

98 Loughinisland Road,  
Downpatrick, BT30 8JW



Asking Price £795,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)





## KEY FEATURES

- Magnificent, Attractive Detached Villa Of Approximately 6,630 Sq Ft, With Outstanding Views Over The Countryside
- Gracious Reception Hall With Cast Iron Fireplace & Granite Hearth Leading To:
- Dining Area Into Bay
- Luxury Integrated Kitchen With Granite Work Surfaces & Central Island Open Plan To Living / Dining Area With Brick Fireplace & Multi-Fuel Stove
- Six Double Bedrooms (Four With Ensuite Shower Rooms & Three With Dressing Rooms)
- Spacious Drawing Room With Attractive Marble Fireplace
- Sitting Room With Marble Fireplace
- Modern Downstairs Bathroom & Upstairs WC
- Utility Room & Rear Hallway
- Oil Fired Central Heating / uPVC Double Glazed Windows
- Integral Double Garage With Twin Electric Doors
- Games / Entertainment Room On Second Floor With Walk-In Attic
- Agricultural Lands Of 9 Acres Spread Across Two Fields & A Paddock
- Stables For Up To Six Horses
- Ménage Enclosed By Fence With Spotlights
- Electric Gates Leading To Long Driveway & A Private Mature Elevated Site

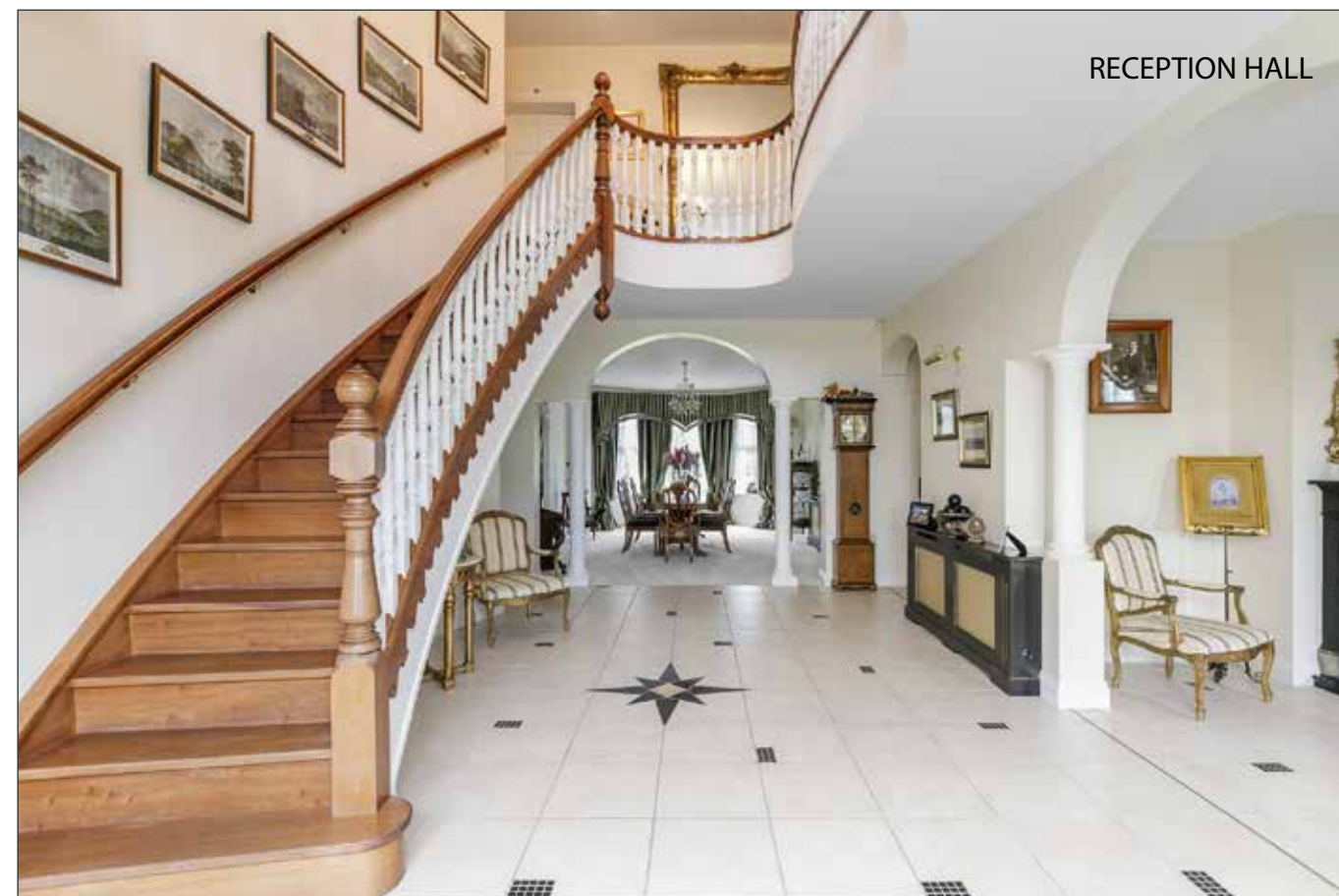
## SUMMARY

This substantial and attractive detached property on an elevated site with 360 degree views of Downpatrick, Dromara Hill, Scrabo Tower, and St Patrick's Monument.

