



Magnificent original County Down farmhouse, built at the end of the 18th century has been carefully restored over the past three years with many original features. The internal ambiance and charm of this fine home offers potential purchasers a range of options in terms of the flexibility of the quality interior.

Situated in approximately 2.5 acres of gardens and adjoining paddock, the property is located close to Crossgar and hence benefits from proximity to local Downpatrick schools and commuting distance from Belfast by car in approximately 35 minutes.

The accommodation comprises three large reception rooms, a modern fitted kitchen, adjoining utility room, laundry room, boot room and several storage areas. Upstairs are five well proportioned bedrooms, a family bathroom and separate shower room. We can highly recommend an internal inspection as essential.

**Offers Over
£425,000**

68 Rocks Chapel Road,
Crossgar,
BT30 9HN

**Viewing by
appointment
through agent
028 9066 3030**



- Magnificent Original County Down Farmhouse, built at the end of the 18th Century, in 2.5 acres approximately 4000 sq ft of Accommodation, Enclosed by the Original Stone Wall
- Drawing Room, Dining Room & Family Room
- Superb Modern Fitted Kitchen with Extensive Range of Built-in Units
- Utility Room, Laundry Room, Boot Room & Storage Rooms
- 5 Well Proportioned Bedrooms
- Family Bathroom, Shower Room & Ground Floor WC Facility
- Barn Area & Adjoining Car Port
- Approximately 2.5 Acres of Gardens & Adjoining Paddock
- Oil Fired Central Heating
- Convenient Access to Downpatrick, Saintfield & Approximately 35 minutes by Car to Belfast
- Internal Inspection Highly Recommended

The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL:

CLOAKROOM: Low flush wc, pedestal wash hand basin.

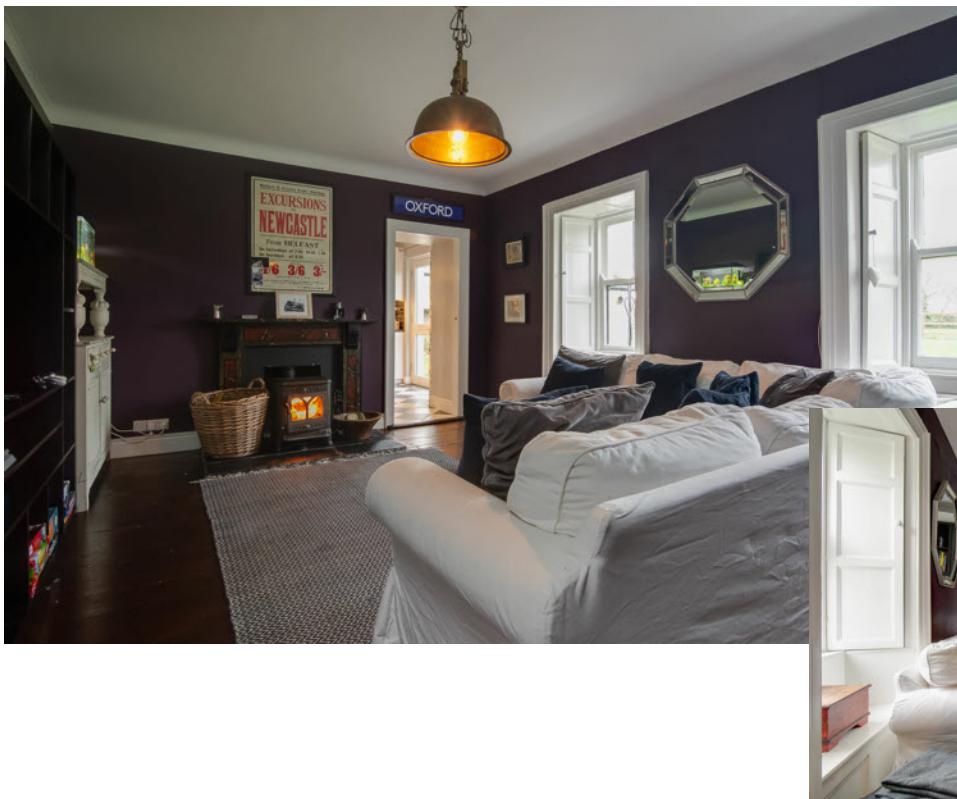


DRAWING ROOM: 18' 8" x 11' 10" (5.69m x 3.61m) Feature fireplace surround and mantle with open fire Baxi grate, cornice ceiling, French doors to rear garden.

