

**'Oughley Hall',  
183 Killynure Road,  
Saintfield, Ballynahinch, BT24 7DE**



**Asking Price £1,275,000**

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





## KEY FEATURES

- Substantial Detached Property Of Approximately 5,000 Sq Ft On A Magnificent Private Site Overlooking A Lake On Approximately 25 Acres
- Gracious Double Height Reception Hall
- Kitchen / Dining Area
- Drawing Room With Marble Fireplace & Double Doors To Reception Hall
- Separate Dining Room
- Living Room With Feature Fireplace
- Five Double Bedrooms, Two With Dressing Rooms & Ensuite Facilities
- First Floor Shower Room
- Downstairs WC / Utility Room
- Oil Fired Central Heating / uPVC Double Glazed Windows
- Large Integral Garage
- Electric Gates With Long Driveway Approaching Property With Mature Gardens, Plants, Shrubs & Oak Trees On Approximately 5 Acres With Private Lake Including Newton Concrete Yard Above Property With Stables Up To 4 Horses
- PIR Sensor Security Lights
- Alarm System
- Detached Shed & Workshop With Power & Light & Alarm & Phone Line
- 20 Acres Of Agricultural Land Split Up To A Number Of Fields & Mature Forest
- Separate Rear Entrance For Commercial Use

## SUMMARY

It is very rare to bring to the market such a substantial fine property with land and its own lake.

Internally the house has five well proportioned bedrooms and four reception rooms. Externally it benefits from a long driveway set off the road which leads to a detached workshop, stables and concrete yard. The views are incredible looking over mature gardens, and a lake with some mature trees and shrubs.

Set outside Saintfield on the Killynure Road, the property is very accessible to Carryduff, Belfast, and many other parts of the Province. Please contact our South Belfast office on 028 9066 8888 to appreciate all this home has to offer.



## ACCOMMODATION

### GROUND FLOOR

Hardwood front door to:

### RECEPTION PORCH:

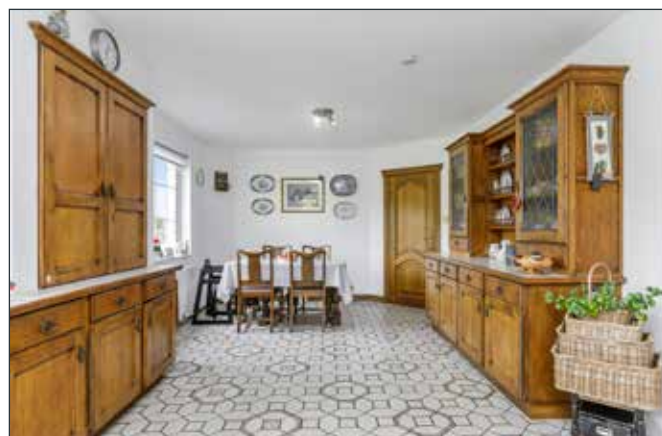
Twin glazed French doors leading to:

### RECEPTION HALL:

**32' 10" x 27' 6" (10.0m x 8.39m) (at widest points)**







**KITCHEN / DINING AREA:**  
**23' 6" x 17' 2" (7.16m x 5.22m)**

Range of high and low level units. 'Creda' double oven. 4 ring ceramic hob with extractor fan. 'Beko' dishwasher. Stainless steel sink unit. Ceramic tiled floor.

**UTILITY ROOM:**

Matching tiled floor. Low level units. 4 ring electric hob. Stainless steel sink unit. Integrated fridge/freezer.

**INTEGRAL GARAGE:**  
**24' 5" x 19' 10" (7.45m x 6.05m)**

Range of high and low level units. Oil fired boiler.

**LIVING ROOM:**  
**21' 6" x 14' 0" (6.55m x 4.28m)**

Corniced ceiling. Feature granite fireplace with wooden surround.

**DRAWING ROOM:**  
**24' 5" x 23' 11" (7.45m x 7.29m)**

Corniced ceiling. Marble fireplace. Twin doors to Reception Hall.

**DINING ROOM:**  
**13' 2" x 12' 8" (4.02m x 3.85m)**

Corniced ceiling.



