



# JOHNMINNIS

ESTATE AGENTS &  
LETTING SPECIALISTS



**16 OLD RECTORY PARK**  
Seapatrick, Banbridge  
OFFERS AROUND **£349,950**

Scan for Property Details  
and to Arrange a Viewing



# The Property

We anticipate strong interest in 16 Old Rectory Park, Banbridge which without doubt is one of the most highly regarded developments within the town. This beautiful family home is tucked away within a quiet cul de sac, and rests upon a generous plot with beautiful gardens which enjoy excellent privacy.

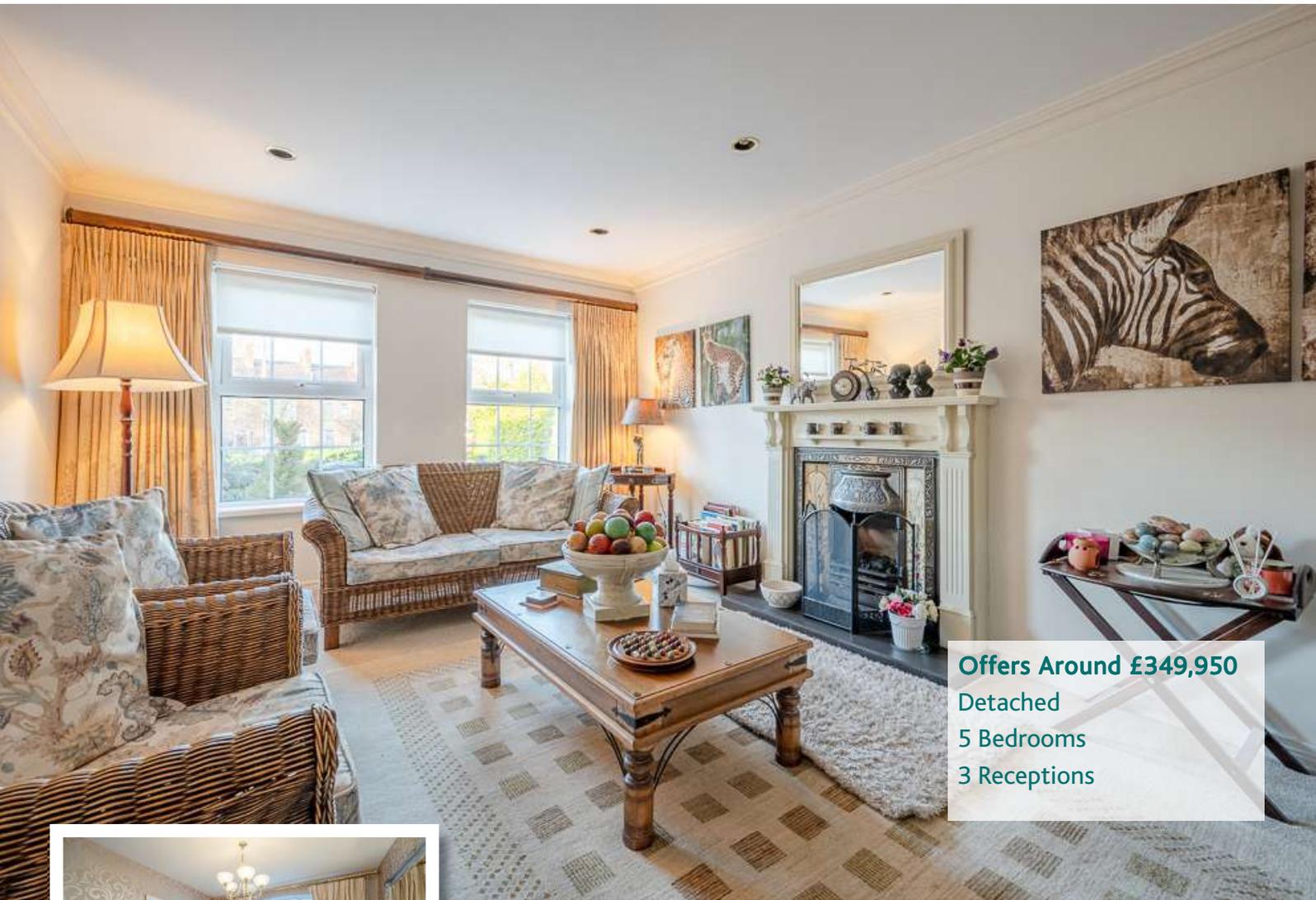
There are three reception rooms including drawing room with feature central wood burning stove, and bright and spacious dining room with patio doors leading to the garden, bespoke maple fitted kitchen with range of integrated appliances. The ground floor is completed with utility and WC.