No expense has been spared when building the property, and it has been finished to an extremely high standard.

This home has spacious accommodation with six double bedrooms (four with ensuite facilities), and four reception rooms. Externally, it has as much to offer with a long sweeping driveway approached by electric gates with a flood lit ménage and stables for up to 6 horses, with two fields of 9 acres of agricultural land.

Please contact our South Belfast office for an internal view to appreciate all this house has to offer.



## ACCOMMODATION

### GROUND FLOOR

Solid wooden front door with double glazed side panels leading to:

#### RECEPTION HALL:

**28' 6" x 24' 4" (8.68m x 7.41m) (at widest points)**

Ceramic tiled floor. Cast iron fireplace with granite hearth. Twin storage cupboards.

#### DINING AREA:

**21' 0" x 14' 2" (6.41m x 4.33m) (into bay)**



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DRAWING ROOM



KITCHEN / LIVING / DINING AREA



**DRAWING ROOM:**

**28' 3" x 17' 8" (8.60m x 5.38m)**

Attractive marble fireplace with gas fire. Double doors to Reception Hall.

**KITCHEN / LIVING / DINING AREA:**

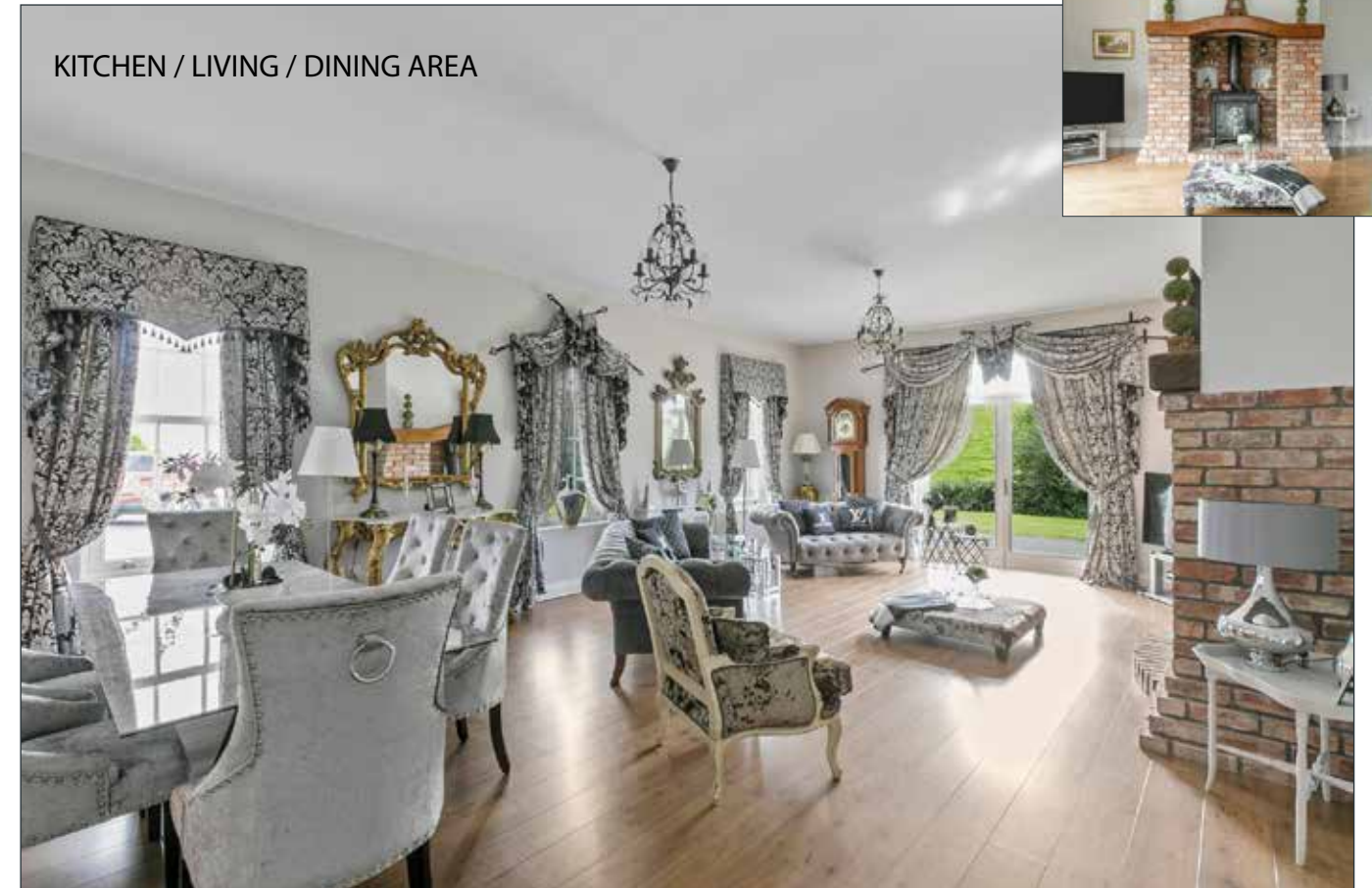
**41' 9" x 17' 9" (12.72m x 5.42m)**

In the Kitchen area:

Range of high and low level units. Built-in fridge. Pantry. 'Britannia' 7 ring gas hob with electric oven and extractor fan. 'Smeg' integrated dishwasher. Central island unit. Granite work surfaces. Low voltage spotlighting. Wooden floor.

