



ULSTER PROPERTY SALES

# UPS

## DOWNPATRICK BRANCH

12 English Street, Downpatrick, County  
Down, BT30 6AB

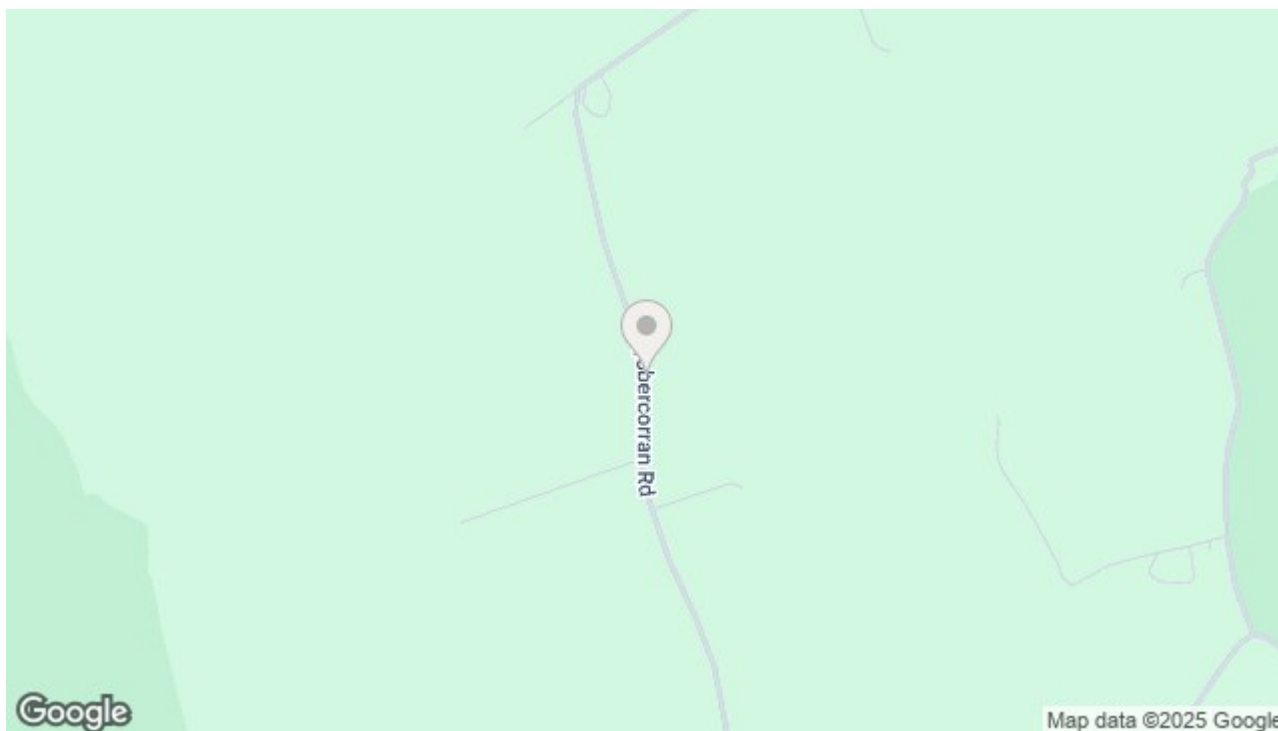
028 4461 4101

downpatrick@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



MARYVILLE, 37 TOBERCORRAN ROAD, DOWNPATRICK, DOWN, BT30 8HU



OFFERS AROUND £1,300,000



Country residence & 53 acres agricultural holdings.

This fine country residence benefits from a southernly aspect and views over the surrounding countryside to the Mourne Mountains framed on the horizon.

The accommodation comprises 4 bedrooms, bathroom and separate toilet, 4 reception rooms and fitted kitchen. There are many fine individual features with special fireplaces, cornicing and ceiling rose in the principal reception rooms.

The property benefits from oil fired central heating. The lands comprise of approx 53 acres of quality agricultural lands currently let for grazing on a conacre basis. The home and lands can be sold in one or more lots to suit purchasers.





## At a glance:

- Fine country residence
- Four bedrooms
- Stunning views over the Mourne Mountains
- Oil fired central heating
- 53 acres
- Four reception
- Many original features
- Can be sold as one or more lots

### Entrance Hall

Solid wooden flooring.  
Cornicing and ceiling rose.

### Living Room

20'7 x 15'02  
Solid wooden flooring.  
Cornicing and ceiling rose.  
Marble fireplace with decorative inset.

### Lounge

18'05 x 14'09  
Original fireplace. Solid wooden flooring. Front facing.

