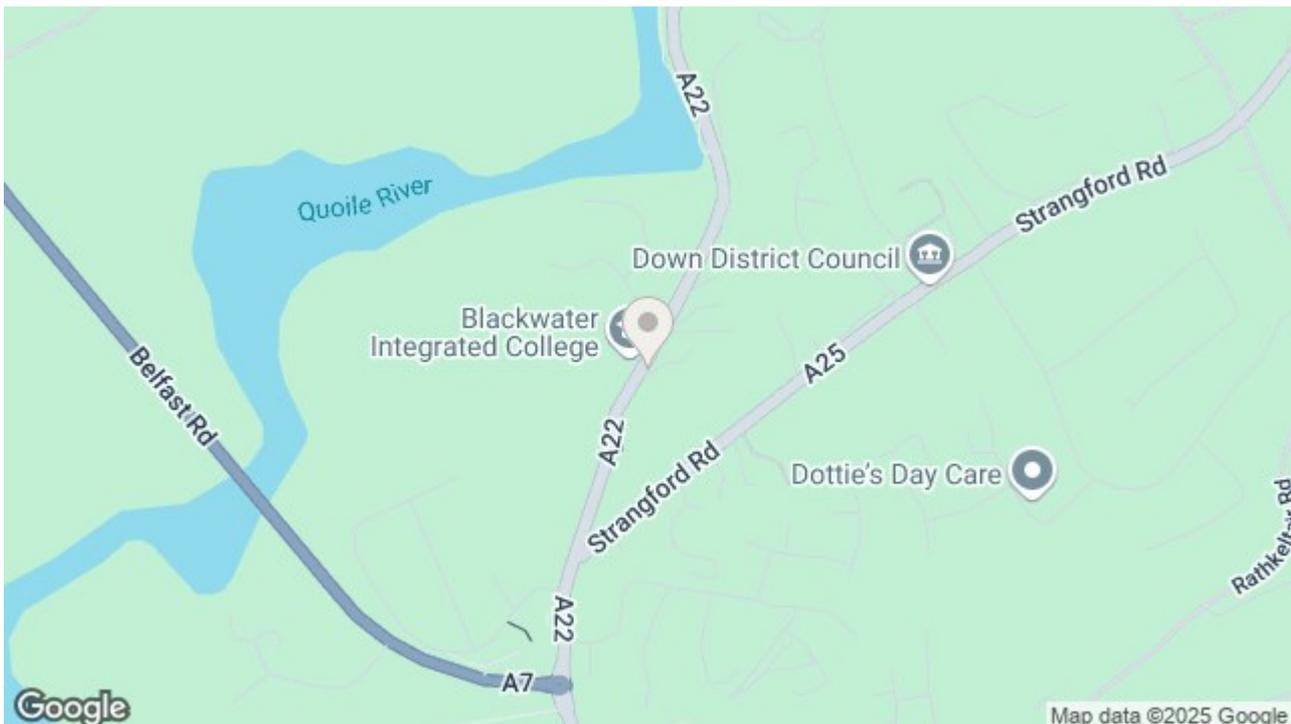




SHANTALLAGH, 9 OLD BELFAST ROAD, DOWNPATRICK, BT30 6SG



OFFERS AROUND £539,995

## Shantallagh – A Rare Edwardian Gem Overlooking Downpatrick Cricket Club

Dating back to 1908 and lovingly held by the same family ever since, Shantallagh is an exquisite detached Edwardian residence extending to approximately 2,500 sq ft. Set on a beautifully mature site of c.0.9 acres, this distinguished home enjoys sweeping views over Downpatrick Cricket Club and boasts an enviable blend of period charm and tranquil surroundings.

### Timeless Elegance with Original Features

Sympathetically maintained throughout, Shantallagh retains a wealth of original features that speak to its heritage, including intricate woodwork, original fireplaces, and a grand staircase that welcomes you from the impressive entrance hall.

The ground floor accommodation is perfectly balanced for family living and entertaining, comprising:

A stately drawing room with original oak fireplace. Elegant sitting room with mahogany fireplace. Bright and airy conservatory overlooking the gardens. Formal dining room with adjoining bar area – ideal for hosting. A spacious kitchen and utility area

Upstairs, a large and light-filled landing leads to four well-proportioned bedrooms, including a generous master with glorious south-facing garden views. A family bathroom with freestanding bath and separate W.C. completes the first floor.

