



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

40 Raffrey Road | Killinchy, BT30 9NW
OFFERS AROUND £525,000



The Property

John Minnis Estate Agents are delighted to bring to the market this truly impressive detached family home, originally the coach house, and more recently a farm, which has been converted and extended and is set in a picturesque rural setting within beautifully tended, mature gardens. The location provides ease of access to Killinchy, Saintfield and is only a short commute to Belfast. Conveniently located within a few miles to Balloo Village with a range of local amenities, Crafty Fox Gift shop and the award Winning Balloo Restaurant. The well renowned Killinchy primary School is close by with good road networks and access to public transport links from Balloo Village to leading primary and Grammar Schools. The shores of Strangford Lough are only a short drive away where there are many coastal and countryside walks to be enjoyed with Strangford Lough Yacht Club close at hand for the sporting enthusiast.

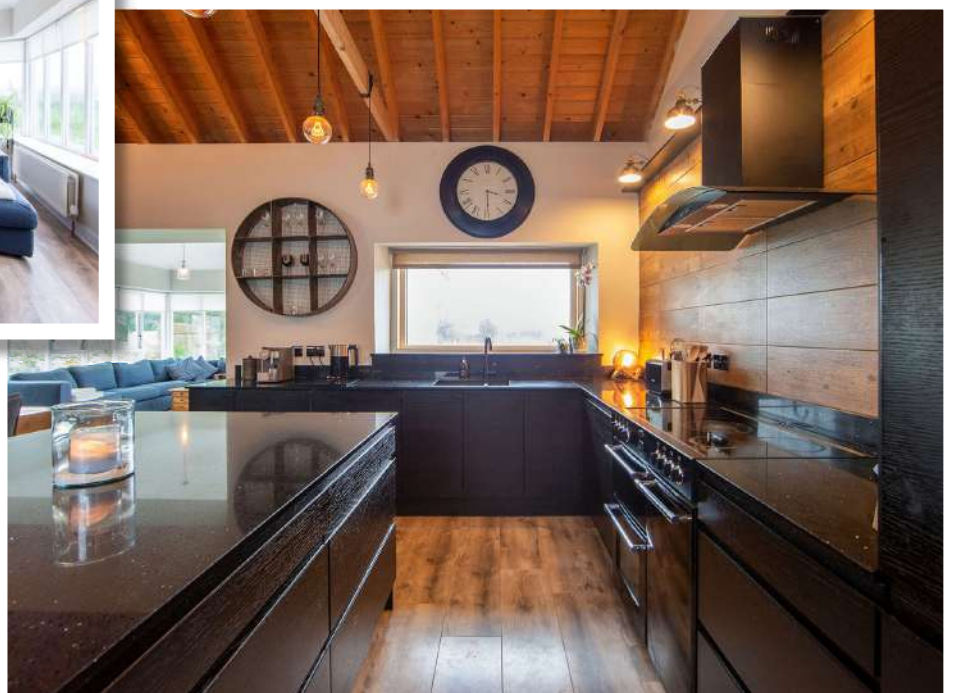
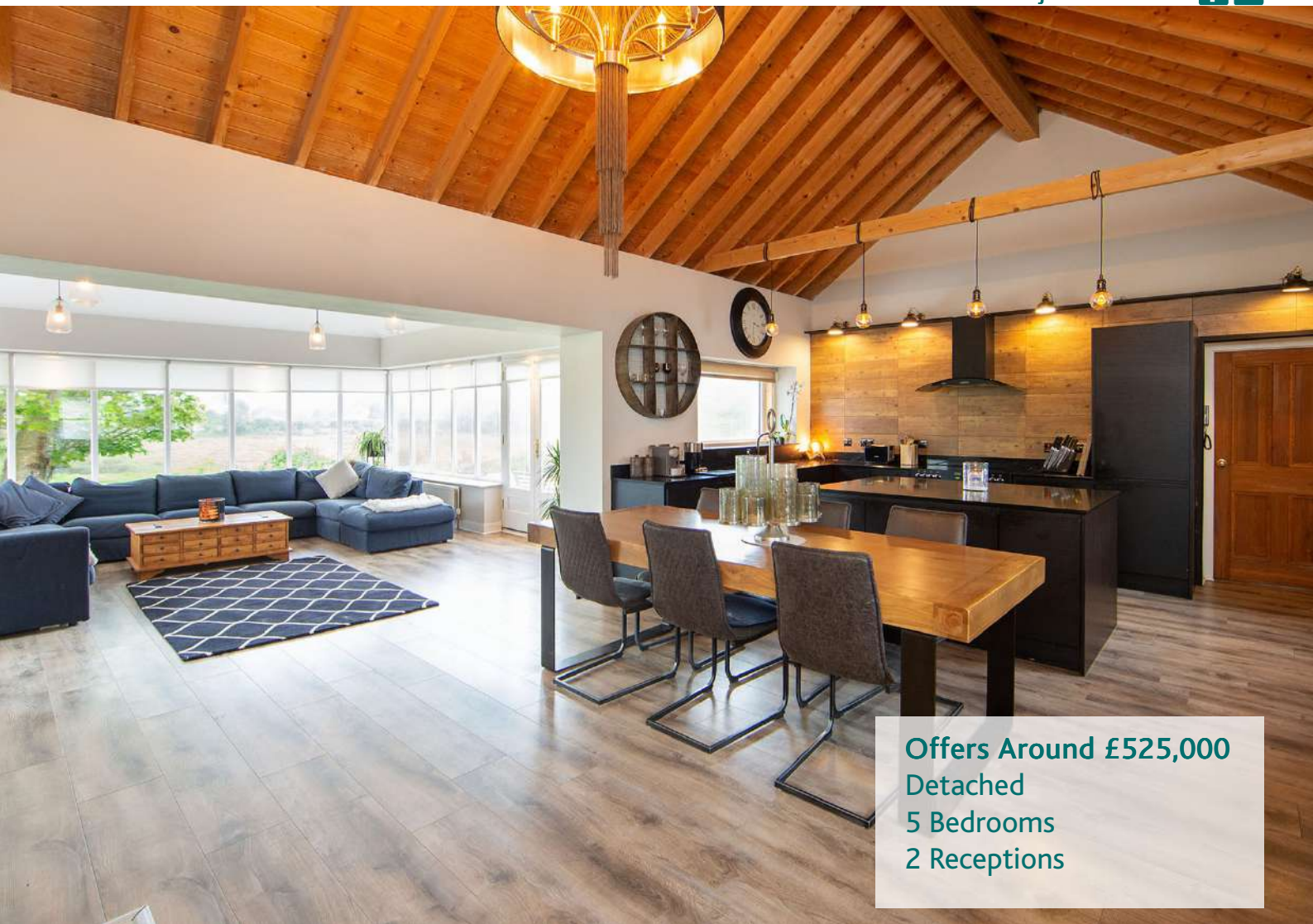
This beautiful detached family home has been finished to a most exacting standard with an impeccable attention to detail. The Accommodation is both bright and versatile to suit the needs of a range of purchasers. The heart of the home is undoubtedly the bespoke fully fitted kitchen with excellent range of integrated appliances and feature island unit. The kitchen is open plan to the living/dining area catering for the lifestyles of today's busy families. The reception space is further complimented by the spacious lounge with woodburning stove. There are five well-proportioned bedrooms, with two bedrooms benefitting from an ensuite shower room and an attractive white suite shower room.

Further benefits include separate WC, utility room, oil fired central heating and sliding sash windows throughout.

The property is situated on a delightful site with beautifully tended gardens laid in lawns with an array of mature planting. The rear gardens offer countryside views with an excellent degree of privacy ideal for those with pets or children at play. The paved patio area provides the perfect setting for relaxation and outdoor entertaining, benefitting from sun throughout the afternoon and into the evening. Additionally, the sweeping driveway provides ample carparking for numerous vehicles and leads to a detached double garage with electronic roller shutter doors.

