

simon**BRIEN**  
RESIDENTIAL

'The Old Post Office',  
130 Ballynahinch Road,  
Dromore, BT25 1EA



Asking Price £499,950

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



#### KEY FEATURES

- Attractive Detached Stone Fronted Family Home Dating Back To The 1860s
- Beautifully Proportioned & Exceptionally Well Presented Accommodation
- Four Generous Bedrooms
- Three Reception Rooms
- High Quality Modern Kitchen With Aga & Dining Area
- Utility Room & Cloakroom
- Contemporary Bathroom & Ensuite
- Oil Fired Central Heating
- Sliding Sash Double Glazing
- Original Cottage Dating Back To The 1860s
- Barn/Garage With Full Planning Permission To Convert To A Two Bedroom Dwelling
- Generous Site Extending To A Total Of 1.5 Acres With Formal Gardens & Adjacent Field
- Popular & Convenient Semi-Rural Location Close To Dromore Town Centre Short Drive From Hillsborough Village, & Motorway Networks

#### SUMMARY

Beautifully located in the periphery of Dromore Town Centre, with Hillsborough Village a short drive away, this magnificent stone fronted family home is ideally located close to local amenities within the area, and excellent schooling, and the A1 motorway network providing connections to Belfast, Lisburn and further afield.

Dating back to the 1860s the property is beautifully presented throughout, and offers spacious, well-proportioned family accommodation that will impress even the most discerning of purchasers. In addition the property has the added benefit of a barn / garage which has approval for the conversion to a two bedroom dwelling.

Set on a magnificent site extending to a total of 1.5 acres, this is a home of exceptional quality in a semi-rural location, only one can be fully appreciated upon internal inspection.



#### ACCOMMODATION

##### GROUND FLOOR

Hardwood door leading to:

##### ENTRANCE HALL:

Tiled floor.

##### LIVING ROOM:

**19' 9" x 14' 5" (6.02m x 4.39m)**

Attractive feature marble fireplace with open fire. Corniced ceiling. Picture rail.





**KITCHEN / DINING AREA:**

**20' 2" x 15' 3" (6.15m x 4.65m)**

Excellent range of high and low level units. Aga range. Inset sink. Integrated dishwasher and fridge/freezer.

**SUN ROOM:**

**23' 3" x 21' 7" (7.09m x 6.58m)**

Tiled floor. Wood-burning stove. Window seating and dining area. Patio doors to rear and to the side.





**FAMILY ROOM:**  
13' 6" x 12' 5" (4.11m x 3.78m)

Wood-burning stove.

**BEDROOM (4) / STUDY:**  
13' 3" x 9' 0" (4.04m x 2.74m)

Plumbed for shower room.

**UTILITY ROOM / CLOAKROOM:**  
10' 4" x 5' 4" (3.15m x 1.63m)

Range of high and low level units. Single drainer sink unit. Plumbed for washing machine. Low flush WC. Wash hand basin.

**FIRST FLOOR**

**BEDROOM (1):**  
14' 5" x 13' 3" (4.39m x 4.04m)

Built-in mirrored sliderobe.

**ENSUITE SHOWER ROOM:**

Fully tiled shower enclosure. Low flush WC. Wash hand basin in vanity unit.