### Stunning Grounds & Outdoor Living

The residence is framed by formal and informal gardens, featuring:

Mature trees, hedging, and colourful shrubberies

A productive vegetable and fruit garden

Secluded courtyard patio and winding pathways

South-facing lawn areas ideal for summer enjoyment

A sweeping driveway leads to a double-length garage, offering ample storage and secure parking.

A home of character, warmth, and heritage, Shantallagh is a rare gem combining original Edwardian charm with a picturesque setting. Early viewing is highly recommended to appreciate the unique appeal and lifestyle this residence offers.



## At a glance:

- Beautifully appointed Edwardian residence
- Double length garage
- Beautiful gardens
- Four receptions
- Gas fired central heating.

## Accommodation Comprises

### Entrance Hall

Ceramic tiled flooring.  
Ceiling cornicing.

### Drawing Room

17'1 x 16'1

Attractive Oak fireplace with over mantle mirror with cast iron inset and open fire with slate hearth. Picture rail. Double corniced ceiling with views over Downpatrick Cricket Club. Glazed doors to Conservatory. feature bay window.

### Conservatory

11'1 x 9'11

Engineered Oak floor. Upvc double glazed french doors to the side. South facing views over the mature gardens.

### Sitting Room

21'5 x 13'2

Attractive mahogany fireplace with granite inset and hearth with open fire. Picture rail. Double corniced ceiling. South facing views over the mature gardens.

### Formal Dining Room

24'11 x 10'11

Dado rail. Bar area.

## Fitted Kitchen with Casual dining

16'1 x 11'10

Range of high and low level units with granite worktops with single drainer sink unit with mixer taps. White Rayburn range cooker (decommissioned but could be reinstated). Oak pelmet surround. Recess for cooker, Extractor hood. Integrated dishwasher. Pantry cupboard. Tiled at splashback. Concealed lighting. Quarry tiled floor. Recess for American style fridge freezer. Sheila Maid clothes line.

## Utility Room

16'7 x 7'3

Range of low level units with Belfast sink with mixer taps. Formica roll edge worktops. Recess for tumble dryer and washing machine. Tiled at splashback. Quarry tiled floor. Tongue and groove ceiling. Stable door to rear.

## Shower room

White suite comprising fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin and low flush w.c, wall lights. Tongue and groove ceiling.

## First Floor



## Landing

Original feature staircase leading to the first floor. Picture rail. Double corniced ceiling. Concealed Worcester gas boiler. Views over Downpatrick Cricket Club.

## Master Bedroom

16'1 x 14'0  
Picture rail. Double corniced ceiling. South facing views.

## Bedroom Two

16'0 x 11'10  
Picture rail. Double corniced ceiling.

## Bedroom Three

14'2 x 8'5  
Picture rail. Double corniced ceiling. South facing views.

## Bedroom Four

14'2 x 8'2  
Picture rail. Double corniced ceiling. Access to roofspace.

## Deluxe Family Bathroom

Traditional style white suite comprising cast iron roll top bath with ball and claw feet and chrome mixer taps and telephone hand shower. Separate fully tiled shower cubicle with Mira Sport thermostatically controlled shower unit. Wash basin on chrome stand. Low flush w.c. Led recessed lighting. Extractor fan. Chrome towel radiator. Access to roofspace.

## Separate Wc

Push button wc. Wall lights.

## Attached Double Garage

32'0 x 11'6  
White roller door. Light and power. Double drainer stainless steel sink unit. Approached via a sweeping tarmac driveway. Access to back door.

## Garden shed

12'8 x 7'5  
Up and over door.

## Gardens

Mature gardens to the front and side laid out in lawn with mature trees, hedging and well stocked borders and flower beds. Vegetable garden. Range of concrete paths and patios with paved patio area. Feature stone garden walls. Outside lights. Water tap. Sweeping tarmac driveway with turning and parking area. Pond area.

## Enclosed courtyard

26'10 x 16'8  
Gate to garden. Door to garage.

## Concealed wc

White suite comprising push button w.c and wash hand basin.

## Log store

9'2 x 6'9  
.

















### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	49
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	





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**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.

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