



## THE SLIP GARDEN, 17 FINNEBROGUE ROAD, FINNEBROGUE ESTATE, DOWNPATRICK, CO DOWN, BT30 9AA

The Slip Garden is a delightful country residence situated within the demesne of the 16th century Finnebrogue Estate and Gardens. As its name suggests, the sheltered setting, southerly aspect and being bordered on three sides by 200+ year old stone walls was both ideal environs for young plants and soft fruits and is now a delightful setting for this wonderful family home. The mature one acre site also features a waterway as part of the original gated estate development which has a slow flow river lined by stone banks originally to provide temperate water for the young plants but now further enhancing The Slip Garden idyllic setting. To the south the vista includes many wonderful trees in the Pleasure gardens and within the site there are ancient Yew and a mature stand of bamboo. The garden includes two mature Golden Weeping Willows and Oak along with a highly productive range of fruit trees (Apple, pear, cherry, plum) which have been trained on the south facing wall. The accommodation comprises 5 bedrooms including master with bathroom and dressing room with copper free standing bath. The stunning main reception 31'6 x 21'6 with beamed ceiling, morning room, deluxe kitchen open plan to dining/sun room, plus 3 additional bathrooms provide flexible accommodation. Attached to the building is a workshop which facilitates those who work from home and planning permission has been applied for the workshop to be connected to the home to provide further accommodation. A double garage with space above is included in the planning application. This part of Co. Down benefits from excellent educational options with leading schools within easy commuting distance. The area is also renowned for the quality of Golf Courses, Sailing Clubs and other recreational options at Delamont, Castleward and Quoile Bridge Walks. The airports at Belfast City (45 mins) Belfast International (75 mins) and Dublin (100 mins) are all within commuting distance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus) A			
(81-93) 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	

OFFERS AROUND £650,000



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## Key Features

- Five Bedrooms
- Within the stunning Finnebrogue Estate
- Stunning Reception
- Beautiful Home







## History

The present property was created in 1998 by converting the remaining glass house and stone potting sheds into a unique 5 bedroom family home. The conversion keeps to the original footprint of the buildings and uses almost exclusively, materials found on site, plus reclaimed materials. For example, the windows were specially designed and built from reclaimed pitch pine (which requires minimal maintenance with oil) and the interior windowsills are made from slate reclaimed on site. All reception rooms have characterful reclaimed wooden floors and the dramatic ceiling in the main reception room features massive beams reclaimed from a mill in Belfast.

## Entrance Hall

Conservatory style porch built from pitch pine replicating the original glass house. Reclaimed quarry tiled floor.

## Main Reception

31'6" x 21'5"

Reclaimed wood flooring. Tongue and groove part panelled walls, large open fireplace. Feature double height wood panelled ceiling with large beams.

## Morning Room

13'4" x 11'9"

Reclaimed wood flooring with Sandstone doorway inset. French doors to garden. Feature original brick and exposed stone walls.

## Boot Room/Laundry

Fitted solid wood Neptune units with quartz worktops, washing machine and Belfast sink. Limestone tiled floor.

## Kitchen

21'8" x 10'0" at widest point

Tongue and groove panelled ceilings, original exposed stone wall and original glass house exterior door. Reclaimed wood floor. Solid wood Neptune kitchen with Carrara worktops, Belfast sink with Quooker tap and electric Aga, Bosch fridge/freezer, dishwasher.

## Dining/sun room

13'9" x 9'9"

Modelled on the original greenhouse. Wooden floor.

## Bedroom One

16'4" x 12'11"

Private vestibule with exposed original stone wall and ensuite wet room.

## Short stairway 1 leading to:

### Master suite

16'4" x 12'11"

Walk in Dressing area with free standing copper bath. Wet room comprising shower, free standing sink and low flush w.c.

### Bedroom Two

Exposed beams and raised dais to feature gable window. Original glasshouse door to garden.

### Bedroom Three

13'4" x 10'4"

Feature tongue and groove ceiling.

### Shower room

Neptune vanity basin with Carrara top, low flush w.c. Limestone tiled floor.

## Short stairway 2 leading to

Private landing.

### Bedroom four

12'11" x 12'1"

Tongue and groove panelled walls.

## Bathroom

White panelled bath, pedestal wash hand basin, low flush w.c., velux window.

## Bedroom Five

12'8 x 12'2

Tongue and groove panelled walls.

## Outside

The property is approached by a sweeping driveway and the site extends to 1 acre of mature garden laid out in lawn with shrubs and trees enclosed by original stone walls. Adjoining original stone outbuilding formerly used as a craft workshop with central heating. Roof lights. Highly productive range of fruit trees (Apple, pear, cherry, plum) have been trained on the south facing wall.

Planning permission has been applied for a detached double garage with storage above and conversion of workshop to be connected to home to provide further accommodation.

## Room One

18'8" x 10'8"

Walk in storage area and storage over. Stable door. Plumbed for sink unit.

## Room Two

18'6" x 11'0"



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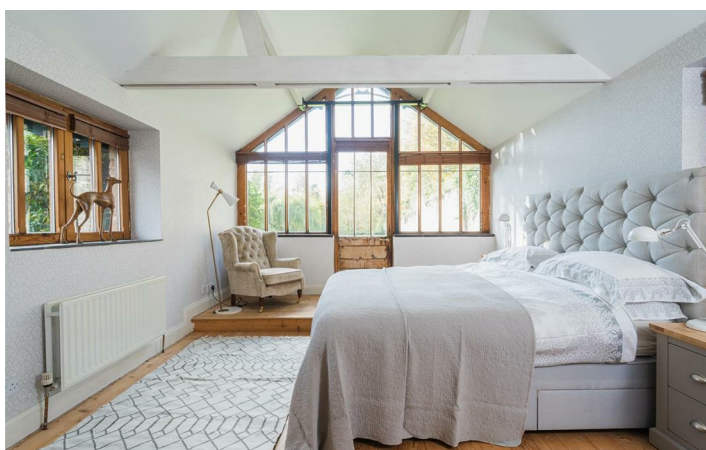
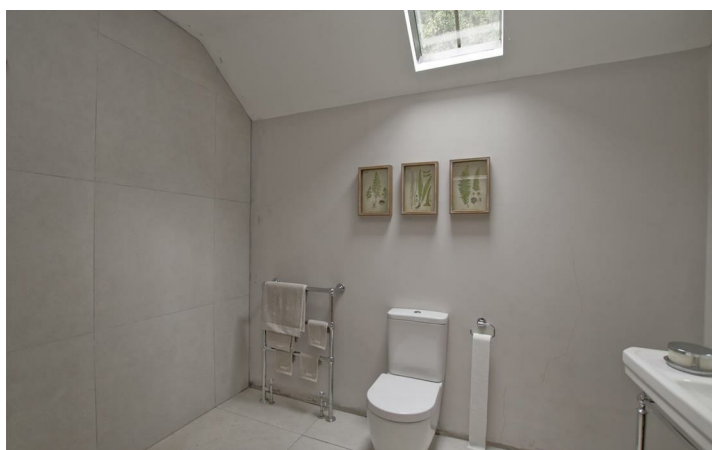








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Questions you may have.

**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 Lee-Anne on .

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. 18337114**

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.

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