**BILLIARDS ROOM:**  
**23' 8" x 15' 11" (7.21m x 4.86m)**

Twin doors to Living Room.

**STUDY:**  
**21' 0" x 9' 7" (6.41m x 2.93m)**

**DOWNSTAIRS WC:**

Low flush WC. Pedestal wash hand basin. Fully tiled walls. Ceramic tiled floor.







## FIRST FLOOR

### LANDING:

uPVC double doors to large walk-in hotpress.

### PRINCIPAL BEDROOM:

19' 9" x 19' 4" (6.01m x 5.90m)

### DRESSING ROOM:

### ENSUITE BATHROOM:

Jacuzzi bath. Pedestal wash hand basin with vanity unit. Low flush WC. Heated towel radiator.

### BEDROOM (2):

15' 7" x 14' 7" (4.75m x 4.44m)

Double French doors to balcony.

### DRESSING ROOM:

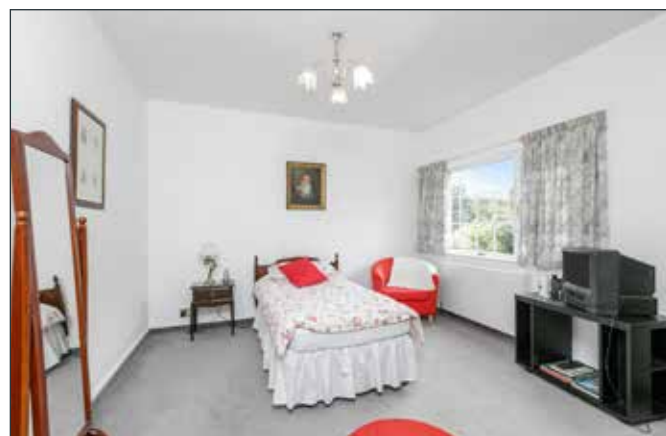
### ENSUITE BATHROOM:

Freestanding bath. Low flush WC. Pedestal wash hand basin with vanity unit.









