

**Tim Martin**  
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**33 Ballymacashen Road  
Killinchy  
BT23 6SH**

**Offers Around  
£650,000**

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## SUMMARY

Set in a tranquil location, this exceptional detached home offers a combination of modern comforts and timeless elegance.

The living spaces are thoughtfully designed to be filled with natural light, adapting effortlessly to a wide range of family needs. The heart of the home is undoubtedly the kitchen/dining room, which opens directly to the garden terrace and through into the family room. The drawing and dining rooms provide an ideal space for entertaining, combining generously sized rooms with a cosy, inviting atmosphere. The sunroom offers a peaceful retreat, providing uninterrupted views of the private rear gardens, creating an idyllic space to relax year-round.

Boasting three generously sized bedrooms, two are located on the ground floor, one featuring a dressing room and en suite shower room. The third bedroom, located on the first floor, is accessible via a lift and is further enhanced by a balcony overlooking the rear gardens – the perfect place to soak in the tranquility and enjoy the chorus of birdsong. The first floor is completed by a modern bathroom and a laundry room, offering plenty of storage space.

Additionally, the property features a spacious one-bedroom apartment, ideal for guests or independent living which if desired can be incorporated into the residence. The apartment is fully equipped with a modern kitchen, comfortable living area, a good sized bedroom, and bathroom. Offering privacy and comfort, this self-contained living space is perfect for visitors, family member, or as a potential rental opportunity.

The gardens are laid out in lawns, creating a private, tranquil space which is further enhanced by well-positioned terraces and patios. Designed to blend seamlessly with the interior of the home, these outdoor areas provide an extension of the living spaces. Mature trees, shrubbery and seasonal flowerbeds create a garden to enjoy throughout the year.

The property also offers two stables, tack room, midden, paddock and a wood store –

## FEATURES

- Set in a Tranquil Location, this is an Exceptional Detached Home
- The Living Spaces are Thoughtfully Designed to be Filled with Natural Light.
- Three Generously Sized Bedrooms, Two are Located on the Ground Floor, One Featuring a Dressing Room and En Suite Shower Room
- The Third Bedroom on the First Floor can be Accessed via The Six Person Lift
- Separate Spacious One Bedroom Apartment which can Easily be Incorporated in to the Residence
- Oil Fired Central Heating And Double Glazing
- Private and Tranquil Gardens
- Mature trees, Shrubby and Seasonal Flowerbeds Create a Garden to Enjoy Throughout the Year.
- The Property also Offers Two Stables, Tack Room, Midden, Paddock and a Wood Store
- Within Close Proximity To Balloo, Saintfield, Primary And Secondary Schools And Public Transport

## **Entrance Hall**

Door to parking; mat recess

## **Dining Room**

**14'4 x 13'1 (4.37m x 3.99m )**

Quarry tiled floor; two built-in cupboards; double patio doors to gardens; LED lighting; raised recessed gas fire in stainless steel surround; vertical radiators.

## **Family Room**

**14'10 x 10'11 (4.52m x 3.33m )**

Stainless steel enclosed stove on tiled hearth; oak tongue and groove laminate floor; LED lighting; vertical radiator.

## **Kitchen**

**24'8 x 20'6 (7.52m x 6.25m )**

Maximum Measurements

Excellent range of high and low level cupboards and drawers, wine rack and feature glass display cupboard; formica worktops; matching island unit; 1½ tub single drainer stainless steel sink unit with swan neck mixer taps; stainless steel Belling electric range cooker with 5 ring ceramic hob; Baumatic stainless steel and glass extractor unit and light over; integrated Blomberg dishwasher; space for fridge / freezer; LED spotlights; oak wood laminate floor; glazed sliding patio doors to patio; Olympic 6 person lift to first floor; storage cupboard.

## **Rear Hall**

Oak tongue and groove wood laminate floor; boiler room with Grant oil fired condensing boiler. Door to apartment.

## **Cloakroom**

**7'8 x 3'1 (2.34m x 0.94m )**

White suite comprising WC with concealed cistern; vanity unit with fitted ash hand basin and cupboard under chrome mono mixer tap; oak tongue and groove wood laminate floor; illuminated mirror fronted bathroom cabinet.

## **Drawing Room**

**29'5 x 14'3 (8.97m x 4.34m )**

Hole in the wall fireplace on quarry tiled hearth; LED spotlights; semi vaulted tongue and groove ceiling; TV aerial connection; glazed double doors to garden room.

## **Garden Room**

**14'4 x 12'6 (4.37m x 3.81m )**

Maple tongue and groove floor; glazed double doors to patio; built-in cupboards.

