

ULSTER PROPERTY SALES

# UPS

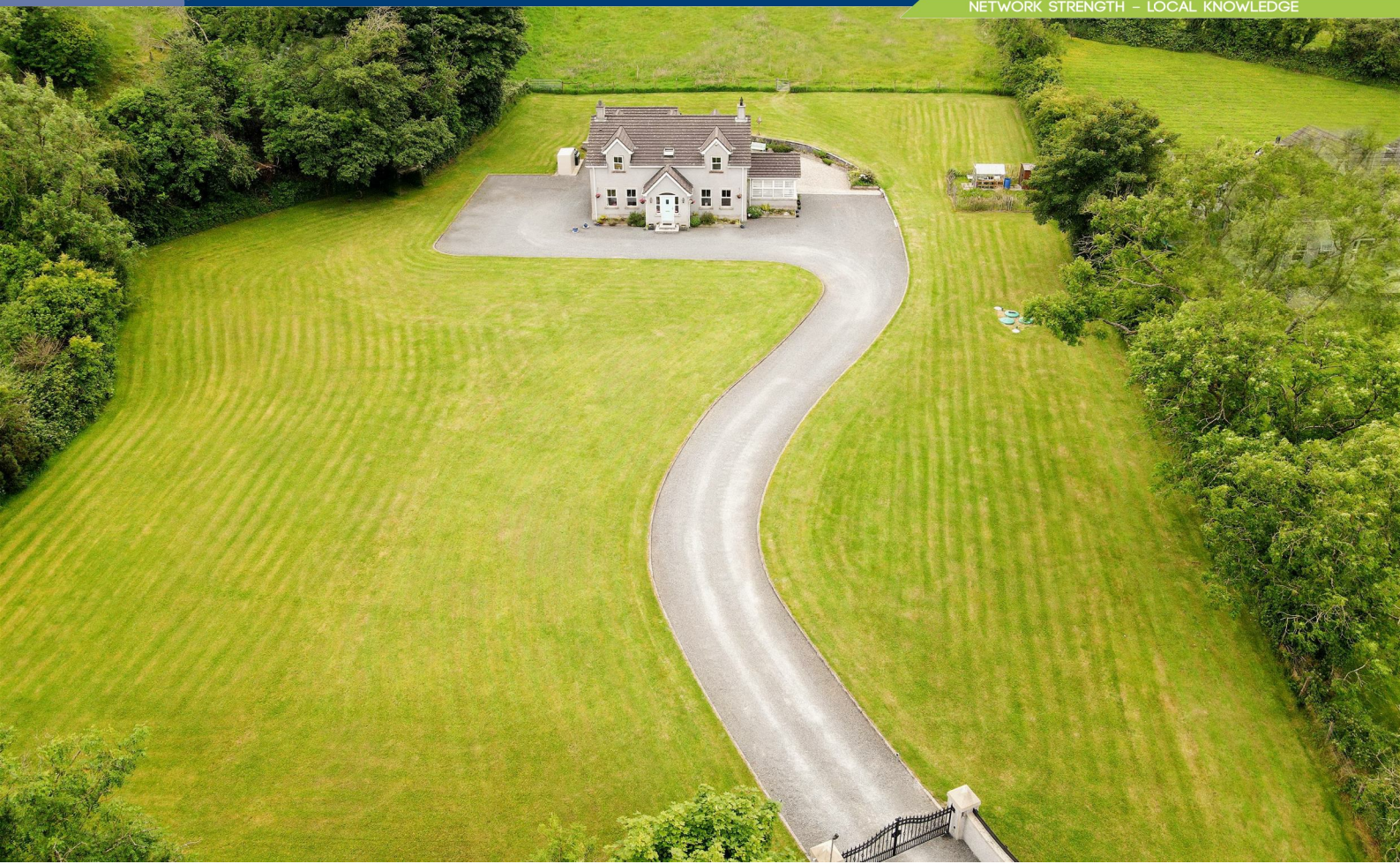
## BALLYNAHINCH BRANCH

2 Main Street, Ballynahinch, County  
Down, BT24 8DN

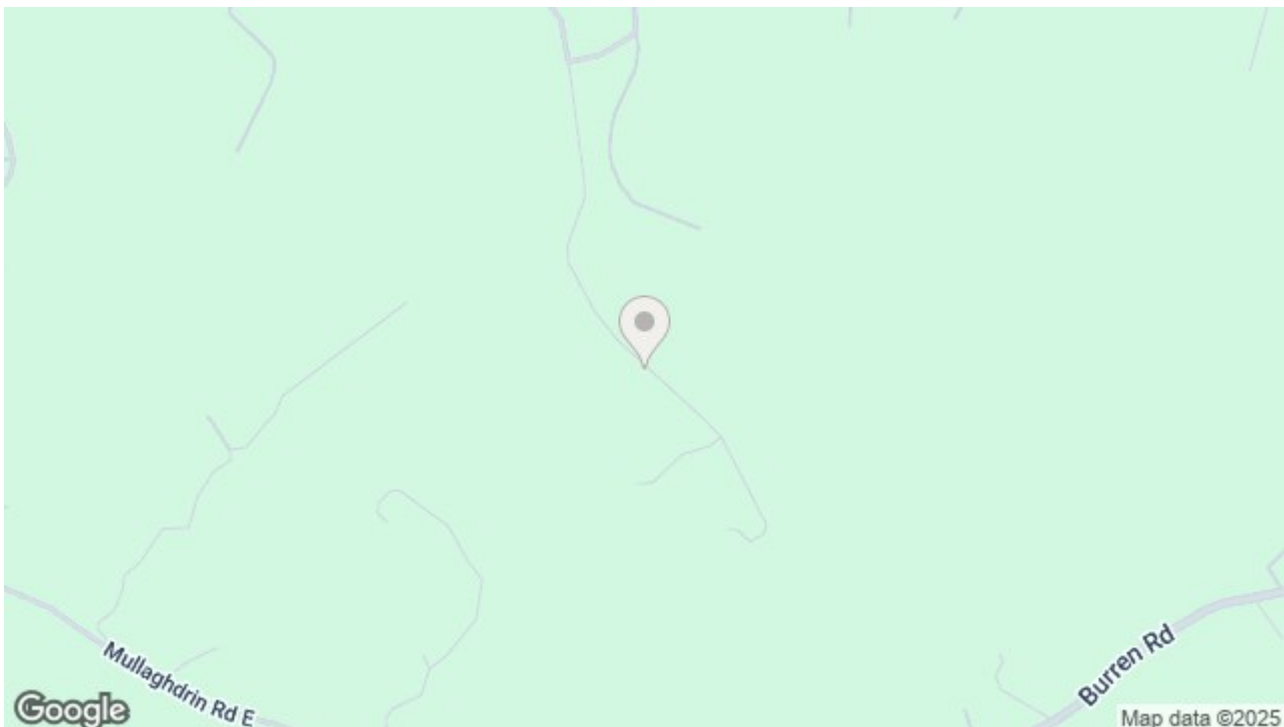
0289 756 1155

ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



15 BURNPIPE LANE, BALLYNAHINCH, BT24 8HY



ASKING PRICE £495,000



## Exceptional 4-Bedroom Detached Family Home with 2.5 Acres Grounds – Burnpipe Lane, Ballynahinch

Nestled on the highly sought-after Burnpipe Lane just outside Ballynahinch, this impressive detached family residence offers a rare combination of spacious living, high-quality finishes, and a tranquil rural setting – all within easy commuting distance of Belfast and Lisburn.

Set on an expansive plot extending to over 2.3 acres, this beautifully maintained home is perfect for growing families or those seeking space both inside and out. The garden offers potential for subdivision to create a paddock, ideal for equestrian or hobby farming enthusiasts.

### Key Features:

**4 Generously Sized Bedrooms** – 2 bedrooms with Jack and Jill ensuite access for modern family convenience.

**Multiple Living Spaces** – Including a formal living room, a spacious open-plan kitchen with living and dining areas, a dedicated dining room, and a bright sunroom perfect for year-round enjoyment.

**Family-Oriented Layout** – A downstairs shower room, utility room, and a large family bathroom cater to practical daily needs.

**Outdoor & Security Features** – Electric gates provide privacy and security, while the large garage offers ample storage or workshop potential.

**Gardens & Grounds** – The extensive garden, circa 2.5 acre in size, offers endless possibilities for outdoor living or development.

Located near one of the area's top schools and with easy access to commuter routes, this home is ideal for those who value space, comfort, and convenience.

