



## **2 BROOKSIDE ROAD, BALLYNAHINCH, CO.DOWN, BT24 8LE**

- A Most Impressive And Exceptionally Well Appointed Detached Country Residence Offering Spacious Family Accommodation Of Approximately 3214 Square Feet To Include Separate Self Contained One Bedroom Cottage (See Further Details)
- Pleasant Rural Setting With Private Aspects Over Open Countryside And Convenience To Ballynahinch
- Spacious Entrance Hall With Feature Oak Staircase Leading To Gallery Landing
- Spacious Lounge And Openplan Dining Area With Multi Fuel Stove And Solid Oak Floor
- Large Sunroom With Vaulted Pine Ceiling And Patio Doors
- Separate Family Room Or Home Office
- Spacious Country Kitchen With Excellent Range Of Units And Island Unit

**PRICE: OFFERS IN THE REGION OF £349,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING house D67 cottage F33**

**REF:RM170321HG**

- Optional 5 or 6 Bedroom Layout (Three With Luxury Shower Rooms En Suite)
- Various Layout Options For Home Offices And Working From Home
- Main Family Bathroom With Free Standing Roll Top Bath
- Large Detached Garage Professionally Converted To Self Contained One Bedroom Cottage Ideal For Granny Flat, Air B&B Or Business Use (Subject To Approvals) / Double Glazed And Central Heating Installed
- Grant Vortex Condensing Type Boiler And PVC Double Glazing To Main House

## ACCOMMODATION:

Measurements are approximate

## SPACIOUS ENTRANCE HALL:

Hardwood entrance door with double glazed side panels. Solid oak floor with tiled centre feature. Feature oak staircase with oak balustrade and hand rail leading to first floor gallery landing.

## SPACIOUS LOUNGE AND DINING AREA:

**6.82m (22'5") x 5.92m (19'5")**

Measurement taken to widest points. Rayburn multi fuel stove on tiled hearth with reclaimed brick fireplace and pitch pine mantle. Solid oak floor. Double doors leading to large sunroom.

## LARGE SUNROOM:

**4.50m (14'9") x 4.03m (13'3")**

Pine tongue and groove vaulted ceiling with spotlights. Solid oak floor. Double glazed sliding patio door leading to patio and garden.





### **SPACIOUS COUNTRY KITCHEN:**

**5.87m (19'3") x 4.05m (13'3")**

Excellent range of high and low level units. Island unit with granite effect round edge work surfaces. Bowl and a half single drainer stainless steel sink unit with mixer tap. Leisure range style cooker with gas hobs. Reclaimed brick alcove with extractor hood. Brazilian slate tiled floor. Spotlights. Integrated dishwasher. Integrated fridge freezer. Occasional dining bar and island unit. Spotlights. Built in dresser unit with sliding wicker baskets and latus cabinet doors.



### **FAMILY ROOM/HOME OFFICE:**

**3.96m (13'0") x 3.03m (9'11")**

Reclaimed pine floor.



### **BEDROOM(1) or GUEST BEDROOM:**

**5.38m (17'8") x 3.30m (10'10")**

Pine floor.

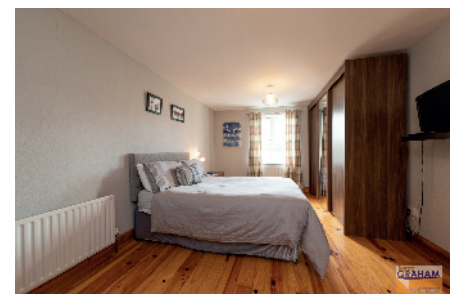
### **SPACIOUS SHOWER ROOM EN SUITE:**

Quadrant shower cubicle. Thermostatic shower. Pedestal wash hand basin. Close couple low flush wc. Tiled floor.



### **BATHROOM:**

Free standing roll top bath tub with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Reclaimed pine floor. Recessed spotlights. Separate large hotpress.



### **FIRST FLOOR:**

Solid oak floor. Gallery landing with spindled balustrade overlooking entrance hall.

### **BEDROOM (1):**

**4.72m (15'6") x 4.69m (15'5")**

Panoramic views over fields. Large built in robe.



### **LUXURY SHOWER ROOM EN SUITE:**

Large shower cubicle with thermostatic shower. Pedestal wash hand basin with tiled splash back. Close couple low flush wc. Ceramic tiled floor.



