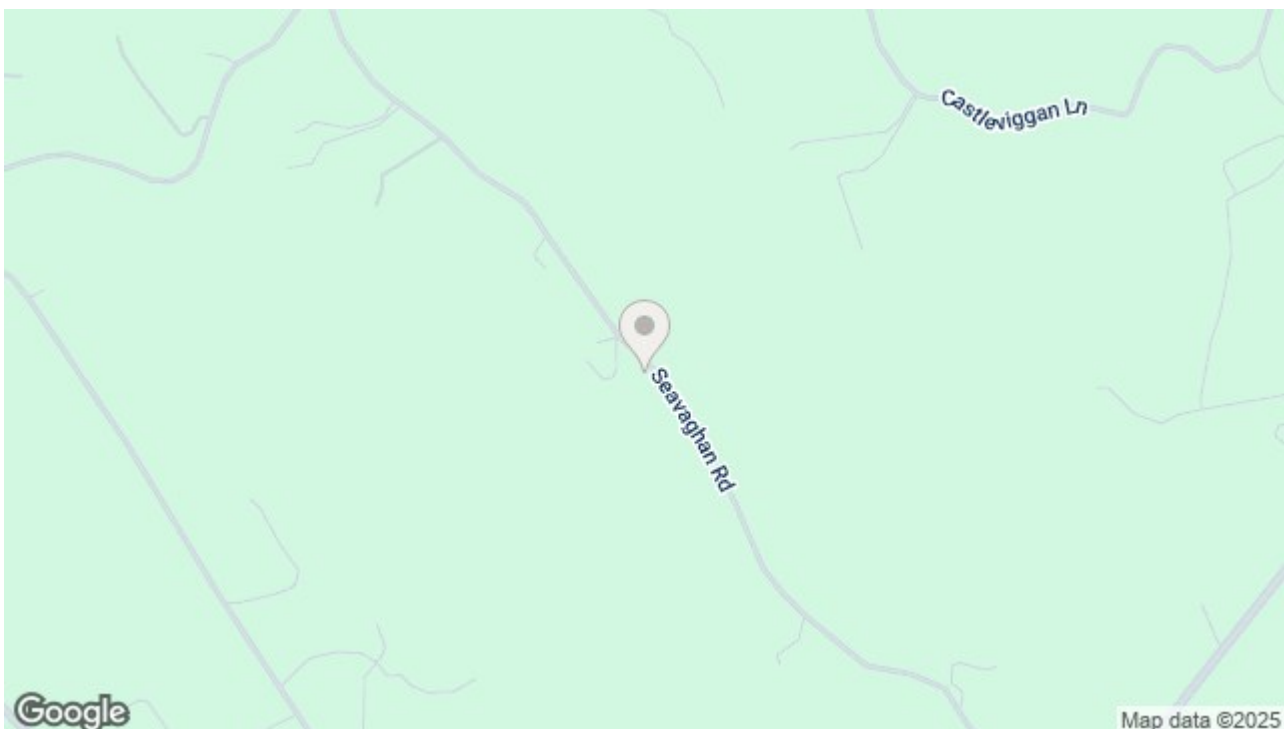




**5 SEAVAGHAN ROAD, BALLYNAHINCH, BT24 8SP**



**OFFERS AROUND £465,000**



We are please to offer for sale this detached family home set on 3 acres, ideal for those with equestrian interests. Nestled in the heart of County Down, the property enjoys peaceful surroundings and picturesque countryside views. This impressive five-bedroom detached home blends spacious accommodation with incredible potential. The self-contained annex is perfect for multi-generational living or as a private guest suite, and the large shed offers great storage or workshop possibilities. The outdoor space, particularly the paddocks, are ideal for anyone with a passion for horses

This spacious and versatile home is spread over two floors and offers flexible living options to suit a variety of needs. On the ground floor, you're welcomed by a bright entrance hall with a gallery-style landing. Off the hallway, there's a cosy family room with a feature multi-fuel stove, a generously sized sitting room, a main bathroom, linen closet, storage space, and two large bedrooms. The master bedroom includes built-in wardrobes and a private ensuite bathroom with both a bathtub and a separate shower.

