

**Tim Martin**  
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**8 Ballygowan Road  
Saintfield  
BT24 7ER**

**Offers Around  
£395,000**

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## SUMMARY

An exceptional family residence set in its own grounds extending to 0.91 of an acre. Ideally located a brisk walk to Saintfield village centre, the property enjoys pleasing views over the surrounding countryside.

Accessed from the Belfast Road, the property has been extensively renovated and modernised in recent years to create an excellent family home with open plan living, luxuriously appointed kitchen, principal bathroom and shower room. Impeccably decorated and presented, the property includes, four bedrooms (two on the ground floor) and two at first floor level including master bedroom en suite.

The property has been extensively insulated including walls, floors and roofspace and is heated by a wood pellet boiler. The property is currently receiving a substantial grant and a range of roof mounted solar panels which combined provide ultra low outgoings.

The generous gardens include stabling and stores providing ample room for the most boisterous children and ideal accommodation for those wishing to work from home.

## FEATURES

- Exceptional Family Residence Set In Its own Grounds
- Luxuriously Appointed Kitchen
- Deluxe Contemporary Bathrooms
- Four Bedrooms
- Master Bedroom En Suite
- Extensive Gardens
- Garage, Stabling And Stores
- Pellet Boiler Heating
- Double Glazing
- Extensive Insulation And Solar Panels

### Ground Floor

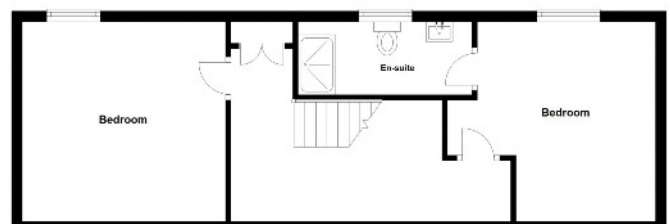
Approx. 117.0 sq. metres (1259.1 sq. feet)



Total area: approx. 186.6 sq. metres (2008.4 sq. feet)

### First Floor

Approx. 44.1 sq. metres (474.3 sq. feet)





## ACCOMMODATION

### RECEPTION HALL

Polished hardwood parquet floor; built in cloak cupboard with solar panel control panel.

### LOUNGE 5.21m (17'1) x 4.17m (13'8)

'Westfire' 8kw cast iron stove on black granite hearth; polished hardwood floor; tv aerial connection point; open plan to kitchen/dining





**KITCHEN DINING AREA 7.01m (23'0) x 5.21m (17'1)**

Extensive range of 'I.D. Interiors' contemporary painted finish eye and floor level cupboards and drawers with fitted shelves; worktops and spice racks; matching island unit with extensive range of fitted drawers; worktops and matching breakfast bar; integrated 'Neff' electric steam oven; matching microwave oven with heating drawer under; 'Hotpoint' vertical fridge and freezer; 'Neff' 4 ring ceramic hob with canopy concealing extractor unit and light over; walnut high level mantle; integrated 'Bosch' dishwasher; larder unit; glazed sliding patio door and side panel to rear; ceramic flagged floor; LED ceiling lighting.



**LAUNDRY ROOM 2.31m (7'7) x 2.18m (7'2)**

1½ tub stainless steel sink unit in granite surround and chrome swan neck mixer taps; extensive range of fitted cupboards and drawers with integrated pull out storage drawers; plumbed and space for washing machine; vertical wall mounted chrome heated towel radiator; ceramic flagged floor; LED ceiling lighting.





**BATHROOM 2.84m (9'4) x 2.95m (9'8)**

Contemporary white suite comprising double ended bath with wall mounted waterfall mixer tap; floating vanity unit with full sized wash hand basin with matching taps, cupboard under; illuminated mirror over; rectangular tiled shower with thermostatically controlled power shower and fitted with glass shower panels; close coupled wc; ceramic tiled floor; part tiled walls; LED ceiling lighting; extractor fan; chrome wall mounted vertical heated towel radiator.



**BEDROOM 1 3.51m (11'6) x 3m (9'10)**

Currently used as a family room; tv aerial connection point; corniced ceiling.

**BEDROOM 2 3.94m (12'11) x 3.3m (10'10)**

Polished hardwood floor; feature antique embossed cast iron fireplace; tv aerial connection point; corniced ceiling.



## HARDWOOD OPEN TREAD STAIRCASE LEADING TO:-

### FIRST FLOOR LANDING

Built in linen cupboard; 'Velux' ceiling window.

### BEDROOM 3 4.19m (13'9) x 3.78m (12'5)

Maximum Measurements

Engineered oak floor; access to eaves storage; 'Velux' ceiling window.



### MASTER BEDROOM 4.17m (13'8) x 3.89m (12'9)

Two double built in wardrobes; engineered oak floor; access to eaves storage; 'Velux' ceiling window.

### EN SUITE SHOWER ROOM

3.23m (10'7) x 1.24m (4'1)

Contemporary white suite comprising:- rectangular tiled shower with pressurised adjustable and rain head shower heads; glass shower panel; 'Duravit' wc with concealed cistern and floating vanity unit with fitted wash hand basin and chrome mono mixer tap, drawers under; ceramic flagged walls and floor; 'Velux' ceiling window; illuminated mirror; extractor unit.





## OUTSIDE

Electronically operated wrought iron gates and sweeping bitmac drive leading to ample parking to side and rear of residence and leading to a detached garage.

### DETACHED GARAGE 5.21m (17'1) x 3.45m (11'4)

Roller door; light and power points.

### BOILER HOUSE 3.45m (11'4) x 2.26m (7'5)

'Grant Spira' pellet boiler, currently grant aided to circa £2,000 per annum; light and power points.

## STABLE BLOCK

### STABLE 1 4.34m (14'3) x 3.3m (10'10)

Light point.

### STABLE 2 4.34m (14'3) x 3.05m (10'0)

Light point.

### FEED STORE 4.27m (14'0) x 2.9m (9'6)

Light point; access to:-

### FODDER STORE 4.32m (14'2) x 1.93m (6'4)

Light point.










## GARDENS

The extensive landscaped gardens to front and rear are laid out in rolling lawns and planted with a fine selection of ornamental shrubs and trees including Rhododendron, Hydrangea, Ornamental Grasses. Forest Flame, Azaleas, interspaced with mature beech trees and bounded by random stone walls and beech hedging combining to provide good privacy to the property.



**CAPITAL / RATEABLE VALUE** £235,000. Rates Payable = £2030.63 per annum (approx)



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

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