There are four well-proportioned bedrooms principal with en suite and dresser, and two further bedrooms have built in storage. The family bathroom has a four-piece suite with corner bath.

Externally there is a large detached garage with remote controlled door and surrounding gardens to the rear and side of the property benefitting from sun throughout the day. Seldom do properties of this calibre come to the sales market, and we feel No 16 has so much potential to become either the most idyllic family home or for a potential business opportunity to be used as it currently is as a B&B Guesthouse.

The location could not be better with all schools and town centre within walking distance, and the A1 just a few minutes away by car.





**Offers Around £349,950**  
Detached  
5 Bedrooms  
3 Receptions



# Accommodation

## Ground Floor

Spacious Reception Hall

Drawing Room  
17'6" x 14'8"

Dining Room  
13'6" x 9'9"

Kitchen:  
14'10" x 11'8"

Ground Floor WC:

Living Room:  
15'7" x 12'11"

## First Floor

Bedroom One  
13'6" x 11'9"  
En Suite Shower Room

Bedroom Two:  
13'5" x 11'9"  
En Suite Shower Room

Bedroom Three  
11'9" x 11'8"

Bedroom Four  
12'6" x 9'9"

Bedroom Five/Study:  
8'9" x 7'0"

Bathroom

Roofspace

## Outside

Driveway Parking

Front, Side & Rear Gardens

Paved Patio areas

Detached Double Garage  
18'6" x 18'5"

For more information and photographs regarding the accommodation in this property, please visit:

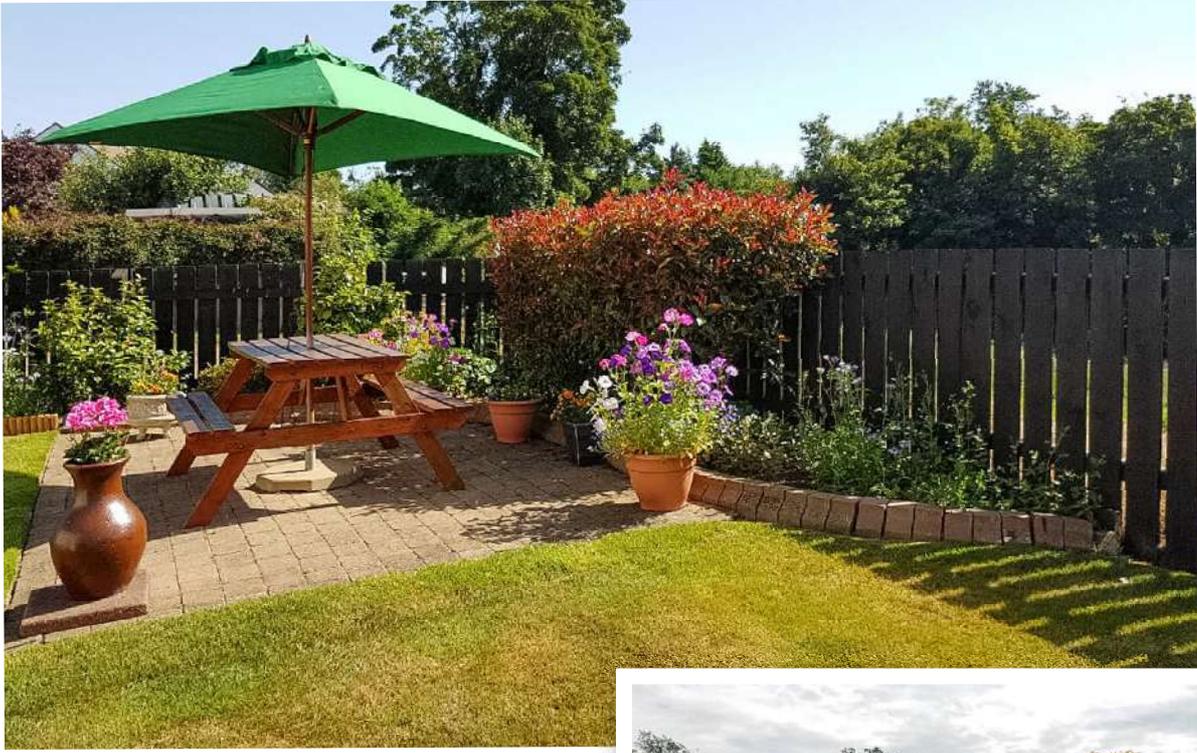
[johnminnis.co.uk](http://johnminnis.co.uk)



