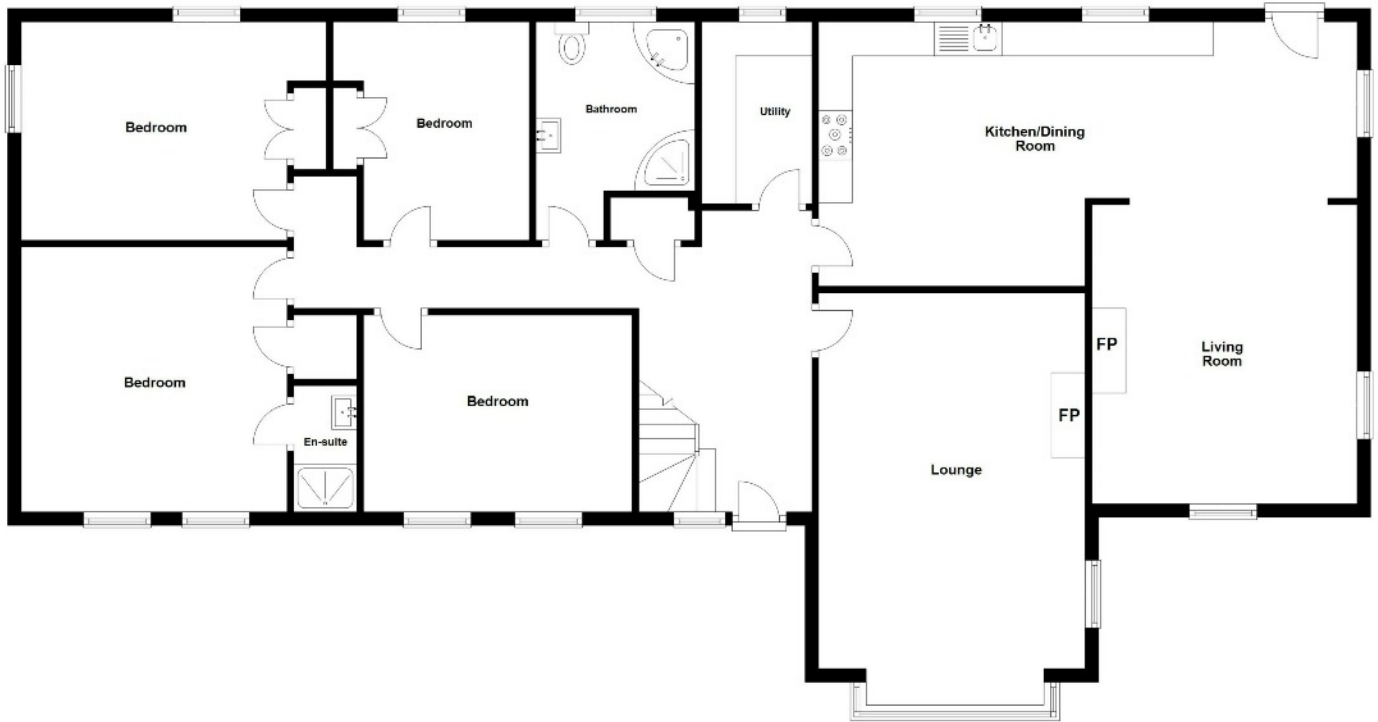






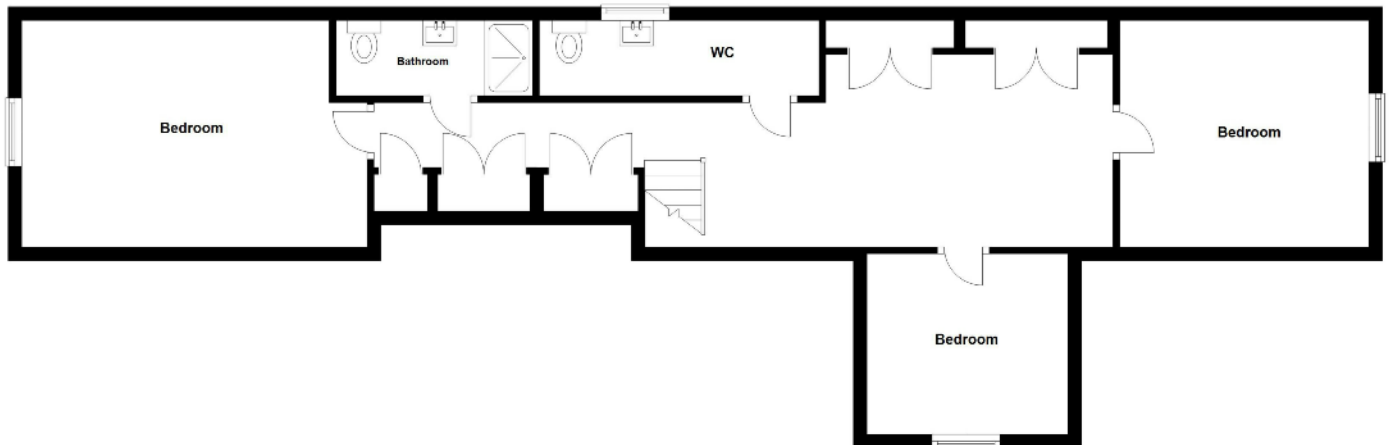
## Ground Floor

Approx. 152.0 sq. metres (1636.0 sq. feet)



## First Floor

Approx. 71.3 sq. metres (767.6 sq. feet)



**CAPITAL / RATEABLE VALUE**

£350,000 Rates Payable = £3024.35 per annum (approximately)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	62   D
39-54	E		
21-38	F		
1-20	G		

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