In the Living area:

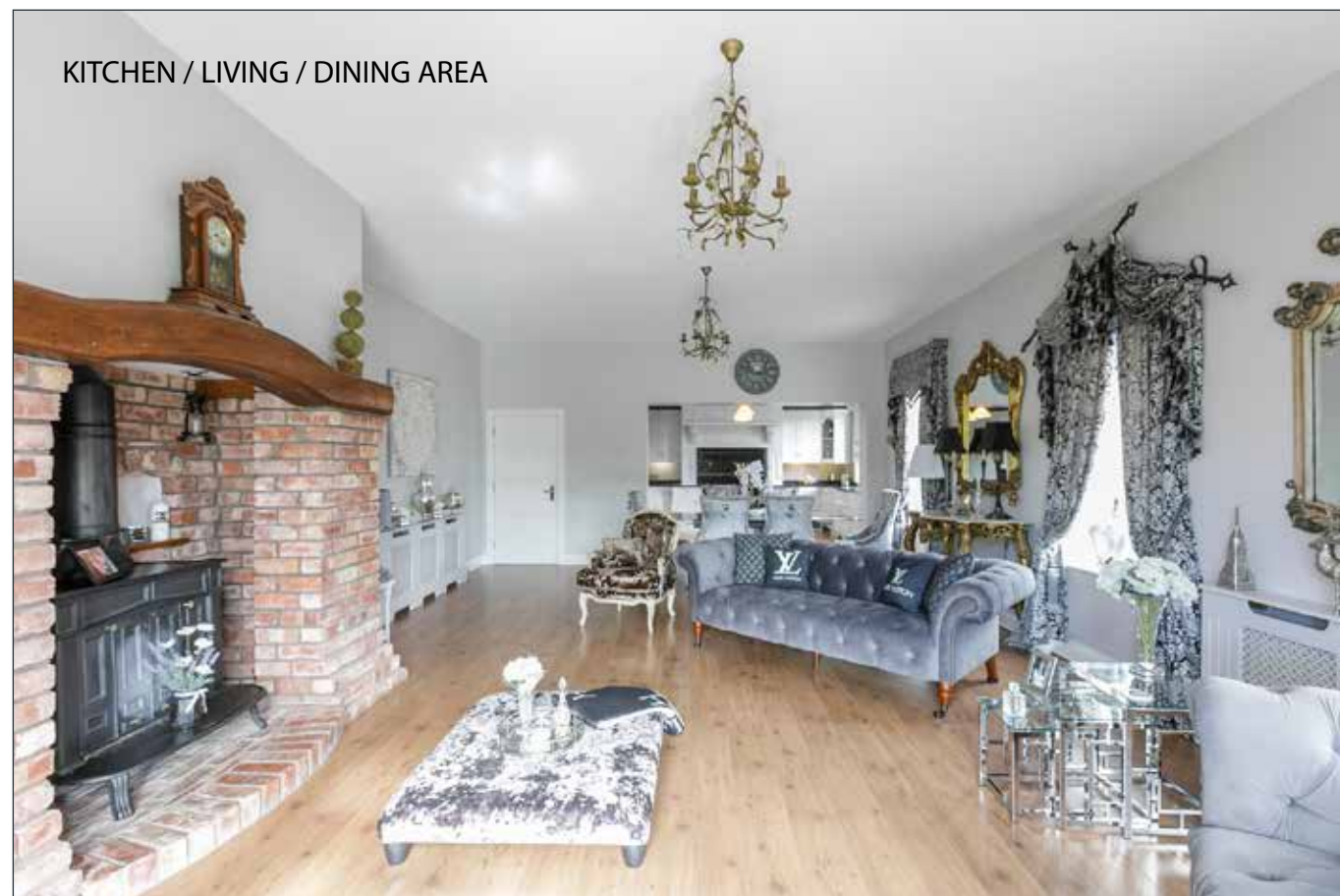
Feature brick fireplace with multi-fuel stove and beam mantle. Double French doors leading to outside.



KITCHEN / LIVING / DINING AREA







KITCHEN / LIVING / DINING AREA



SITTING ROOM



KITCHEN / LIVING / DINING AREA



KITCHEN / LIVING / DINING AREA

REAR HALLWAY

**UTILITY ROOM:**  
11' 7" x 9' 1" (3.53m x 2.76m)

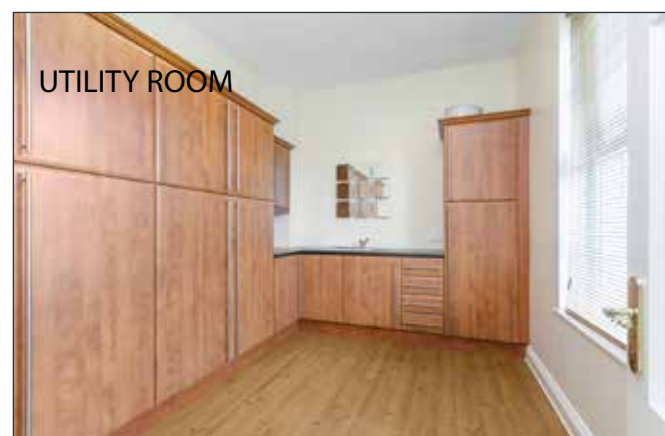
Range of high and low level units. Stainless steel sink unit.