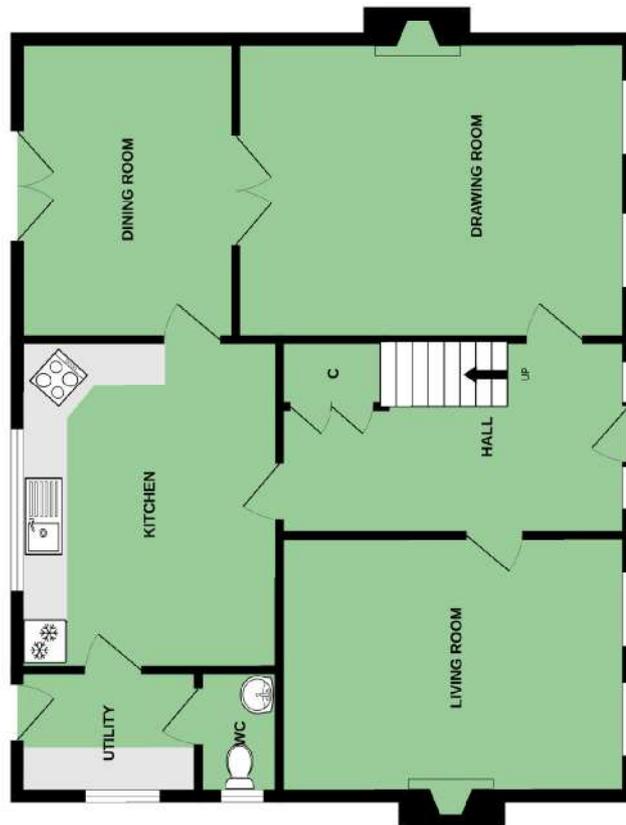


- Three Reception Rooms, Four Spacious Bedrooms.
- Delightful Well Stocked Gardens to Front and Rear.
- Detached Double Garage
- Oil Fired Central Heating.
- UPVC Double Glazed Window Frames.
- Family Bathroom
- Utility Room with W/c Compartment.
- Excellent Maple fitted Kitchen with Integrated Appliances.
- Master Bedroom with En-suite Shower Room.
- Cul De Sac Location Convenient to Leading Schools and all Town Centre Amenities
- Ultrafast Broadband Available

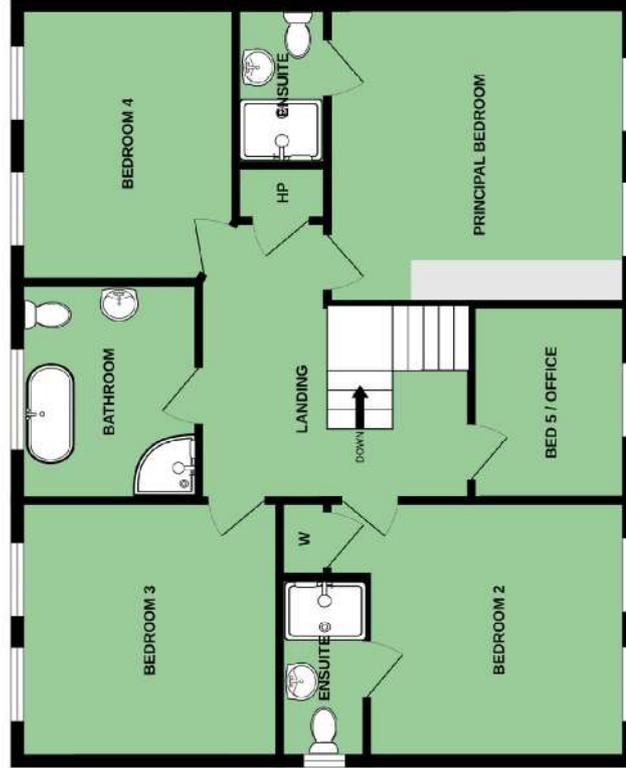




GROUND FLOOR



1ST FLOOR



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 Lurgan Road turn right onto Knollwood which leads onto Old Rectory Park. Turn right to stay on Old Rectory Park. The property is located on the left hand side.



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

## Viewing

By appointment through agent.

## Free Valuation

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

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