

ULSTER PROPERTY SALES

# UPS

## BALLYNAHINCH BRANCH

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

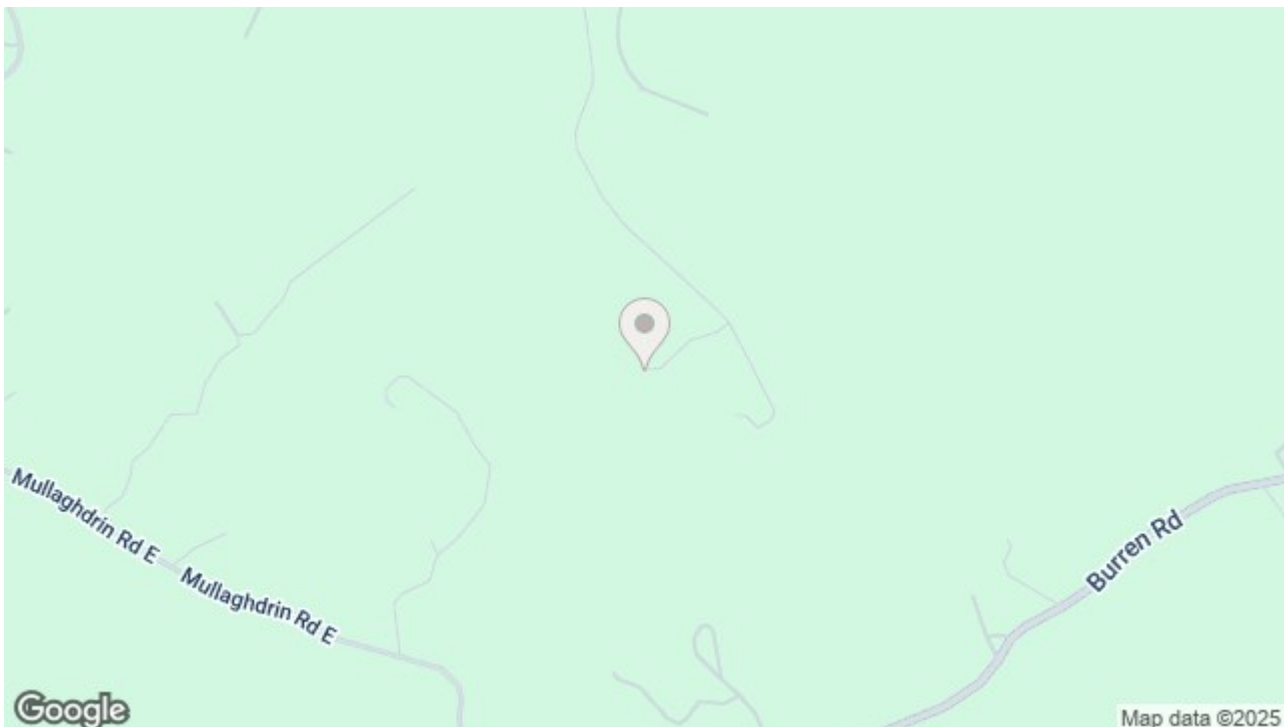
0289 756 1155

ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



17 BURNPIPE LANE, BALLYNAHINCH, DOWN, BT24 8HY



ASKING PRICE £695,000



We are delighted to offer for sale this beautifully presented detached property set on stunning elevated site extending to approximately 11 acres.

The original house dates back to around 1840 and was thoughtfully refurbished in 2007, offering a blend of original feature mixed with contemporary kitchen and bathrooms.

The property comprises on the ground floor a large reception hall with stove, living room, kitchen/ dining/ living area, utility room, bedroom and downstairs w.c. The first floor comprises two bedrooms, master bedroom with ensuite and a family bathroom.

Outside the property is set on an elevated site with stunning panoramic views to Belfast, Cave Hill and beyond. The property is approached by a sweeping stoned driveway with ample parking and beautiful mature gardens with a large pond and large field to the rear. The site extends to approximately 11 acres and with the added bonus of a large outbuilding, suitable as a warehouse extending 1600sq ft which could easily be converted to a stable block, or tack room, this is ideal for someone with equestrian interests.

The property is located just off the Dromore Road, just outside Ballynahinch within easy commuting distance to Lisburn, Belfast and beyond. We would recommend early viewing of beautiful and unique family home.





## At a glance:

- Stunning Detached Residence
- Stunning views
- 3 Bedrooms
- Master bedroom ensuite
- Private location
- Set on Circe 11 acres
- Large workshop
- Kitchen/ living/ Dining area
- Family bathroom
- Beautifully presented

### Reception Hall

14'0" x 12'3"

Wooden front door leading into bright and spacious reception hall with tiled floor. Wood burning stove on marble hearth and feature storage unit. Staircase to first floor.