**BEDROOM (2):**  
15' 8" x 10' 2" (4.78m x 3.1m)

**BEDROOM (3):**  
15' 7" x 9' 3" (4.75m x 2.82m)



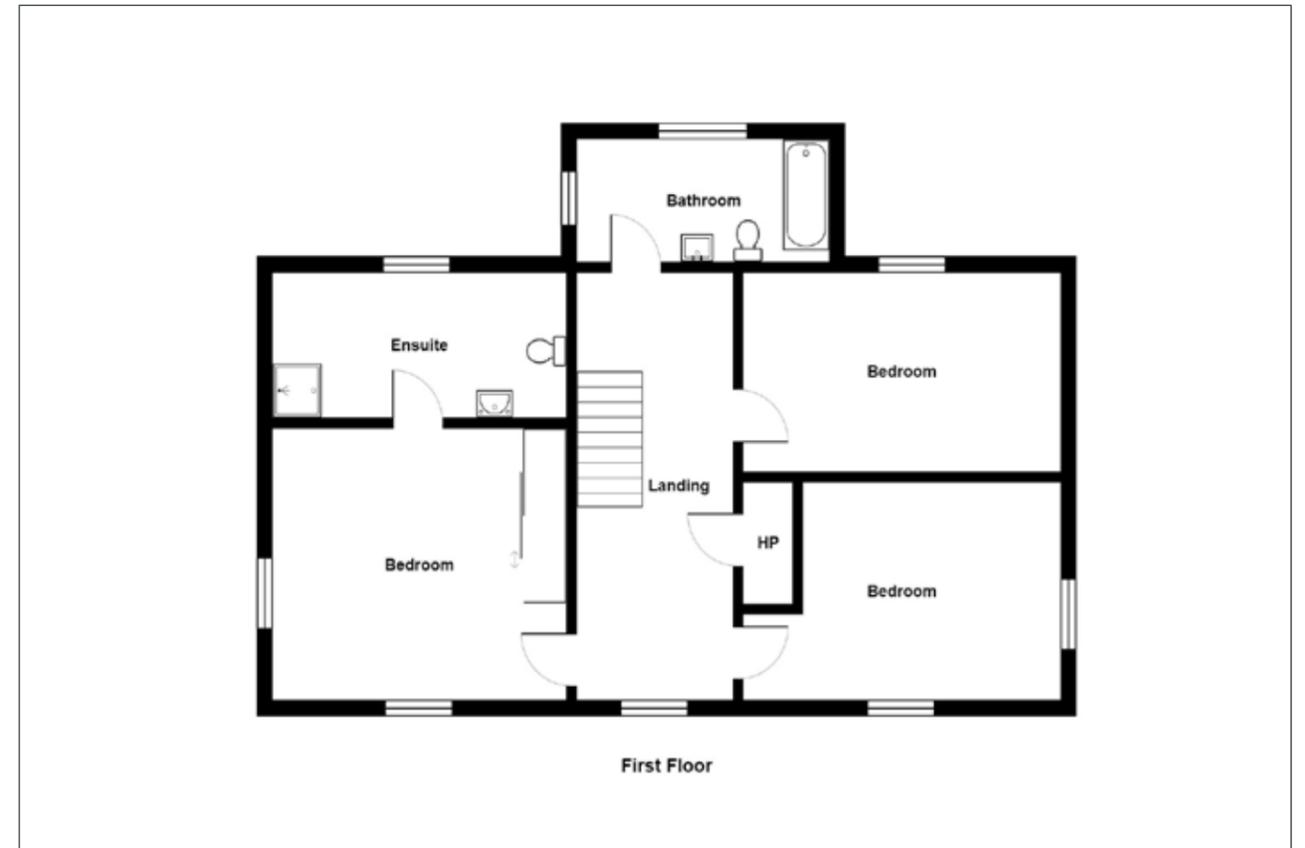
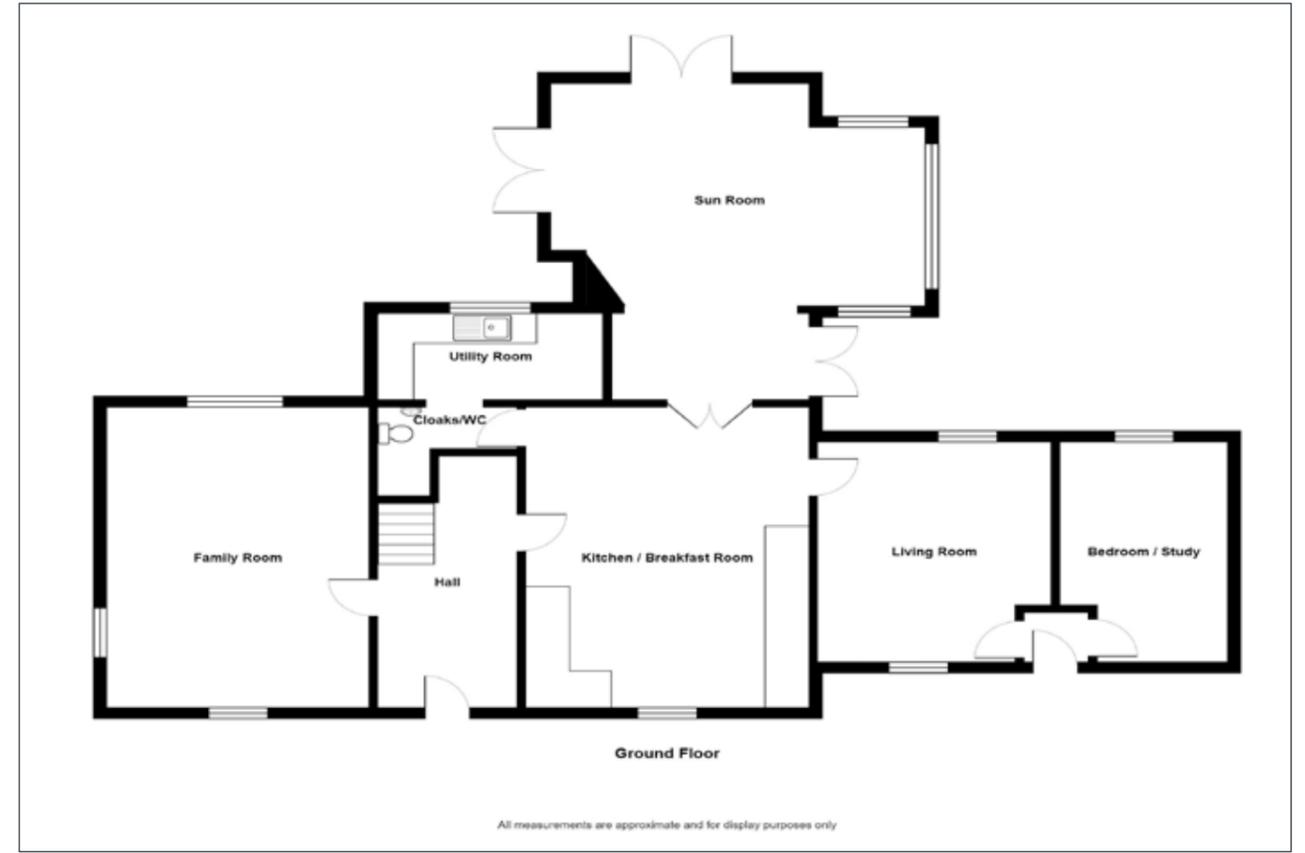
**BATHROOM:**

White suite comprising, panelled bath with telephone hand shower. Low flush WC. Pedestal wash hand basin.

**OUTSIDE**

Original cottage with planning permission to convert to a two bedroom dwelling. Attached garage. Driveway parking. Gardens, lawns, and patio with shrubs, hedging and mature trees, and adjoining adjacent field.





# 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: ML/K/20/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		41   E
21-38	F	37   F	
1-20	G		

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