With so many great attributes this property is ideal for those seeking modern living in a relaxed picturesque setting with the convenience to road networks close by for commuting.





Accommodation

Ground Floor

- Reception Hall
- Utility Room
- W/C
- Luxury Kitchen/Dining
26'9" x 14'10"
- Living Area
17'1" x 18'1"
- Lounge
19'3" x 16'7"

Ground Floor

- Reception Hall
- Master Bedroom
24'1" x 11'6"
- Bedroom Two
16'9" x 12'3"
- Bedroom Three
12'8" x 9'5"
- Bedroom Four
10'8" x 10'7"
- Bedroom Five
14'3" x 14'0"

First Floor

- Upstairs Room/Study
18'6" x 15'3"

Outside

- Double Garage
- Front Gardens Laid in Lawns
- Ample Driveway with Loose Pebbled Driveway
- Electric Metal Gates
- Shurbs and Hedging Throughout
- Side & Rear Gardens Laid in Lawns
- Paved Patio Area
- Fantastic Views over Rolling Countryside
- Vegetable Patch
- Natural Feature Rock Area

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





Property Features

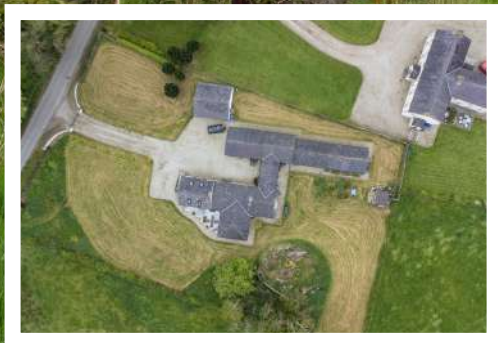
- Truly Impressive Detached Family Home in Picturesque Rural Setting
- Delightful Site Extending to Approx. 0.95 Acres with Beautifully Tended Mature Gardens
- Finished to a Most Exacting Standard with An Impeccable Attention to Detail
- Five Well Proportioned Bedrooms
- Master Suite & Bedroom Two with Ensuite Shower Room
- Bespoke, Modern Fully Fitted Kitchen with Excellent Range of Integrated Appliances and Feature Island Unit Granite Sparkle Work Surfaces
- Kitchen Open Plan to Living/ Dining Area with Outlook Over Rolling Countryside
- Lounge with Standalone Wood Burning Stove
- Separate Utility Room & WC
- Luxury Fitted Family Shower Room
- Upstairs Room/Study, Access via External Steps
- Oil Fired Central Heating and Double-Glazed Sliding Sash Windows Throughout
- Two Zone Heating System
- Pressurised Hot Water System & Beam Vacuum System
- Sweeping Driveway Leading to Double Detached Garage with Electronic Roller Shutter Door
- Rear Gardens Laid in Lawns with Patio Areas Ideal for Outdoor Entertaining & Children at Play
- Within Close Proximity to Balloo Village with Range of Local Amenities and the Award Winning Balloo Restaurant
- Convenient to Well Renowned Killinchy Primary School with Good Road Networks and Ease of Access to Public Transport Links to Leading Primary and Grammar Schools
- Shores of Strangford Lough with Strangford Lough Yacht Club Only a Short Drive Away





Directions

Travelling on the Killinchy Road to Lisbane, turn right onto Lisbarnet Road after the Poachers Pocket, then take a left turn onto Manor Road following onto Raffrey Road. Number 40 will be located on the left hand side.



Viewing

By appointment through agent.

Free Valuation

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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 | | |
| (01 - 20) G | | |
| Not energy efficient - higher running costs | | |
| | 58 | 59 |

Comber/Ards Peninsula

Unit 3 Gillespie Court, The Square,
Comber, BT23 5DU

T 028 9187 1212

property@johnminnis.co.uk



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