DINING ROOM: 18' 11" x 12' 10" (5.77m x 3.91m) Sanded and varnished floor, cornice ceiling.



FAMILY ROOM: 17' 5" x 14' 0" (5.31m x 4.27m) Feature fireplace.



MODERN FITTED KITCHEN: 18' 4" x 10' 10" (5.59m x 3.3m) Excellent range of high and low level units, polished granite work surfaces, part tiled walls, under unit lighting, feature free standing range with eight ring gas hob, oven and grill below, island/breakfast bar unit, ceramic tiled floor, Belfast sink unit with mixer tap.



UTILITY ROOM: 11' 8" x 9' 2" (3.56m x 2.79m)

LAUNDRY ROOM: 9' 0" x 5' 9" (2.74m x 1.75m) Store room off.

BOOT ROOM: 18' 8" x 7' 1" (5.69m x 2.16m) Store room off.

First Floor

MASTER BEDROOM: 17' 3" x 13' 7" (5.26m x 4.14m)



BEDROOM (2): 12' 1" x 11' 1" (3.68m x 3.38m)



BATHROOM: Shower cubicle, low flush wc, pedestal wash hand basin.

BEDROOM (3): 14' 3" x 12' 10" (4.34m x 3.91m)

BEDROOM (4): 12' 10" x 10' 9" (3.91m x 3.28m)



BEDROOM (5): 9' 4" x 6' 7" (2.84m x 2.01m)

FAMILY BATHROOM: Feature roll top free standing bath with mixer tap with telephone hand shower attachment, low flush wc, pedestal wash hand basin, built-in shelving, double airing cupboard.



Outside

BARN: 32' 3" x 18' 0" (9.83m x 5.49m) Stable walls. Suitable for a variety of uses eg boat shed.

Dog run to the side.