The kitchen, accessible from the family room, features a mix of high and low-level units, an integrated dishwasher, space for an American-style fridge freezer, and a freestanding stove which is included in the sale. Additional highlights include double doors opening to the garden, a central island, and a walk-in pantry. From the kitchen, a rear hallway leads to the utility room, boiler room, WC, and a fully self-contained annex that includes a shower room ideal for guests or extended family.

Upstairs, a spacious central landing connects to three more bedrooms, all with built-in storage, a shower room, a study and additional storage space.

The home has also been updated with eco-friendly features such as solar panels, a 10kW battery, an Eddi energy management system, and two electric vehicle charging points. Recent upgrades include a new septic tank, water system, and boiler





## At a glance:

- 3 Acres Holding
- Large Outbuilding
- Integrated Annex with separate entrance
- 4 Bathrooms
- Well presented
- 5 Bedroom house
- Stables
- Kitchen/ living dining area
- Popular location
- Great price

### Entrance Hall

17'10" x 7'5"

Bright spacious entrance hall with tiled flooring, store cupboard and hotpress.

### Living Room

17'4" x 12'1"

Bright spacious living room with tiled floor and feature brick fireplace.

### Kitchen/ Dining/ Living area

13'0" x 23'7"

A range of high and low level units including an island unit with one and a half bowl sink, cooker hood with extractor fan, range style cooker, space for American style fridge freezer. Tiled flooring and wall tiles to splash area. Double doors to rear. Walk in Pantry.

### Pantry

6'10" x 1'8"

### Rear Hallway

13'0" x 0'10"

Store cupboard. Tiled flooring and door to rear.

### Utility Room

5'10" x 6'4"

Recess for washing machine and tumble dryer.

### WC

3'6" x 5'6"

White suite comprising low flush w.c and wash hand basin. Tiled floor and wall.

### Sitting Room

13'1" x 12'8"

Built in units. Front facing room suitable for a variety of uses.

### Bedroom 1

13'0" x 13'6"

Rear facing bedroom with built in wardrobes and ensuite bathroom.

### En-suite Bathroom

white suite comprising low flush w.c, wash hand basin, shower cubicle and panel bath. Fully tiled

### Bedroom 2

13'1" x 14'6"

Front facing bedroom.

### Bathroom

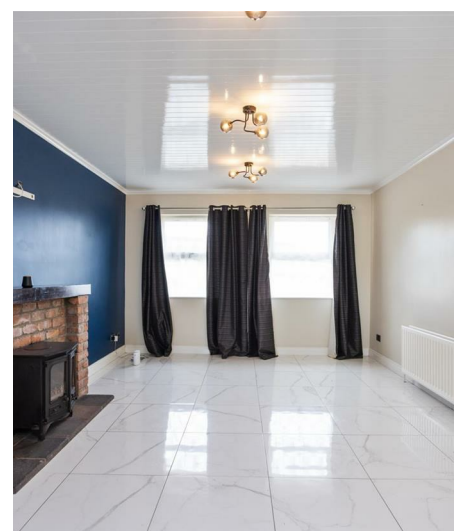
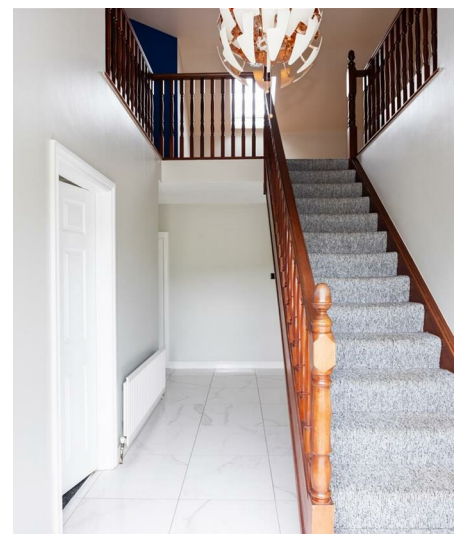
6'7" x 2'9"

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

### Annex

6'7" x 15'4"

Self contained Annex with door to outside and a range of units. Shower room.