**SITTING ROOM:**  
15' 7" x 12' 10" (4.76m x 3.91m)

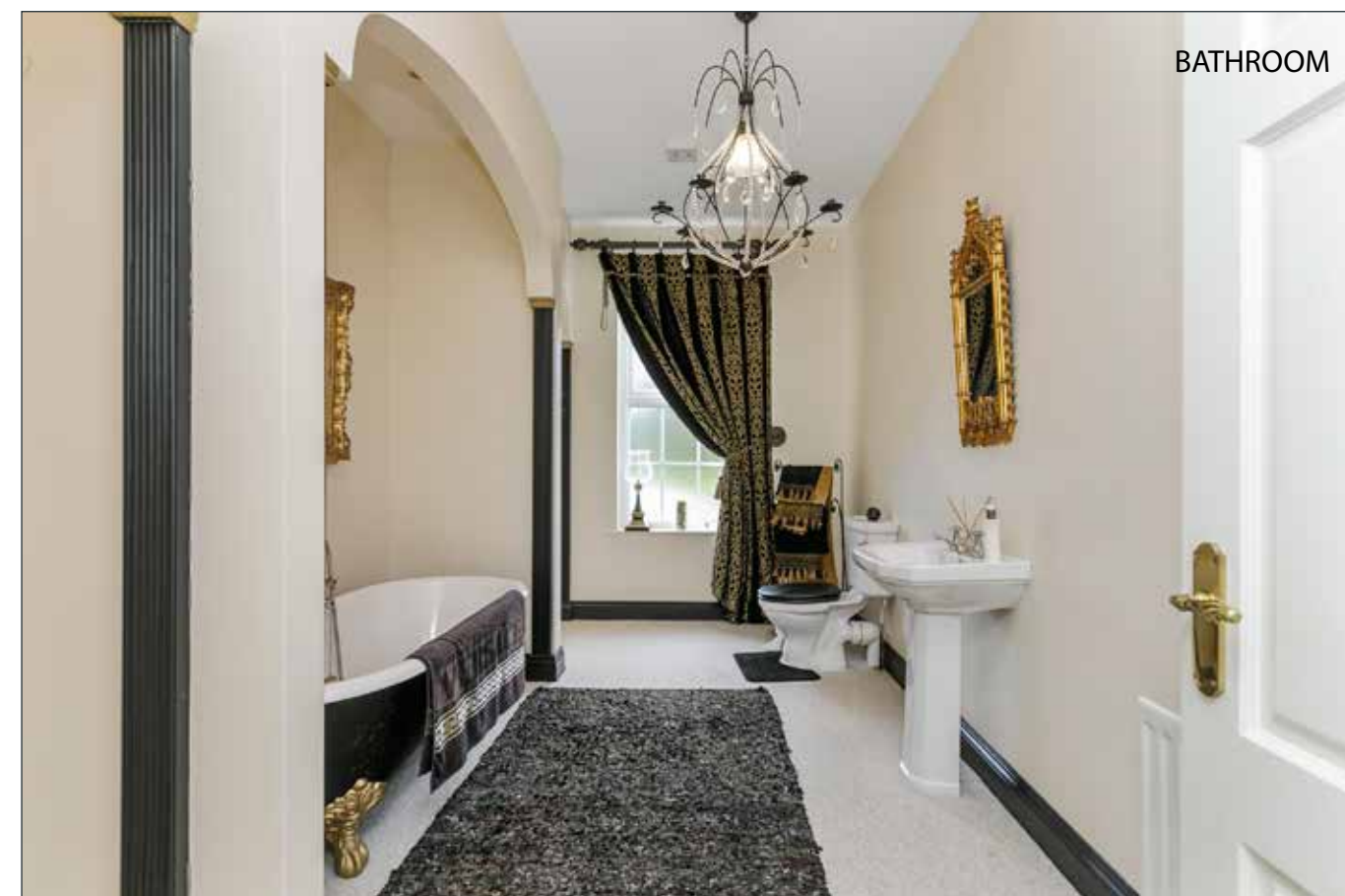
Feature marble fireplace with gas fire.

**BATHROOM:**

Freestanding bath with telephone hand shower. Low flush WC. Pedestal wash hand basin. Extractor fan.



UTILITY ROOM



BATHROOM





LANDING



BEDROOM 6

**BEDROOM (2):**  
16' 0" x 13' 11" (4.88m x 4.25m)

**DRESSING ROOM:**  
Built-in wardrobe.

**ENSUITE SHOWER ROOM:**  
Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Low voltage spotlighting.



DRESSING ROOM



DRESSING ROOM



**BEDROOM (6):**  
13' 11" x 11' 8" (4.25m x 3.55m)

Built-in wardrobe.

**ENSUITE SHOWER ROOM:**  
Corner tiled shower cubicle. Low flush WC. Pedestal wash hand basin.

**UTILITY AREA:**

**INTEGRAL DOUBLE GARAGE:**

Twin up and over electric doors. Oil fired boiler. Beam vacuum system. Power and light. Alarm.