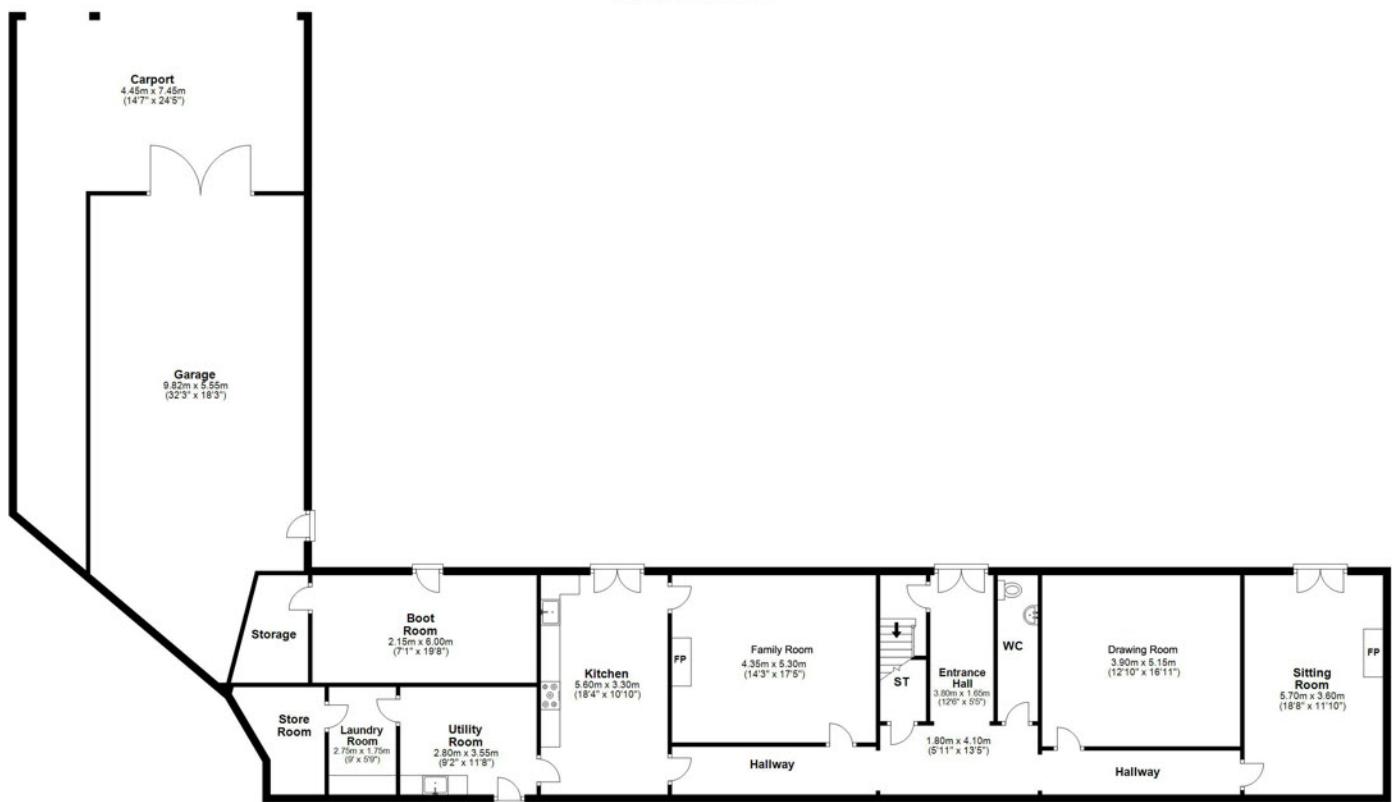
CAR PORT: 24' 5" x 14' 7" (7.44m x 4.44m)

Extensive garden areas and adjoining paddock extending to approximately 2.5 acres in total.

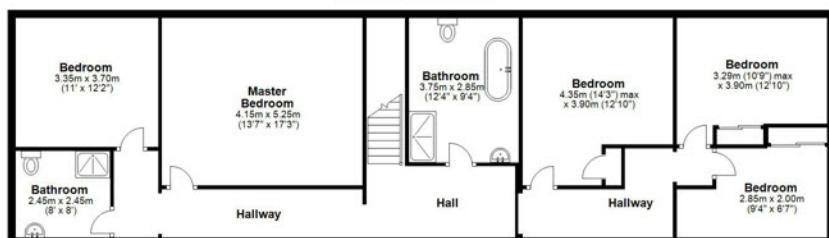




Ground Floor
Approx. 273.3 sq. metres (2941.4 sq. feet)



First Floor
Approx. 120.3 sq. metres (1295.4 sq. feet)



Total area: approx. 393.6 sq. metres (4236.8 sq. feet)

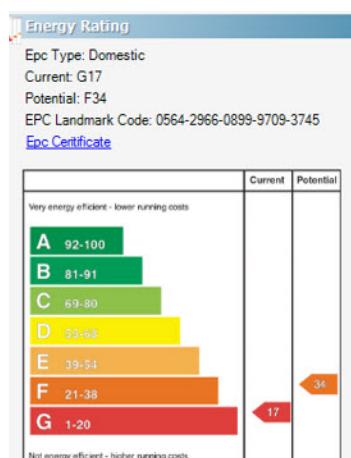
This plan is for illustrative purposes only.
Plan produced using PlanUp.



Location:

Crossgar from Belfast a first roundabout turn right to Kilmore and continue straight to Rocks Chapel Road.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
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