

 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

37 Scaddy Road | Killyleagh, BT30 9BP
OFFERS AROUND £625,000

The Property

A truly magnificent and unique family residence and an opportunity not to be missed. This uber stylish home in a private mature setting benefits from a sunny aspect with panoramic views over its landscaped gardens to the rolling County Down hills. The gardens offer the most amazing array of plants, trees and shrubs which provide a host of colour.

This home has been thoughtfully redesigned and extended with family living and entertaining on a large scale in mind yet flexible to suit a live in relative. The interior finishes are impeccable throughout and light floods in creating a warm inviting space. The principle rooms all enjoy extended sceneries.

A recent addition is the covered terrace with a food preparation area to chill those summer wines and party food, exposed timber trusses and built in barbeque to provide an extended entertainment space.

The Scaddy Road is well placed for the excellent range of schools that the area has to offer. There are numerous fantastic coffee houses, restaurants and sociable outdoors spaces to take advantage of.





Accommodation

Ground Floor

Spacious Reception Hall

Drawing Room

Open Plan Kitchen/Dining
31'0" x 15'10"

Living Room
16'0" x 11'0"

Study/Family Room
16'3" x 12'2"

Bedroom Two
15'5" x 14'6"
En Suite Bath/Shower Room
11'5" x 7'9"

Bedroom Three
19'10" x 12'2"
En Suite Shower Room
8'0" x 6'6"

Bedroom Four
13'10" x 10'0"
En Suite Shower Room
10'2" x 6'8"

Bedroom Five
13'10" x 11'3"

Ground Floor

Cloakroom
9'0" x 7'4"

Boot Room

Utility Room
18'6" x 9'8"

Kitchenette
14'0" x 7'0"

Shower Room
14'0" x 5'0"

First Floor Master Suite

Open Plan Landing
10'10" x 10'2"
Bedroom
20'0" x 14'4"
En Suite Shower/Bathroom
12'4" x 9'8"

First Floor Over Garage

Gym/Entertainment Area
22'0" x 15'10"

Cinema Room
24'5" x 22'0"

Outside

Integral Garage
29'7" x 22'0"

Covered Terrace

Landscaped Gardens

Raised Paddock Area

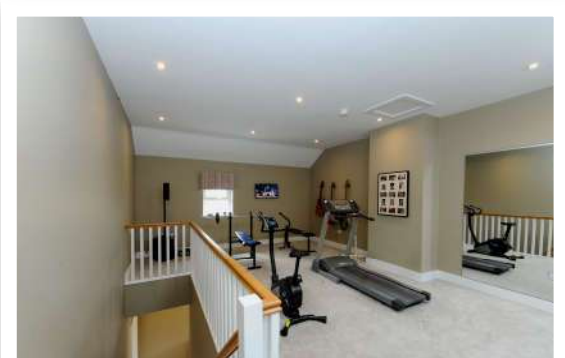




Property Features

- Glorious family residence on a marvellous elevated site of approximately 3 acres in a captivating location
- Paddock Area circa 0.5 acre with separate access fronting onto Scaddy Road.
- Extended to provide over 6000 sq ft of thoughtfully arranged accommodation
- Entertainment wing with garaging, could easily incorporate a separate apartment for a relative
- Extraordinary reception hall with vaulted double glazed roof light
- Charming drawing room with fireplace and vistas over gardens
- Living room with vaulted ceiling, gas fire and panoramic aspects
- Family room/ office with attractive marble fireplace
- Timeless style hand painted kitchen by Function Design Furniture of Killinchy, oil fired Aga, open plan dining area with French doors to terrace and gardens
- Stunning first floor master suite with study/sitting area on landing, walk in wardrobes and state of the art en suite shower room/bathroom
- Four spacious ground floor bedrooms (2 en suite shower rooms and 1 en suite shower/bathroom)
- First floor gym and home cinema/music room with French doors to large balcony
- Striking outdoor entertaining space with covered terrace, built in barbecue, kitchenette, exposed timber trusses and wiring for sound
- Sound systems, alarm and CC TV security system and electric gates
- Oil fired central heating, pressurised water system, PVC double glazed window frames, BEAM vacuum system
- Spacious integral garage with remote controlled doors, ample tarmac parking
- Within a few minutes of the popular villages of Killyleagh and Crossgar as well as Downpatrick





Directions

Heading out of Killyleagh on the A22 Downpatrick Road, which will become the Killyleagh Road, follow this road and turn right into the Scaddy Road. Property will be located on the right. Heading from Crossgar along Killinchy Street which will become the Killyleagh Road turn right into Scaddy Road. Property will be located on the left.



Viewing

By appointment through agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D	61	66
(39 - 54)	E		
(21 - 38)	F		
(01 - 20)	G		
Not energy efficient - higher running costs			

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