This is a truly stunning family home in a peaceful yet accessible location – early viewing is highly recommended to appreciate all that it has to offer.





## At a glance:

- Large detached home
- Living room
- Kitchen/ dining/ living area
- Jack and Jill ensuite
- Garage
- Four bedrooms
- Sunroom
- Utility room
- Family bathroom
- Circa 2.5 acres

### Porch

Composite glazed front door to:

### Entrance Hall

Large bright entrance hall with tiled flooring.

### Living Room

15'2" x 14'8"

Bright living room with wooden flooring. Front facing. Door to Sunroom

### Dining Room

13'2" x 14'8"

French doors to dining room with wooden flooring. Front facing.

### Kitchen/Dining Room

13'10" x 22'7"

Open plan kitchen/ dining/ living area with a range of high and low level units including granite worktops, island unit, integrated oven, hob, microwave and dishwasher. Stainless steel sink unit and space for American fridge freezer. Tiled floor and splash area through to:

### Living area

11'10" x 14'8"

Fireplace with multi fuel stove. Tiled floor. Double doors to patio area at the rear.

### Sun Room

Tiled flooring. Double doors to rear.

### Hall

13'8" x 3'10"

Rear hallway with door to rear.

### Utility Room

7'9" x 5'6"

A range of high and low level units including stainless steel sink unit and space for washing machine and tumble dryer. Tiled floor and walls.

### Shower Room

White suite comprising low flush w.c, shower unit and wash hand basin. Fully tiled.