FIRST FLOOR

**LANDING:**  
Stairs to games / entertainment room.

**PRINCIPAL BEDROOM:**  
20' 1" x 14' 2" (6.12m x 4.31m) (into bay)

**DRESSING ROOM:**  
Built-in wardrobes.

**ENSUITE SHOWER ROOM:**  
Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Low voltage spotlighting.



PRINCIPAL BEDROOM



BEDROOM 2



BEDROOM 2 ENSUITE



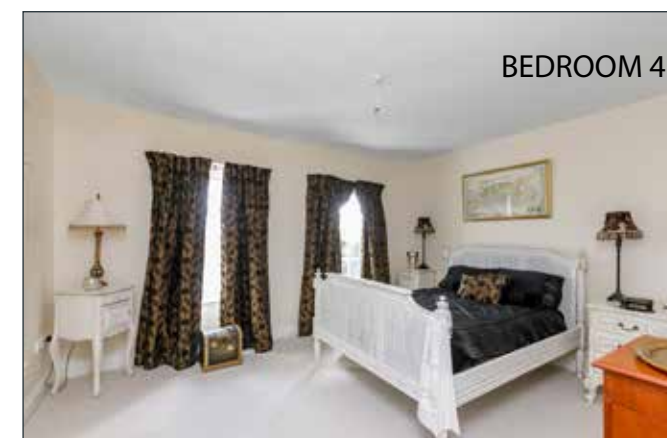
BEDROOM 3



BEDROOM 3 DRESSING ROOM



BEDROOM 4



**BEDROOM (3):**  
15' 2" x 13' 11" (4.62m x 4.25m)

**DRESSING ROOM:**

Built-in wardrobe.

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin. Low voltage spotlighting.

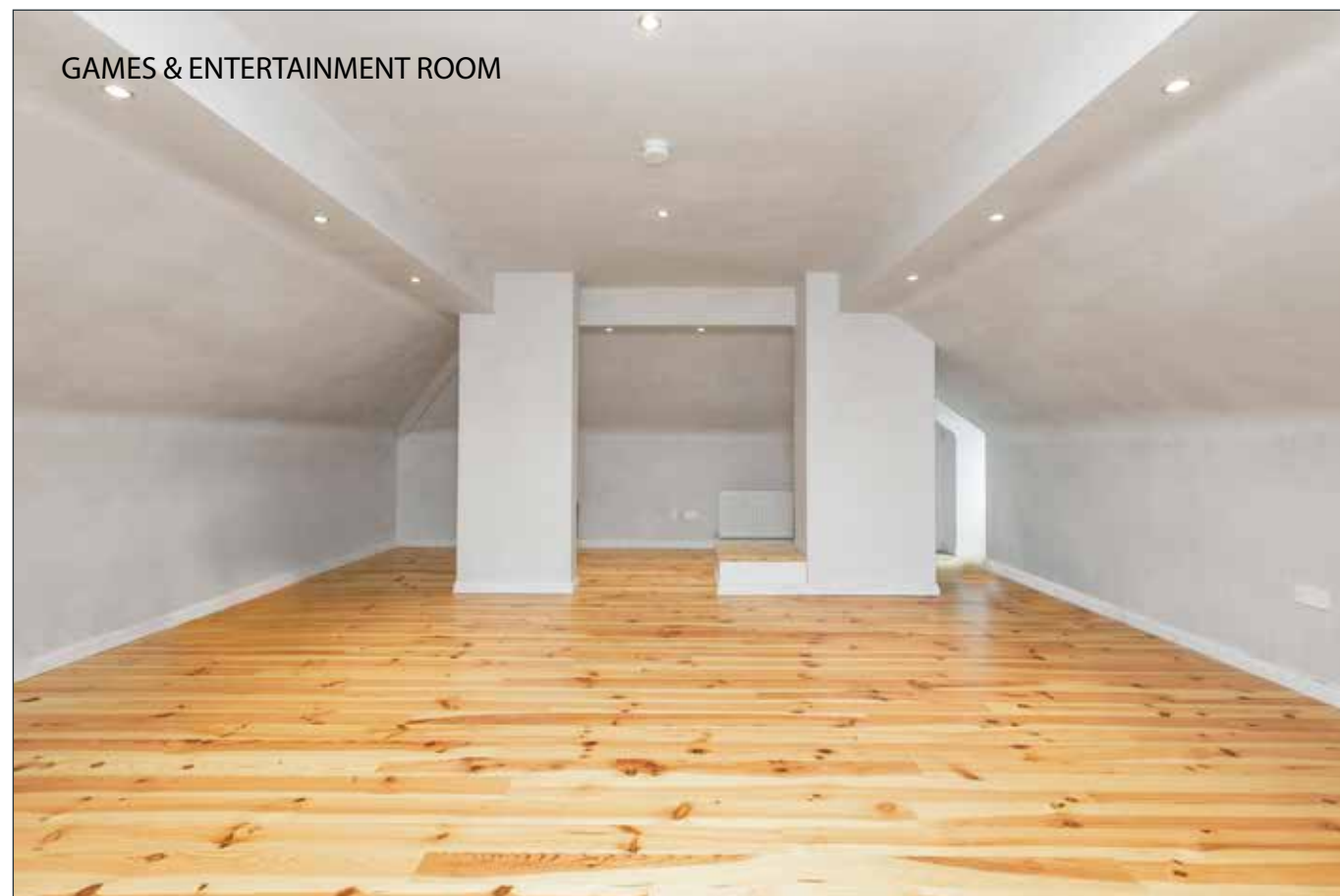
**BEDROOM (4):**  
13' 12" x 12' 10" (4.26m x 3.91m)

**BEDROOM (5):**  
16' 5" x 13' 10" (5.01m x 4.22m)

**UPSTAIRS WC:**

Low flush WC. Pedestal wash hand basin.