### Living Room

14'0" x 14'3"

Bright living floor with tiled floor. Double patio doors to rear.

### Kitchen/ Living/ Dining area

14'0" x 24'3"

Range of high and low rise units with integrated sink. Feature tiled splash back. Recess for Aga style cooker and overhead extractor fan and space for American style fridge/freezer. Island unit. Tiled floor. Space for dining and living with double patio doors to rear.

### Hallway

3'4" x 9'0"

Hallway to utility, cloakroom and bedroom.

### Bedroom 3

10'4" x 9'0"

Rear facing. Storage cupboard.

### Utility Room

8'8" x 10'1"

Range of high and low rise units with integrated stainless steel sink and drainer. Recess for washing machine and tumble dryer. Tiled floor. Stable style door to front.

### Cloakroom

White suite encompassing low flush W/C and wash hand basin. Fully tiled walls and floor.

### First floor

#### Landing

6'7" x 28'3"

Two windows to front.

#### Bedroom 1

14'7" x 12'0"

With ensuite and built in wardrobe. Dual aspect windows.

#### En-suite

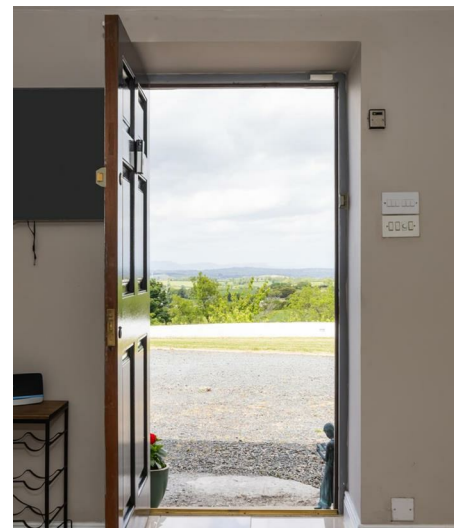
7'10" x 3'4"

White suite encompassing low flush W/C, wash hand basin and shower. Towel radiator.

#### Bedroom 2

10'6" x 13'10"

Rear facing.



## **Bathroom**

10'6" x 8'9"

White suite encompassing low flush W/C, vanity wash hand unit, bath and separate shower. Fully tiled walls and floor.

## **Outside**

Outside the property is set on an elevated site with stunning panoramic views to Belfast, Cave Hill and beyond. The property is approached by a sweeping stoned driveway with ample parking and beautiful mature gardens with a large pond and large field to the rear. The site extends to approximately 11 acres and with the added bonus of a large workshop which could easily be converted to a stable block, this is ideal for someone with equestrian interests.

## **Shed/ Warehouse/ Possible stable block**

Roller door. Power and light. Ideal for conversion into stables.



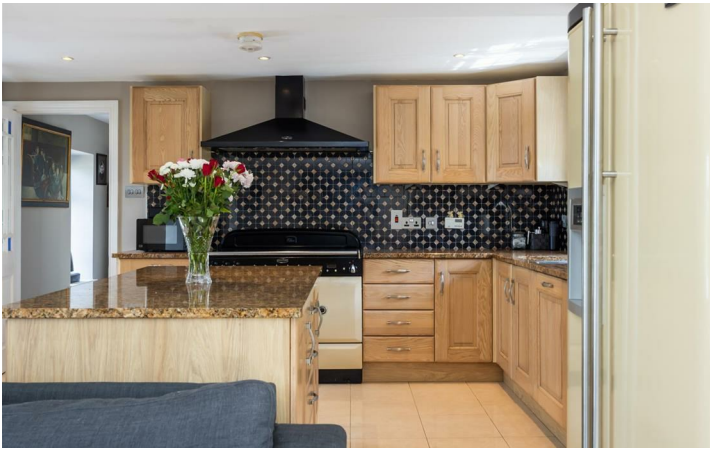








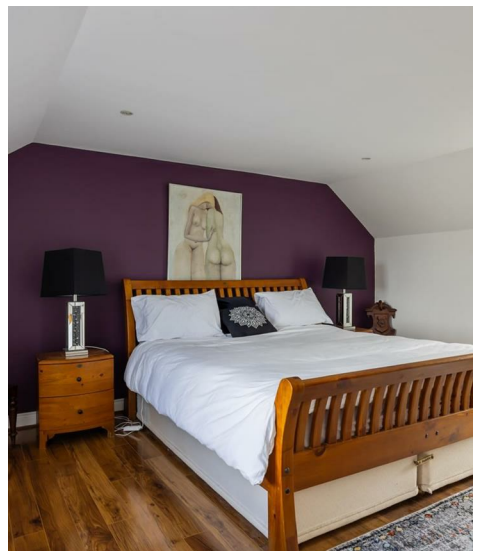


















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	







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 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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