### Landing

18'1" x 9'11"

Large landing area with hotpress and office space.

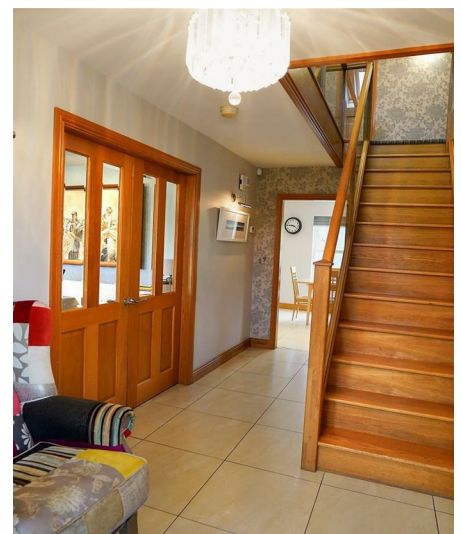
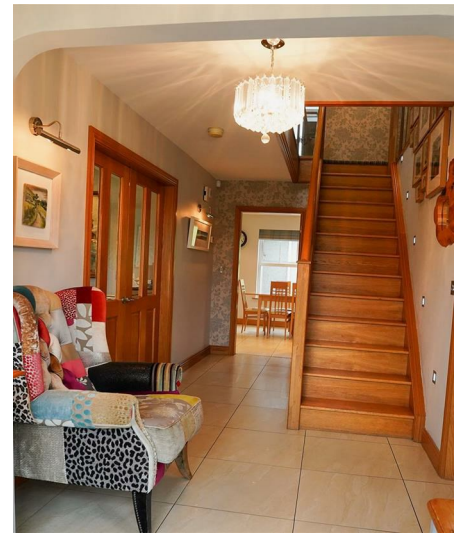
### Hotpress

4'3" x 3'1"

### Bedroom 1

10'1" x 14'8"

Front facing room with walk in wardrobe and ensuite.



## Jack and Jill En-suite

4'5" x 8'8"

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and walls.

## Walk-in Wardrobe

4'5" x 5'8"

## Bedroom 2

11'3" x 12'5"

Rear facing room with access to ensuite.

## Bedroom 3

11'10" x 14'8"

Rear facing with Jack and Jill walk in wardrobe.

## Bedroom 4

10'7" x 14'8"

Front facing bedroom.

## Bathroom

White suite comprising low flush w.c, wash hand basin, stand alone bath and shower cubicle. Tiled floor and walls.

## Garage

Large garage with roller door. Power and light.

## Outside

To the front is a large garden laid out in lawns with electric gates and a

sweeping driveway. To the rear is a large garden laid out in lawns with paved patio area area.



























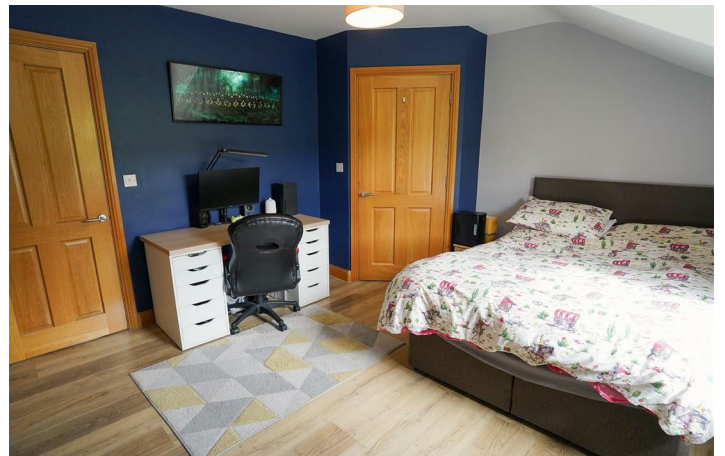
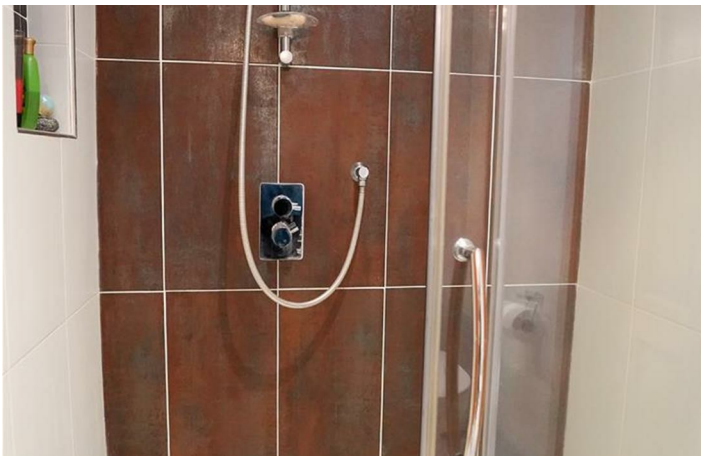




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Ground Floor







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 0289 756 1155.

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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**PRS** Property  
Redress  
Scheme

**OFT**  
Approved code

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