## **Study / Bedroom**

**15'7 x 11'0 (4.75m x 3.35m )**

Sliding doors and side panel to gardens and patio; TV aerial and telephone connection points; door to bedroom; LED spotlights.

## **Bedroom**

**15'8 x 10'3 (4.78m x 3.12m )**

Two double built-in wardrobes; LED spotlights; open through to:-

## **Dressing Room**

**9'4 x 7'0 (2.84m x 2.13m)**

Two double built in wardrobes; LED spotlights; Open through to:-

## **Wet Room Shower Room**

**9'4 x 8'3 (2.84m x 2.51m )**

Ceramic tiled walls and floor; Mira thermostatically controlled shower with telephone shower attachment; WC with concealed cistern; floating vanity unit with fitted wash hand basin and chrome mono mixer tap with illuminated mirror over and drawer under; built-in shelves and cupboard; LED spotlighting; extractor fan; chrome heated vertical towel radiator.

## **First Floor**

Approached from rear hall.

## **Landing**

Engineered oak tongue and groove floor; LED spotlights.

**Bedroom****21'3 x 13'6 (6.48m x 4.11m )**

Raised gas coal effect fire; 12 volt ceiling lighting; sliding patio doors and glazed door to balcony enclosed with glass panelling; TV aerial connection point; vertical radiator; lift access; door to:-

**Laundry Room****14'10 x 6'9 (4.52m x 2.06m )**

Full range of built-in shelves; plumbed for washing machine and tumble dryer; Ideal pressurised hot water cylinder; LED spotlights and clothes rail.

**Bathroom****14'10 x 6'9 (4.52m x 2.06m )**

White suite comprising oak panelled bath with chrome wall mounted mixer taps with telephone shower attachment; close coupled WC; vanity unit with two ceramic bowls and chrome mono mixer taps, cupboard and drawers under; walk in shower with Inta thermostatically controlled shower; 2 heated towel rails, fitted glass panel; tiled walls; illuminated mirror fronted bathroom cabinet over vanity unit; Velux window; LED lighting; extractor fan; non slip floor.

**Outside**

Granite chip and flagged enclosed courtyard.

**Apartment****Kitchen / Living****19'6 x 16'4 (5.94m x 4.98m )**

Single drainer stainless steel sink unit with mixer taps; range of laminate floor level cupboards and drawers with matching island unit; Hotpoint fridge; 12v spotlighting; 2 Keylite ceiling windows; formica worktops; oak tongue and groove floor; TV aerial connection point; Creda electric cooker 4 ring ceramic hob with stainless steel extractor unit and light over.

**Rear Hall**

Oak tongue and groove floor; keylight ceiling window.

**Laundry Room****10'11 x 5'11 (3.33m x 1.80m )**

Stainless steel sink unit with mixer taps; range of floor level cupboards and drawers; formica worktops; ceramic tiled floor; plumbing and space for washing machine and tumble dryer; Bosh washing machine; Zanussi tumble dryer; 12v lighting.

**Bedroom****13'10 x 10'11 (4.22m x 3.33m )**

Maximum Measurements

Oak tongue and groove floor.

**En-suite Shower Room****7'5 x 7'4 (2.26m x 2.24m )**

White suite comprising tiled shower cubicle with Axor thermostatically controlled shower; glass shower door; close coupled WC; pedestal wash hand basin with chrome mono mixer tap; ceramic tiled floor; chrome heated wall mounted towel radiator; extractor fan; mirror fronted bathroom cabinet.

**Outside****Rear Yard****Range of Two Loose Boxes****Midden****Fuel Store****21'5 x 8'3 (6.53m x 2.51m )**

Minimum Measurements

**Tack Room****9'0 x 8'6 (2.74m x 2.59m )**

High level cupboard; light.

**Boiler House**

Warmflow oil fired boiler; PVC oil storage tank; double wooden entrance gates.

**Gardens**

Situated to the side and rear of the residence laid out in lawns and planted with a fine selection of ornamental and flowering shrubs and enclosed with mature Beech hedging. A flagged terrace is situated to one garden and a flagged patio to the other.

**Lift Control Room****Tenure**

Freehold

**Capital / Rateable Value**

£400,0000. Rates Payable = £3,654.80 Per Annum (approx)

**Note**

Additional agricultural lands may be available by negotiation.













**Ground Floor**  
Approx. 275.6 sq. metres (2968.8 sq. feet)



**First Floor**  
Approx. 60.1 sq. metres (647.2 sq. feet)



Total area: approx. 335.7 sq. metres (3613.9 sq. feet)

Photos and Plans by houseplans.co.uk

35 Ballymacashen Road, Killinchy



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	56
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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