GAMES & ENTERTAINMENT ROOM

#### GAMES ROOM / ENTERTAINMENT ROOM:

Fixed staircase from Hallway to Games / Entertainment Room. Pitch pine floor. Low voltage spotlighting.

Walk-in attic.

#### OUTSIDE

##### EXTERNAL AREAS:

Electric gates to long tarmac driveway. Gardens in lawn to the front, side and rear with a selection of mature plants and shrubs, enclosed by mature hedges and fencing with terrific 360 degree panoramic views overlooking the countryside, Scrabo Tower, St Patrick's Monument, Downpatrick and Dromara Hills.

##### STABLES:

For up to 6 horses.

##### MENAGE:

426' 6" x 262' 6" (130m x 80m)

Enclosed by fence with spotlights.

##### AGRICULTURAL LANDS:

Extending to 9 acres over 2 fields and the paddock.



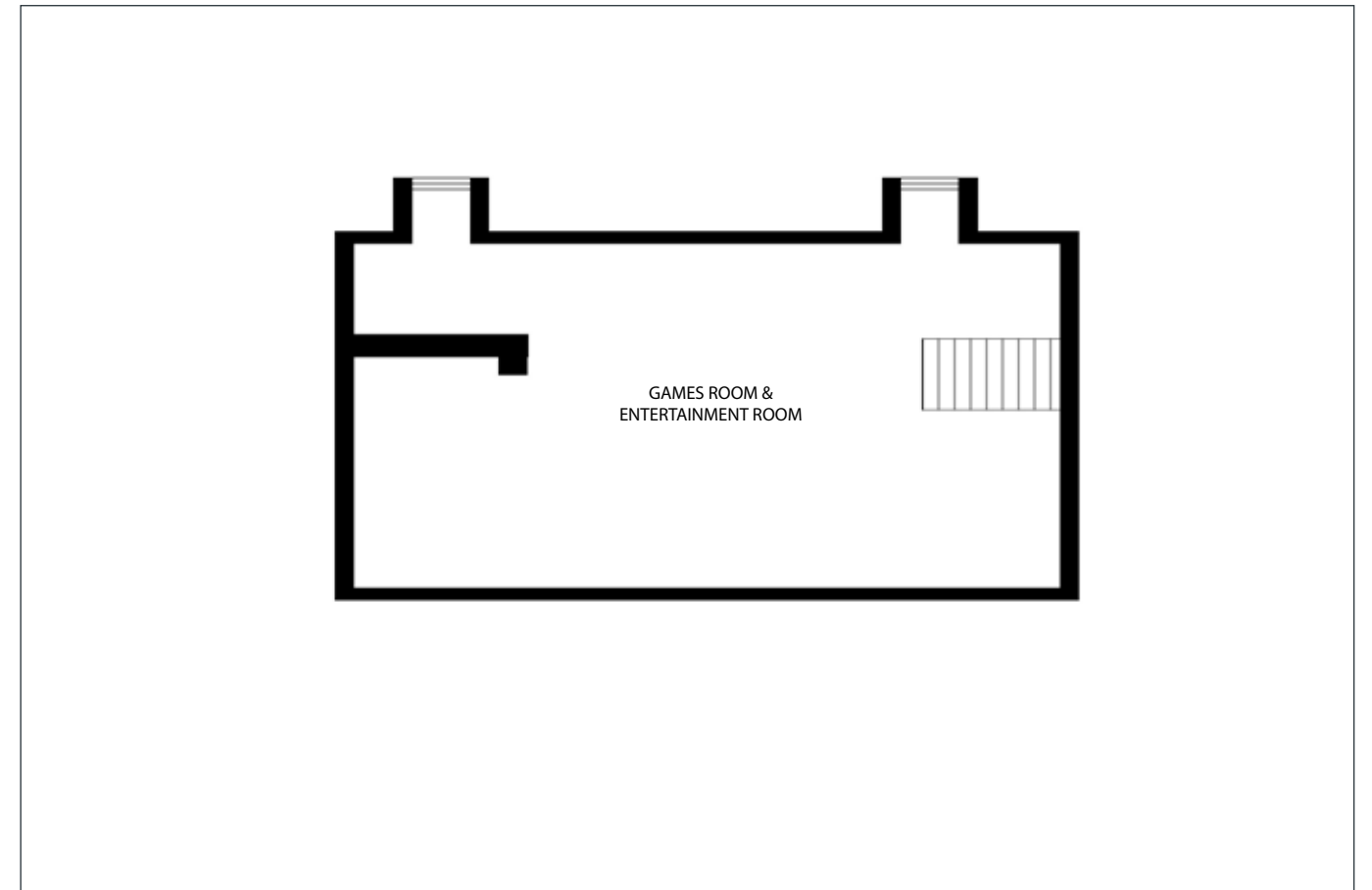
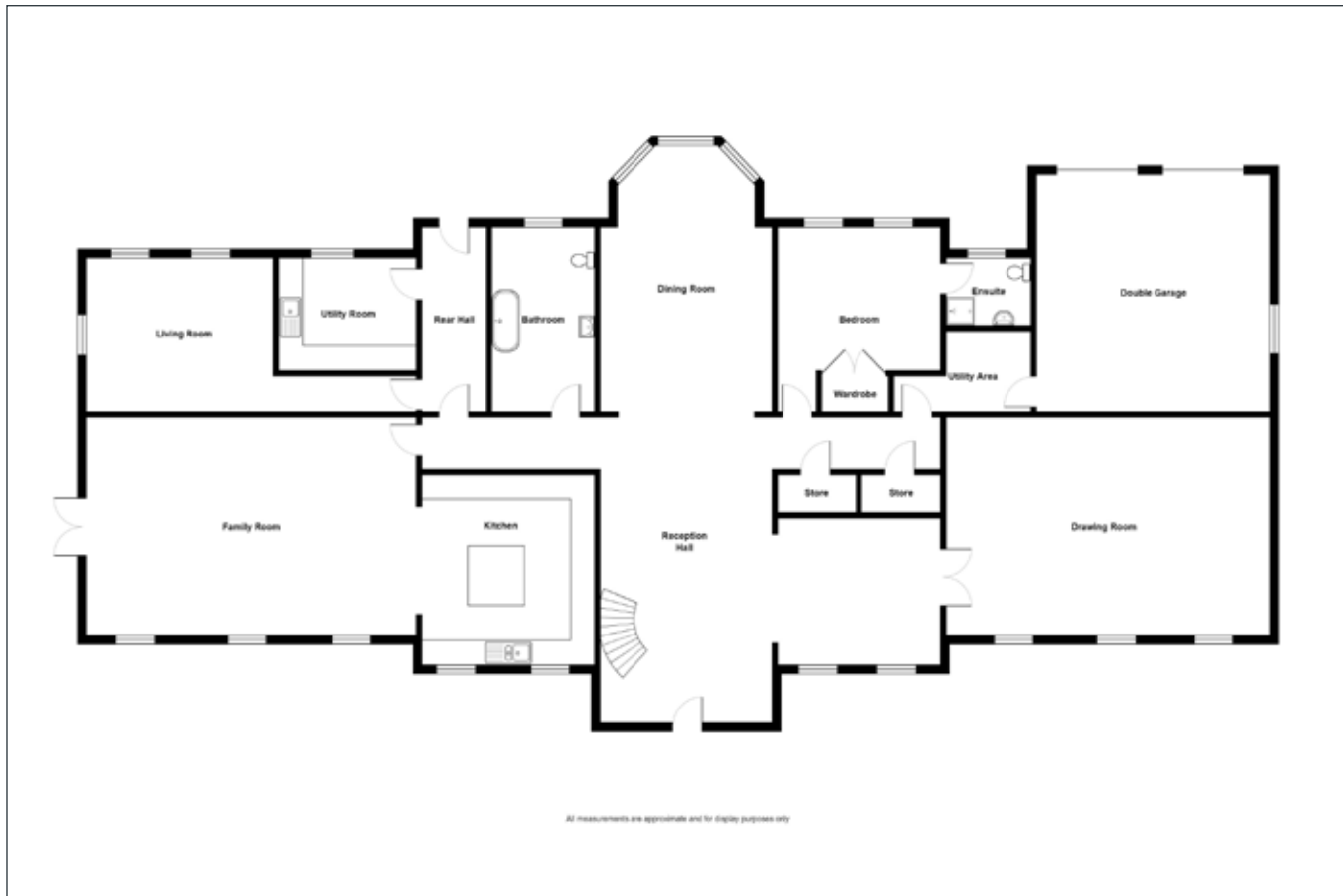
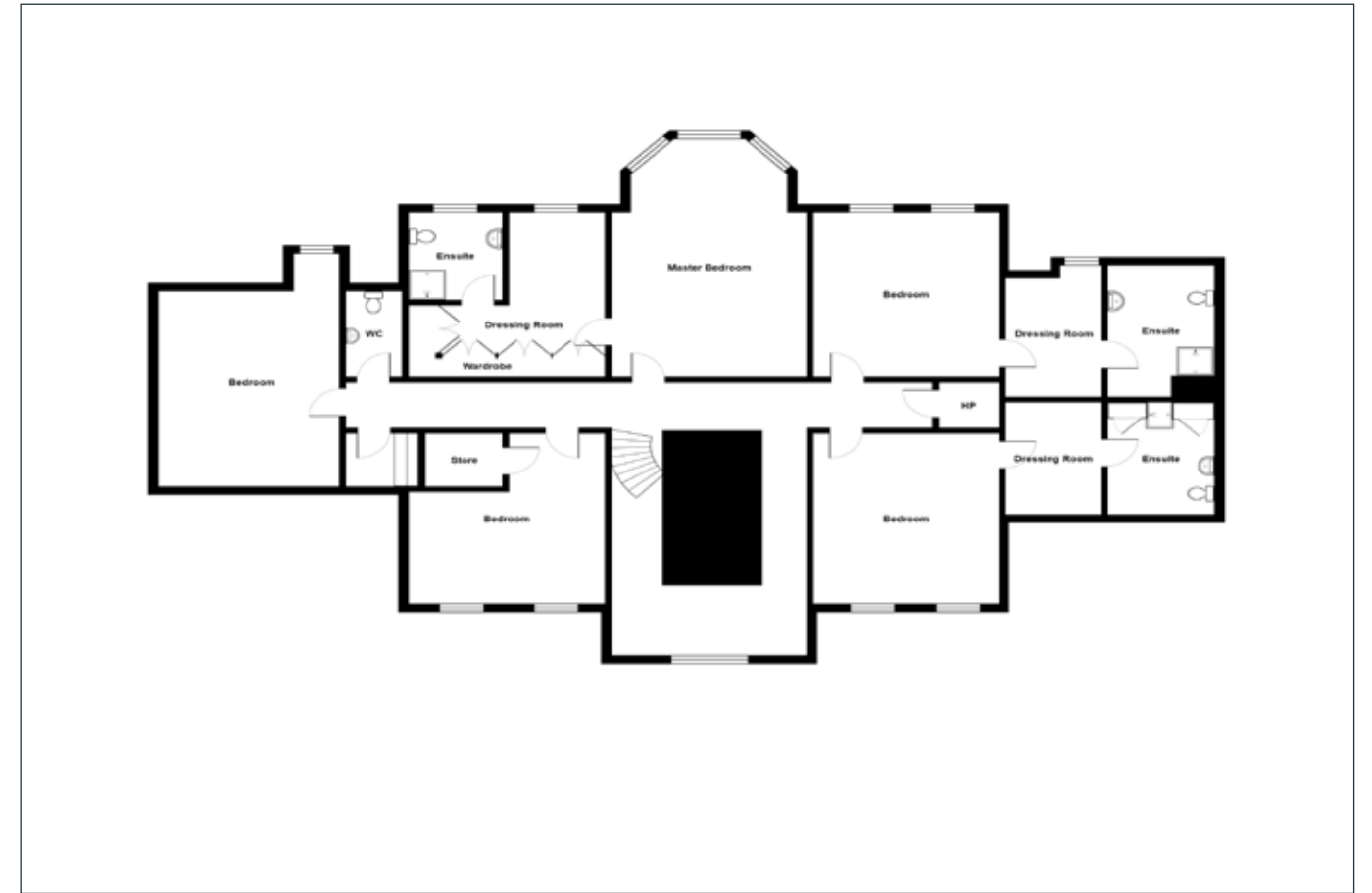
STABLES



