



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

50 Thornyhill Road | Killinchy, BT23 6SQ  
OFFERS OVER £699,950



# The Property

'The Birches' is an immaculately presented, refurbished detached farmhouse with adjoining self contained annex and walled courtyard with an extensive range of outbuildings. All set on grounds extending circa 1.1 acres with rolling views across the countryside. The property has been renovated to a high specification and finished with quality materials and fixtures, occupying a prime position along the Thornyhill Road. Only a 35-minute commute to Belfast city centre, this property offers you the best of both worlds. The property and grounds have been well maintained and cared for by the current owner and offer huge versatility and potential for several uses dependent on purchasers needs. This impressive home was constructed with great attention to detail, offering a clever layout with an abundance of both bedroom and reception space for the growing family market. This outstanding property enjoys well-proportioned accommodation throughout which is both bright and versatile. Undoubtedly the heart of the home, is the bespoke fitted inframe hand painted kitchen with a brand new Aga Oil Fired Range cooker, island unit, open to family/dining area with views over the rear gardens. Futhermore there are four well proportioned bedrooms in the main house including Master bedroom with en-suite and walk-in dressing room, principal bathroom, drawing room, family room, utility and boot room. Further benefits include oil fired central heating, high ceilings, multiple aspect windows which help maximise the bright and airy feeling throughout. The attached self contained apartment would be ideal for families with elderly dependants, teenagers accommodation or offers potential for a business such as Air BnB or a holiday letting. Whilst benefitting from all that rural countryside lifestyle has to offer the location of this unique property provides excellent convenience to Killinchy primary school just a 5-minute drive with good road and bus networks to leading Grammar schools as well as excellent transport links to Belfast and 6 miles to Comber. George Best airport only a 30-minute drive with flights direct to UK Mainland.

## Local area attractions include:

Strangford Lough Yacht Club, with sailing club, boat storage & courses, Down Cruising Club on Ballydorn Light Ship, Strangford Lough activity centre; for paddle boarding & Kayaking lessons/tours. Local sea swimming group for the brave hearted. Renowned eateries & bars in Balloo, Killyleagh and Lisbane villages are but a short drive or cycle away and Daft Eddies Cafe & restaurant/bar





**Offers Over £699,950**  
Detached  
5 Bedrooms  
3 Receptions



# Accommodation

## Ground Floor

Reception Hall

Cloakroom/WC

Drawing Room  
21'9" x 13'5"

Games Room  
9'10" x 10'10"

Kitchen/Dining/Living  
Space  
27'6" x 16'9"

Utility Room

Boot Room/Rear Porch

## Annexe

Entrance Hall

Cloakroom

Kitchen  
11'7" x 10'1"

Sitting Room  
12'7" x 11'7"

Bedroom  
14'9" x 11'7"

Quality Bathroom

## First Floor

Landing

Master Bedroom with  
Ensuite Shower Room  
20'4" x 12'10"

Walk-In Wardrobe

Bedroom Two  
10'10" x 9'

Bedroom Three  
13'8" x 10'10"

Bedroom Four  
13'10" x 8'9"

Bathroom

## Outside

Formal Gardens  
Surrounding Property

Childrens Play Area

Stone Built Barn  
54' x 15'4"

Outbuilding One  
14'4" x 14'4"

Outbuilding Two  
23'5" x 14'1"

Garage/Outbuilding  
24'8" x 12'1"

Polytunnel  
36' x 14'

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)





## Property Features

- Refurbished Detached Farmhouse with Adjoining Self-Contained Annexe Located on the Thornyhill Road
- Site Extending to Circa 1.1 Acres
- Self-Contained Annexe Comprising of Kitchen/Dining, Living Area, One Bedroom with En-Suite Bathroom
- Area of Outstanding Natural Beauty, Providing Lovely Coastal Walks
- Finished to a Most Exacting Standard with An Impeccable Attention to Detail
- Four Well Proportioned Bedrooms
- Principal Bedroom with Walk-in Dressing Room & Contemporary En-Suite Shower Room
- Bespoke Luxury Hand Painted Kitchen with brand new Aga Oil Fired Range Cooker, Island Unit
- Kitchen Open Plan to Family/Dining Area
- Spacious Drawing Room with Portugese Limestone Fireplace with Slate Hearth and Cast Iron Wood Burning Stove
- Family Room with Outlook to Front
- Oil Fired Central Heating & Double Glazing Throughout
- Excellent Range of Outbuildings including Stables & Large Stone Barn
- Sweeping Driveway with Ample Parking and Turning Circle
- Views across Rolling Countryside
- Convenient to Balloo Village Providing a Range of Local Amenities and Access to Public Transport Links
- Convenient to Well Renowned Killinchy Primary School with Good Road Networks and Ease of Access to Public Transport Links to Leading Grammar Schools.
- Renowned Eateries and Bars including, Balloo House, Overwood, The Poachers Pocket and Daft Eddy's Restaurant Close at Hand
- Broadband Speed - Ultrafast





# Directions

Travelling through Balloo on the A22, take a right onto Thornyhill Road. Continue past the Ballymacreeley Road turn off on the right hand side and further along on the left hand side is 50 Thornyhill Road



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



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	63	67
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		

John Minnis Belfast  
7 Library Court  
404 Upper Newtownards Road  
Belfast  
BT4 3GE  
T: 028 9065 3333



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS