



An outstanding detached family home in a pleasant rural location to the east of Downpatrick and a short drive to Tyrella beach and onwards to the Mourne mountains in the south.

Bright and tasteful decor throughout, combined with an internal ambiance and charm that demands a closer look from prospective purchasers.

The flexible accommodation features a welcoming and spacious hallway, a well proportioned living room with access to an external entertaining area. A magnificent open plan kitchen and dining area are obviously the main hub of this excellent family home. Additionally, on the ground floor is a dining room, two double bedrooms, a family bathroom and utility room.

Upstairs are an additional three bedrooms and a good sized shower room. The property also benefits from uPVC double glazed windows, oil fired central heating and alarm system.

Outside the gardens surround the property in lawns, mature borders and boundaries, outside entertainment area and large double garage.

Offers Over  
£445,000

42 Old Course Road,  
Downpatrick,  
BT30 8BD

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Viewing by  
appointment  
through agent  
028 9066 3030





- Charming detached, 5 bedroom property (extending to circa. 3000 sq ft) in a delightful rural location
- Well presented throughout with many fine features
- Large Lounge with Access to Covered Side Entertaining Area / Separate Dining Room
- Large Open Plan Kitchen/Dining Area with direct access to garden / Utility Room
- 2 Double Downstairs Bedrooms / Large Family Bathroom on Ground Floor
- Three Upstairs Double Bedrooms, Home studyoffice & Wet Room
- Oil Fired Heating (new boiler recently fitted) / Double glazed windows throughout / Alarm & CCTV Systems
- Solid oak flooring & doors throughout
- Set on a private, mature, gated site
- Double Garage / Ample parking for several cars
- Within an easy commute to Downpatrick town centre & local schools, Saintfield, Lisburn & Belfast & local beaches such as Tyrella & Minerstown within a few minutes drive

The Property Comprises:

## Ground Floor

Front door to . . .

ENTRANCE HALL: Open tread oak staircase, tiled entrance area leading to solid oak flooring throughout inner hallway.



CLOAKROOM:

LOUNGE: 19' 0" x 16' 1" (5.79m x 4.9m) Feature raised gas fire with limestone hearth, solid oak flooring, bespoke bookshelves, double patio doors to outside entertaining area.



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LARGE CONTEMPORARY KITCHEN OPEN PLAN TO DINING/ENTERTAINING AREA: 22' 3" x 22' 0" (6.78m x 6.71m) Range of high and low level units, granite worktops, free standing Rangemaster gas range cooker, space for American style free standing fridge freezer, plumbed for dishwasher, patio doors from dining area to outside.



UTILITY ROOM: 9' 8" x 7' 10" (2.95m x 2.39m) Ample storage, space for free standing washing machine and tumble dryer, half tiled walls and wood panelling above, stable door leading to rear.



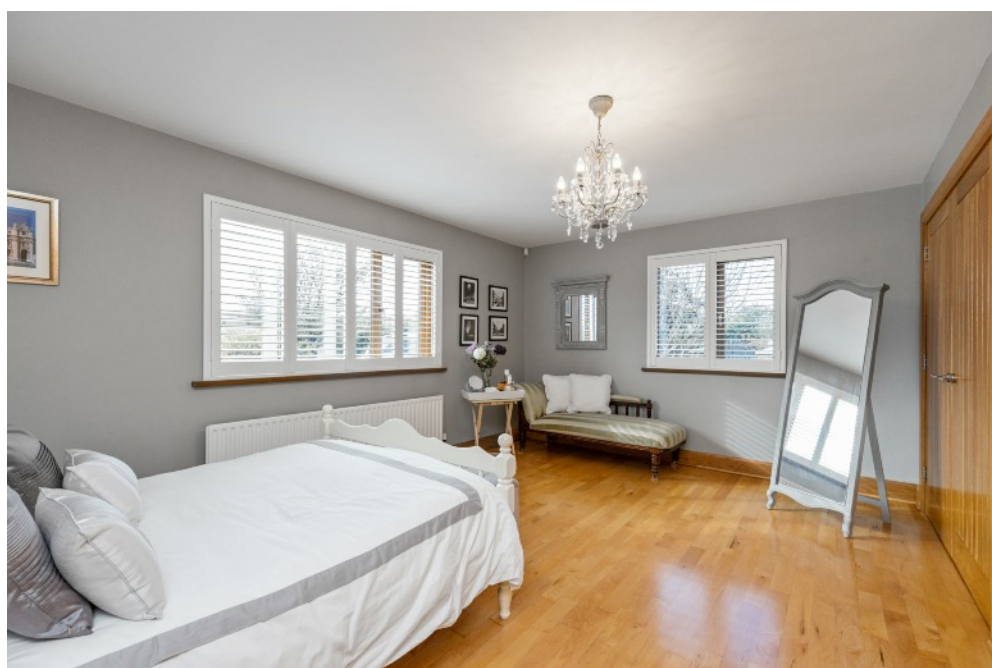
DINING ROOM: 12' 8" x 11' 5" (3.86m x 3.48m) Front aspect, solid oak flooring.



FAMILY BATHROOM: 10' 1" x 9' 8" (3.07m x 2.95m) Tiled floor, half wall wood panelling, free standing roll-top bath, shower cubicle with electric shower.



BEDROOM (1): 16' 2" x 11' 4" (4.93m x 3.45m) Front and side aspect, solid oak flooring, built-in robes.





BEDROOM (2): 13' 10" x 11' 11" (4.22m x 3.63m) Solid oak flooring, rear and side aspect, double sliding robes.



First Floor

LANDING: Velux window, access to eaves storage, recessed lighting.

BEDROOM (3): 14' 11" x 11' 4" (4.55m x 3.45m) Velux and Dormer windows, eaves storage.

BEDROOM (4): 12' 6" x 9' 10" (3.81m x 3m) Front access, currently used as an office (office furniture may be available to purchaser), eaves storage.



BEDROOM (5): 13' 9" x 11' 3" (4.19m x 3.43m) Solid oak flooring, twin sliding robes, sliding door access to eaves storage.

MODERN WET ROOM: 10' 9" x 5' 1" (3.28m x 1.55m) Fully tiled walls and floor, towel rail, recessed lighting, underfloor heating, Velux window.





## Outside

Large mature site extending to circa one acre with gardens to front, side and rear. Covered side entertaining area. Brick pavior driveway approached by electric gates offering ample parking. Boiler house, large shed and double garage.



Ground Floor



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

First Floor



## Energy Rating

Epc Type: Domestic

Current: D62

Potential: D62

EPC Landmark Code: 9330-2005-3300-2627-1105

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	D62	D62
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

Location:

Killough Road from Downpatrick, after approximately 2 miles take right hand turn into Old Course Road.

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