STABLES & MENAGE

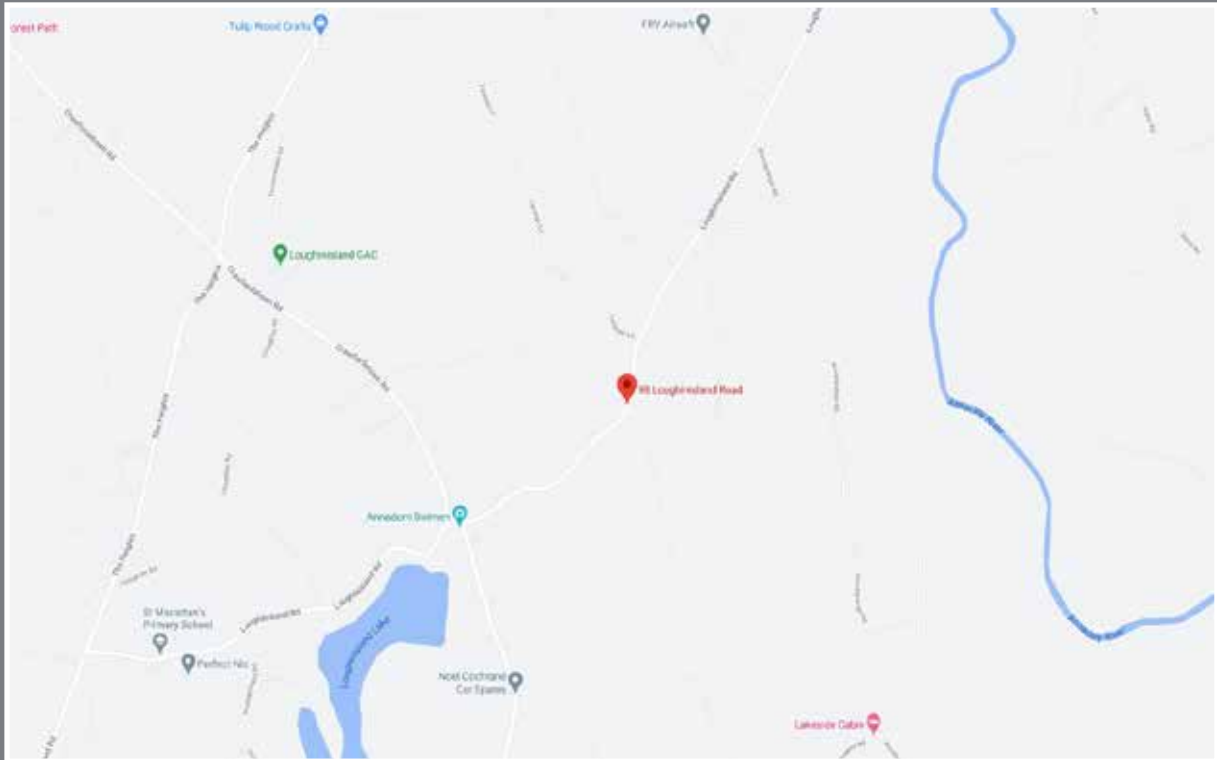








# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/I/20/SO



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	63	68
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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