

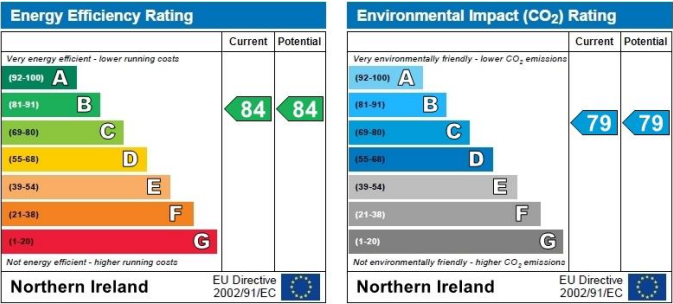
166a Ballymoney Road, Banbridge, BT32 4HW

**ARENA 40.0m x 28.0m (131'3" x 91'10")**  
Purpose built, floodlit, silica sand & fibre surface, geotextile stitched membrane, water taps.

**LAND**  
10 acres, 5 paddocks & 3 fields, automatic drinkers throughout, zoned mains electric fencing throughout, secure boundaries.

**LOCATION**  
1 mile from the A1  
3 miles from Banbridge  
3 miles from Dromore  
30 mins to Belfast City Centre  
1 hr 30 mins to Dublin City Centre

**DIRECTIONS**  
Take Skeltons Road off the A1, take left at the crossroads on to Ballymoney Road and in 0.3 miles the property is located on the right.



166a Ballymoney Road, Banbridge, BT32 4HW

Price Guide £625,000

This exceptional, detached home, extending to 2700 sq ft, sits on a 1/2 acre site, surrounded by an additional 10.5 acres of land to include 5 paddocks & 3 fields, stable block and a purpose built arena. Finished to an exceptional standard throughout, the quality of this fine home can only be truly appreciated on inspection. Features include solid oak doors, skirting, architraves, Cat 6 cabling and triple glazed windows. The accommodation is bright and spacious throughout and comprises reception hall, lounge, kitchen open plan to dining area, living room, utility room, WC, five excellent bedrooms (master with en-suite shower room & dressing room) bathroom suite & excellent storage. Outside, there is a double garage, boiler room & gym extending to 900 sq ft. Ideal for the equestrian enthusiast, there is a purpose built stable block, arena, tack / feed room, hay / equipment store & show jumping fence store all included with the sale of this home. Rarely does a home offering so much come to market and viewing is encouraged as we anticipate interest from a range of prospective purchasers.

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.  
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 Debbie Graham on 028 90661929

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.

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PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

RECEPTION HALL

Double height vaulted ceiling. Solid oak staircase with wrought iron spindles, tiled floor, velux window, storage under stairs, intruder alarm keypad, telephone point.

LOUNGE 19'11 X 14'1 (6.07m X 4.29m)

Double aspect room, piped for gas fire, TV point.

KITCHEN / DINING 21'5 x 17'9 (6.53m x 5.41m)

Triple aspect room, split height ceiling. Excellent range of solid oak & painted ash high and low soft close units, island with seating area, electric sockets, integrated chopping board, recycling system & Neff convection oven, feature solid oak storage unit with integrated fridge freezer, black granite work surfaces, double basin Belfast sink with mixer tap, 6 ring gas hob & electric oven, charcoal extractor fan system, integrated dishwasher, spot lighting, under cupboard lighting, tiled floor, TV point.

LIVING ROOM 15'8 x 15'2 (4.78m x 4.62m)

Vaulted ceiling, triple aspect room, Aga multi-fuel burning stove, solid slate hearth, double doors to patio area, spot lighting, oak wooden flooring, TV point.

REAR HALL

Back door to car port, intruder alarm key pad, tiled floor.

WC

White suite comprising Laufen W.C & wash hand basin, fixed mirror, tiled floor.

UTILITY ROOM

Plumbed for sink and washing machine. Tiled floor.

MASTER BEDROOM 15'11 x 11'10 (4.85m x 3.61m)

Double windows to front. TV point. Carpet flooring.

ENSUITE SHOWER ROOM

White suite comprising Laufen W.C & wash hand basin with storage and shower unit, fixed mirror with lighting, heated towel rail, tiled floor, part tiled walls.

DRESSING ROOM 7'10 x 7'4 (2.39m x 2.24m)

Carpet flooring, space for fitted robes.

BATHROOM

White suite comprising Laufen WC & floating sink unit, freestanding bath & shower unit, step up to bath, fitted mirror with lighting, heated towel rail, tiled floor, part tiled walls.

BEDROOM TWO 14'4 x 12'6 (4.37m x 3.81m)

Oak wooden flooring, double windows to front, TV point.

BEDROOM THREE 11'9 x 11'6 (3.58m x 3.51m)

Oak wooden flooring, double windows to rear, TV point.

HOTPRESS

Tiled floor, built in shelving.

CLOAKROOM

Tiled floor, built in shelving.

ON THE FIRST FLOOR

BEDROOM FOUR 16'5 x 14'4 (5.00m x 4.37m)

Carpet flooring, access to eaves, TV point.

BEDROOM FIVE 16'5 x 14'4 (5.00m x 4.37m)

Carpet flooring, access to eaves, TV point.

BATHROOM

Velux window, plumbed for WC, sink & shower unit.

STORE

Carpet flooring, built in shelving, intruder alarm keypad, phone point.

OUTSIDE

K-rend & stone finish  
Black uPVC fascia, guttering & downpipes  
Spotlights  
Sensor lights front & rear  
Tarmac driveway  
Ample parking space  
Wired for electric gates, garden lighting & camera system  
South facing patio area  
Lawn to all sides  
Outdoor tap  
Tarmac pathway to yard

DOUBLE GARAGE

Electric insulated up & over doors  
Pedestrian door access  
Power & light  
Windows to rear

OUTDOOR STORE / BOILER ROOM

Double door entry  
Power & light  
Window to rear

WOODSTORE

GYM

Accessed via outdoor steps, carpet flooring, window to rear, TV point, power, light & heat.

YARD

Separate gated access from Ballymoney Road to yard & land, recessed gates, gravel driveway, ample parking, separate water mains from house.

STABLE BLOCK

Built in 2014, K-rend & stone finish to match house and for easy maintenance, Black uPVC fascia, guttering & downpipes, covered spot lit pathway in front of stables, sensor lighting. 5 stables (1 designed as a wash bay - fitted with floor grate for drainage, hot & cold mixer tap & overhead hose arm) 4 stables - 14'0 x 12'0, 1 stable - 16'0 x 14'0. Automatic water drinkers, built in hay mangers, galvanised steel grills between stables and windows overlooking paddocks / arena. Archway to arena, area for horse walker.

TACK / FEED ROOM

Built in shelved area for storage, rug hanger, velux window, links to laundry area with sink and immersion hot tank, plumbed for washing machine.

WC

WC & wash hand basin.

HAY / EQUIPMENT STORE

Electric roller shutter door, side pedestrian door.

SHOW JUMPING FENCE STORE

Sliding door.