### **BEDROOM (3):**

**4.74m (15'7") x 3.28m (9'11")**

Measurements taken to widest points. Large built in robe. Pine floor.

### **LUXURY SHOWER ROOM EN SUITE:**

Shower cubicle with thermostatic shower. Pedestal wash hand basin. Close couple low flush wc. Large roof window.



### **BEDROOM (4):**

**3.95m (13'0") x 3.01m (9'11")** Pine floor.

### **BEDROOM (5):**

**5.00m (16'5") x 3.18m (10'5")**

Large roof window. Access to eave storage. Measurement taken into sloping ceilings.



### **BEDROOM(6) or STUDY:**

**3.76m (12'4") x 2.95m (9'8")**

Pine floor. Large roof window. Measurement taken into sloping ceilings.





## DETACHED SELF CONTAINED COTTAGE (FORMALLY GARAGE)

### LOUNGE:

4.41m (14'6") x 2.73m (8'11")

Tiled fireplace and granite hearth. Solid maple floor. Open to modern fitted kitchen

### MODERN FITTED KITCHEN:

4.37m (14'4") x 3.01m (9'11")

Excellent range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with mono style mixer tap. Extractor hood in stainless steel canopy. Plumbed for washing machine. Ceramic tiled floor. Hotpress.

### BEDROOM:

3.07m (10'1") x 2.50m (8'2")

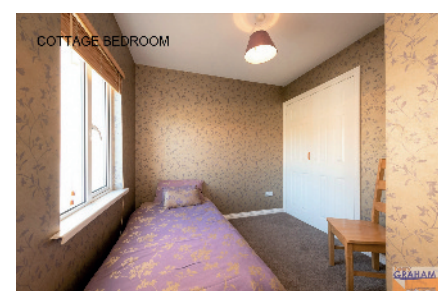
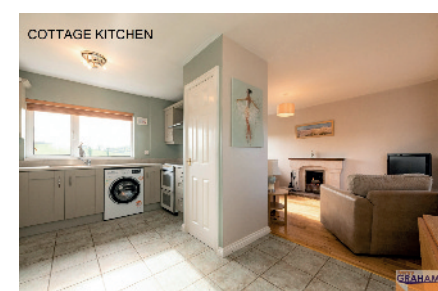
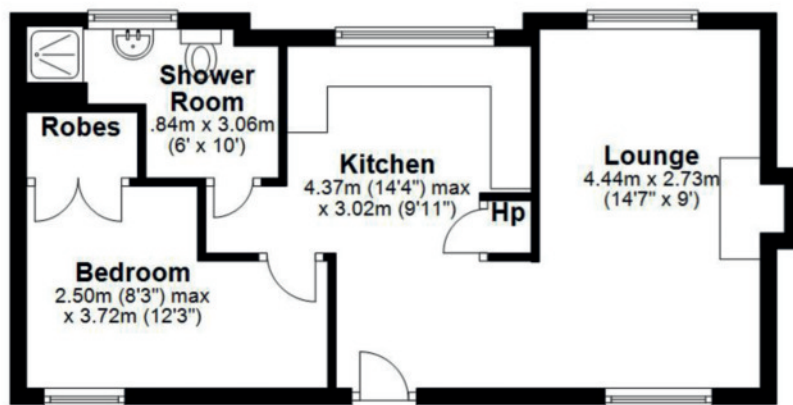
Large built in robe.

### SHOWER ROOM:

Shower cubicle with Triton electric shower. Pedestal wash hand basin. Mixer tap. Close couple low flush wc. Part tiled walls. Wood effect tiled floor.



PVC double glazing and oil fired central heating system



## OUTSIDE:

Gardens to front side and rear laid in lawns. Paved patio area. Enclosed tarmac area with PVC oil storage tank and Grant vortex condensing type boiler. Tarmac driveway and parking area to front. Separate entrance to concrete parking area to rear.



## TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE:

Main house for period April 2020 to March 2021 £1750.53

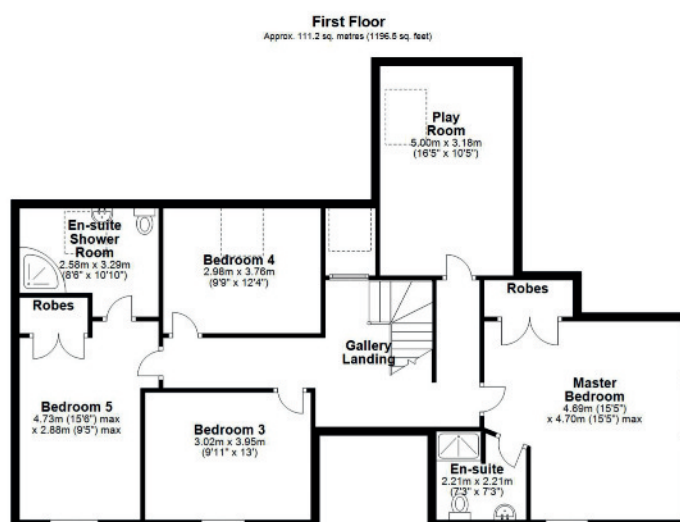
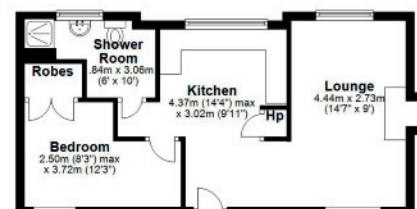
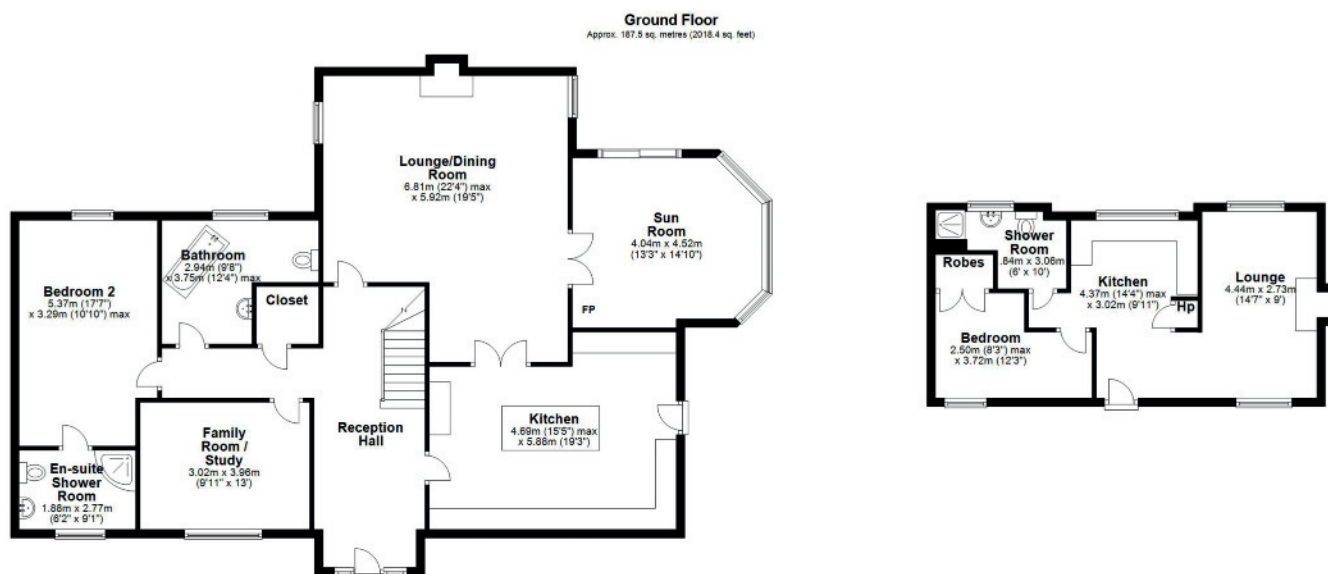
Cottage for period April 2020 to March 2021 £560.57

## DIRECTIONS:

From Ballynahinch proceed along Dromore Road and continue into Burren Road, Brookside Road is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.





Total area: approx. 298.7 sq. metres (3214.8 sq. feet)  
2 Brookside Road, Ballynahinch

Score	Energy rating	Main House	Current	Potential
92+	A			
81-91	B			
69-80	C			
55-68	D		67   D	70   C
39-54	E			
21-38	F			
1-20	G			

Score	Energy rating	Cottage	Current	Potential
92+	A			
81-91	B			
69-80	C			74   C
55-68	D			
39-54	E			
21-38	F		33   F	
1-20	G			