### Dining Room

15'03 x 10'02  
Original fireplace. Side facing.

### Casual dining room

14'11 x 12'04  
Slate tiled floor. Tongue and groove ceiling.

### Kitchen

14'08 x 7'11  
High and low level units with recess for cooker.  
Stainless steel sink unit. Tiled floor. Back door. Spotlights.  
Part tiled walls.

### First Floor

Feature return staircase to landing area.

### Bathroom

Panelled bath with shower over. Vanity wash hand basin. Fully tiled walls. Tongue and groove ceiling.

### Separate Toilet

### Bedroom One

15'01 x 10'03  
Feature fireplace. Access to floored roofspace.

### Bedroom Two

15'05 x 14'11  
Double aspect windows. Feature fireplace.

### Bedroom Three

12'07 x 15'10  
Front facing. Feature fireplace.

### Bedroom Four

15'10 x 12'07  
Feature fireplace.

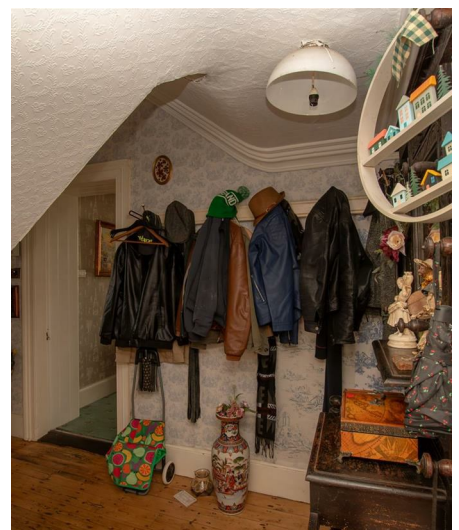
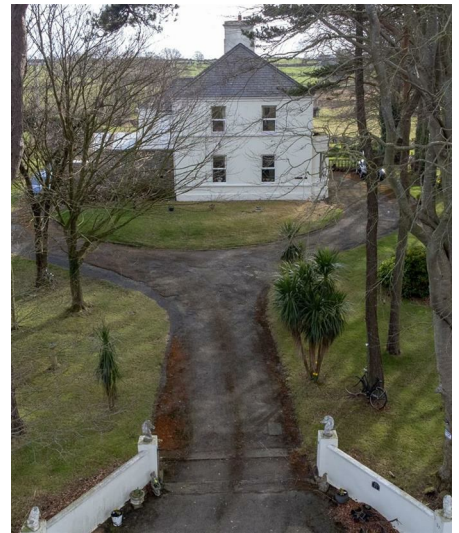
### Outside

Gardens in lawn with mature shrubs and trees with driveway to front and side of the property.

### Land

FSN - 2/104/149 - Yellow  
Field 1 - 5.97 acres  
Field 2 - 6.72 acres  
Field 3 - 8.5 acres

FSN - 3/104/121  
Field 3 - 5.97 acres



Field 4 - 7.51 acres  
Field 5 - 2.12 acres  
Field 7 - 5.68 acres  
Field 16 - 0.34 acres  
Field 11 - 2.49 acres  
Field 12 - 1.40 acres  
Field 13 - 4.03 acres  
Field 10 - 2.84 acres  
Field 15 - 0.42 acres

The property can be sold  
in different lots to suit  
purchasers.  
Purchasers will be advised  
to any amendments to  
the agricultural maps.






























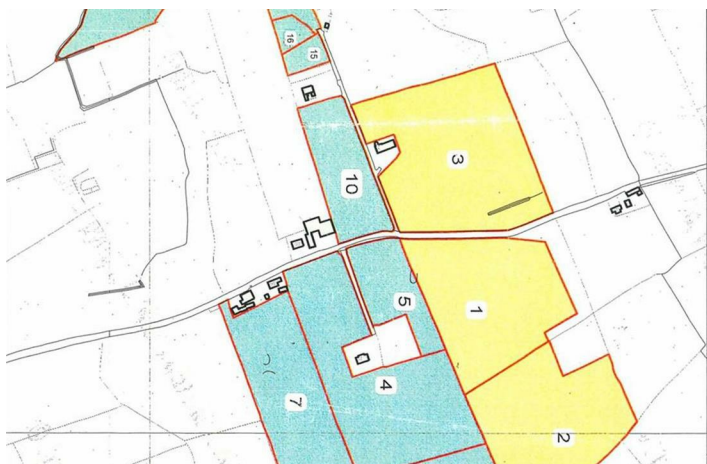


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	









Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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**PRS** Property  
Redress  
Scheme

**OFT**  
Approved code

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