



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

40 Tullykin Road | Killyleagh, BT30 9TW
OFFERS OVER £450,000



The Property

Very rarely does a unique, beautifully presented rebuilt 19th Century detached property come to the market, located in a picturesque rural setting on a site extending to approx over 0.75 acres, boasting charm and character throughout. The location offers ease of access to local amenities and local Schools in Killyleagh and Downpatrick whilst also providing good access to public transport links and road networks for commuting, with Belfast only 25 minutes' drive away. Delamont Country park is within a 5 minutes' walk from the property and offers a range of country walks and children activities including an adventure playground.

This truly impressive detached property boasts bright and spacious accommodation throughout with a fantastic layout catering for a range of purchasers. Accommodation comprises, a gracious drawing room with vaulted exposed beam ceiling. The Hand crafted in-frame kitchen is open plan to ample family dining area with access to the sunroom. There are six well-proportioned bedrooms with the principal and bedroom 2 benefitting from an en suite. Furthermore there is a family bathroom, guest WC, cloaks area and separate utility room. Further benefits include double glazing and oil fired central heating.

Externally the site extends approx over 0.75 acres offering an excellent degree of privacy and the mature gardens have been beautifully landscaped with lawns, an array of colourful planting and various patio areas ideal for outdoor entertaining and for children to play. The sweeping driveway provides excellent car parking leading to a detached garage along with outbuildings and stables.

There is excellent potential for those with live in relative/teenagers or Airbnb as the main home has been extended to the barn benefitting from separate living quarters. With so many flexible attributes, in order to truly appreciate this unique and stunning property we recommend your earliest possible internal inspection. We recommend you allow adequate time to stroll around the picturesque surroundings.





For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

Accommodation

Ground Floor

- Reception Hall
- Kitchen
16'10" x 14'4"
- Utility Room
20'6" x 8'6"
- Ground Floor WC
- Sunroom
11' x 8'1"
- Drawing Room
36'5" x 16'2"
- Office
6' x 17'2"
- Bedroom One
16'5" x 13'6"
- Ensuite Bathroom
- Walk In Dressing Room

Ground Floor

- Access Door through to 40A
- Hallway
- Kitchenette
- Bathroom
- Bedroom Two
12'3" x 8'4"
- Bedroom Three
8'6" x 7'10"
- Bedroom Four
8'9" x 14'8"
- Family Room
- Bedroom Five
14'9" x 12'9"

First Floor

- Bedroom Six
12'1" x 9'1"
- En Suite Shower Room
- Roofspace
15'7" x 12'1"

Outside

- Garage
19'3" x 18'3"
- Loose Boxes
- Open Garage
20'3" x 11'9"
- Sweeping Driveway with Ample Parking
- Original Stone Wall
- Large Gardens Laid in Lawns





Property Features

- Charming Rebuilt 17 Century Home Set in One of County Down's Most Stunning Settings
- Beautifully Presented Detached Property in a Picturesque Rural Setting
- Site Extending to approx over 0.75 Acres with Extensive Surrounding Gardens
- Boasting Wealth of Character and Charm Throughout
- Adaptable Accommodation for The Modern Family
- Six Well Proportioned Bedrooms
- Principal Bedroom & Bedroom 2, Benefitting from En Suite
- Gracious Drawing Room With Vaulted Exposed Beam Ceiling and Feature Multi Fuel Burning Stove
- Hand Crafted in Frame Fitted Kitchen with Solid Pine Units and Dining Area Leading to Sunroom
- Separate Kitchenette
- White Suite Family Bathroom
- Guest WC and Cloakroom
- Utility Room
- Oil Fired Central Heating
- Double Glazing
- Separate Living Quarters for those with Live in Relative/Teenagers or Airbnb
- Sweeping Driveway Providing Excellent Car parking
- Stables & Outbuildings
- Extensive Surrounding Gardens Laid in Lawns with Patio Area Ideal For Entertaining or Children at Play
- Rear Garden Laid in Lawns with Additional Patio Area
- Ease of Access to Local Amenities, Boutiques, Restaurants and Local Schools in Downpatrick and Killyleagh
- Within 5 Minutes Walk to Delamont Country Park with Many Beautiful Country Walks to be Enjoyed and Children's Activities
- Good Road Networks and Access to Public Transport Links For Commuting with Belfast only 25 Minutes Drive Away





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Travelling along Downpatrick Road towards Delamont Country Park, take the left turn onto Island Road and continue onto Tullykin Road. Number 40 will be located on the right hand side.



Viewing

By appointment through agent.

Free Valuation

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THE SUNDAY TIMES
THE IRISH TIMES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F	36	44
(01 - 20) G		
Not energy efficient - higher running costs		

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