**BEDROOM (3):**  
**20' 0" x 10' 1" (6.10m x 3.07m)**  
 Built-in wardrobes.

**BEDROOM (4):**  
**14' 8" x 12' 0" (4.46m x 3.67m)**

**BEDROOM (5):**  
**13' 0" x 11' 12" (3.97m x 3.65m)**

**SHOWER ROOM:**  
 Fully tiled corner shower cubicle. Low flush WC. Pedestal wash hand basin. Partially tiled walls.

**OUTSIDE**  
**DETACHED SHED / WORKSHOP:**  
**77' 7" x 28' 8" (23.66m x 8.73m)**

**STABLES:**  
**44' 2" x 25' 8" (13.45m x 7.82m) (Total Size and at widest points)**  
 Power and light.











Ground Floor

All measurements are approximate and for display purposes only



Shed Upper Floor

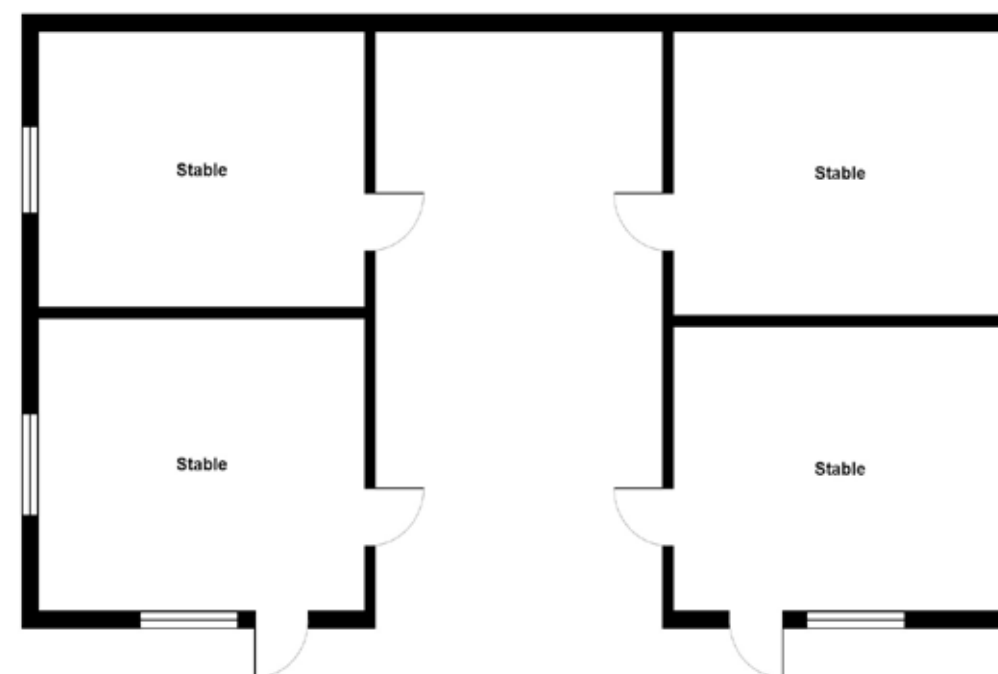


Commercial Shed

Store Room

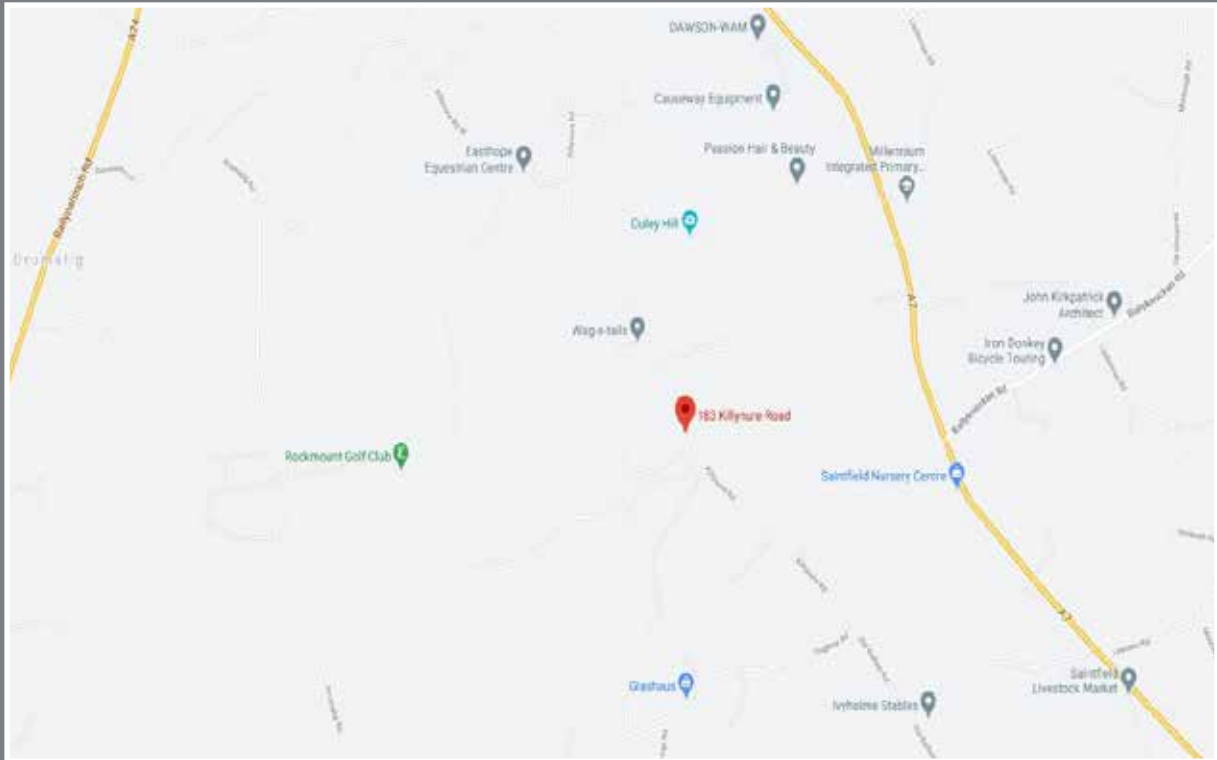


First Floor





# 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	58	67
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

EPC REF: 2469-9055-0228-7300-6270

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