### **Shower Room**

3'11" x 8'0"

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

### **Galleried Landing**

15'4" x 0'5"

Galleried landing with storage and space for a living area or office.

### **Bedroom 3**

12'8" x 11'11"

Large bedroom with built in wardrobes.

### **Wardrobe**

3'0" x 10'8"

### **Study**

8'6" x 8'10"

Study with built in robes.

### **Robes**

7'11" x 1'8"

### **Bathroom**

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

### **Bedroom 4**

12'8" x 10'8"

Large bedroom with built in wardrobes.

### **Wardrobe**

3'1" x 11'11"

### **Bedroom 5**

8'2" x 9'8"

Built in robes.

### **Robes**

8'2" x 1'10"

### **Outbuilding**

46'0" x 24'0"

Up and over door. Power and light. Large mezzanine.

### **Tack Room**

Window to side, door to:

### **Stable Block**

20'7" x 40'9"

Stable block with three stables and a tack room.

### **Directions**

From Ballynahinch Town Centre head towards Newcastle, at the roundabout, take the 1st exit onto Church St/A24, Turn left onto Downpatrick Road for approx. 3 miles turning right onto Mossvale Road, slight right onto Magheralone Road and left onto the Seavaghan Road, the property will be on the right

### **Outside**

The property sits on approximately 3 acres of land and is approached via a

sweeping driveway. It includes beautifully maintained gardens, a paddock, a large agricultural shed, ample parking space, and a stable block with a 1.2-acre field—perfect for equestrian enthusiasts. Planning permission is in place (until April 2025) to convert the stable block into a separate dwelling.



























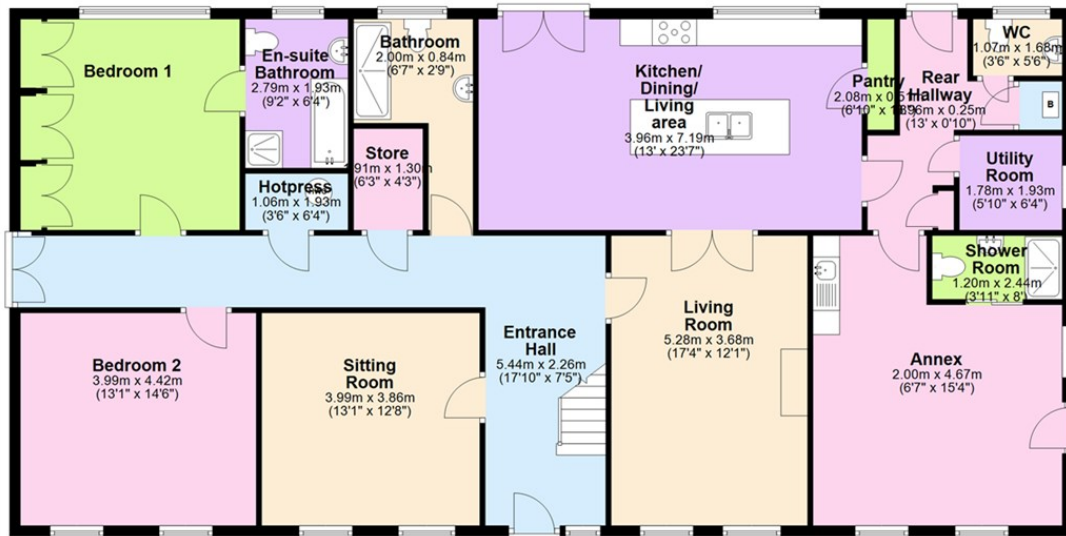




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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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