

**Tim Martin**  
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**135 Ballymorran Road  
Killinchy  
BT23 6TT**

**Offers Around  
£625,000**

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## SUMMARY

This exceptional detached country residence, accompanied by a charming separate stone cottage, offers a perfect blend of tranquillity, style, and convenience. Nestled in a picturesque rural setting, it is ideally located close to the villages of Killinchy and Killyleagh, as well as the stunning Strangford Lough.

The accommodation internally is beautifully appointed with each room in the house designed to maximise the stunning views over the surrounding countryside. On the ground floor, a welcoming dining hall makes way to the spacious lounge with open fire and double doors leading through to the conservatory, which leads seamlessly onto the patio area and gardens. A modern fitted kitchen is open plan to a casual living and dining area, whilst a utility room and separate WC complete the ground floor. Upstairs, there are four excellent sized bedrooms, all with built in wardrobes, including the principle bedroom enjoying an ensuite shower room, spacious study area and family bathroom, fitted with a modern white suite.

Outside, a gravelled driveway with feature stone walls leads to the front of the residence and to the integral double garage, which also boasts a utility area.

A separate stone cottage comprises of an open plan kitchen, living and dining area, shower room and a bedroom – perfect for a relative or an Airbnb. A separate stone workshop/store provides additional storage or the perfect place for those with a hobby.

Beautiful mature gardens surround the property and are laid out in rolling lawn with views of the surrounding countryside and glimpses of Strangford Lough towards the Ards Peninsula. A beautiful range of mature trees, hedging and ornamental and flowering shrubs provide fabulous colour all year round, with a small orchard hosting several apple trees. Paved patio areas to the front, side and rear of the property boast fantastic entertaining space for family and friends to relax in and enjoy the enviable location.

## FEATURES

- Stunning Detached Country Residence Set Within Its Own Private and Mature Gardens
- Spacious Lounge with Open Fire and a Beautiful Dining Hall
- Conservatory with Double Doors Opening Through to the Patio Area and Gardens
- Modern Fitted Kitchen with Casual Living and Dining Area
- Four Excellent Sized Bedrooms all with Built in Wardrobes Including the Principal Bedroom with Ensuite Shower Room Plus Study Area
- Family Bathroom Fitted with a White Suite
- Double Integral Garage with Utility Area
- Stone Cottage Comprising of an Open Plan Kitchen, Living and Dining Area, Shower Room, and Bedroom
- Landscaped Gardens with Patio Areas, Orchard, Former Tennis Court, and Stone Workshop/Store
- Excellent Road Network and Public Transport Links to Downpatrick, Belfast and an Excellent Choice of Grammar Schools

A former gravelled tennis court is situated within the gardens.

Killinchy and Killyleagh villages are close by offering a wealth of local boutiques, coffee shops, restaurants and primary schools. Strangford Lough is only a short distance away providing beautiful coastal walks and plenty of water sports as too is Delamont Country park, perfect for family days out! An excellent road network and public transport links, provide ease of access to Downpatrick, Belfast and an excellent range of grammar schools in the surrounding and Greater Belfast area.

### **Entrance Porch**

Glazed pine entrance door; tiled floor; recessed spotlights.

### **WC**

**8'1 x 3'9 (2.46m x 1.14m )**

White suite comprising close coupled WC and pedestal wash hand basin with mono mixer taps; tiled floor.

### **Dining Hall**

**16'4 x 15'3 (4.98m x 4.65m )**

French oak wood strip floor; wiring for wall lights.

### **Lounge**

**16'11 x 16'4 (5.16m x 4.98m )**

Beautiful cast iron style fireplace with open fire; slate hearth; wood fire surround; French oak wood strip floor; TV and telephone connection point; glazed double doors through to:-

### **Conservatory**

**14'4 x 9'8 (4.37m x 2.95m )**

Tiled floor; glazed Upvc double doors to paved patio area and gardens.

### **Kitchen / Living / Dining Area**

**18'10 x 16'4 (5.74m x 4.98m )**

L shaped - Maximum measurements

Excellent range of wood laminate high and low level cupboard and drawers with matching glazed display cupboard incorporating Franke 1½ tub stainless steel sink unit with mixer taps; integrated Bosch electric double oven with Bosch 4 ring gas hob; concealed extractor unit over; Blomberg dishwasher; Smeg fridge; formica worktop; tiled floor; recessed spotlights; glazed pine door to rear.

### **Utility Room**

**7'11 x 6'0 (2.41m x 1.83m )**

Good range of wood laminate high and low level cupboards and drawers; pull out wicker baskets incorporating Franke single drainer stainless steel sink unit with mixer taps; formica worktop; space for fridge / freezer; tiled floor; access to integral garage.

### **First Floor / Landing**

Pine wood strip floor; hotpress with Heatrae Sadia Megaflo hot water tank; access onto paved and railed balcony.

### **Study Area**

**10'11 x 7'11 (3.33m x 2.41m )**

Pine wood strip floor; recessed spotlights; wiring for wall lights; TV and Telephone connection points.

### **Principal Bedroom**

**16'4 x 14'0 (4.98m x 4.27m )**

Minimum Measurements

Built in wardrobes and storage cupboard; pine wood strip floor; access to roofspace; TV and telephone connection points.

### **En-suite Shower Room**

**10'5" x 7'4" (3.18m x 2.24m )**

White suite comprising separate tiled shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; fitted sliding shower door; pedestal wash hand basin with mono mixer taps; close coupled WC; tiled floor; extractor fan; towel radiator; Velux window; light and shaver point.

### **Bathroom**

**10'5 x 6'9 (3.18m x 2.06m)**

Modern white suite comprising panelled bath with mono mixer taps; thermostatically controlled shower unit and wall mounted telephone shower attachment; close coupled WC; wall mounted wash hand basin with mono mixer taps and vanity unit under; part tiled walls; tiled floor; recessed spotlights; extractor fan; electric shaver point; towel radiator.

### **Bedroom 2**

**12'9 x 11'6 (3.89m x 3.51m )**

Pine wood strip floor; built in wardrobe; TV and telephone connection points.

### **Bedroom 3**

**16'0 x 11'7 (4.88m x 3.53m )**

Pine wood strip floor; TV and telephone connection points.

#### **Bedroom 4**

**12'4 x 8'3 (3.76m x 2.51m )**

Pine wood strip floor; built in wardrobes with cupboards over.

#### **Outside**

Wrought iron gates and gravelled driveway with feature stone walls leading to the front of the residence and to the following.

#### **Integral Double Garage**

**20'3 x 16'0 (6.17m x 4.88m )**

Electrical operated up and over door; good range of wood laminate high and low cupboards incorporating single drainer stainless steel sink unit with chrome taps; formica worktops; space and plumbing for washing machine and tumble dryer; part tiled floor; fluorescent lighting; Warmflow oil fired boiler.

#### **Workshop / Garage**

**21'2 x 12'7 (6.45m x 3.84m )**

Double wooden doors; built in cupboards; power points.

#### **Stone Cottage**

Comprising of:-

#### **Entrance**

Glazed wooden stable door.

#### **Open Plan Kitchen / Living / Dining**

**17'1 x 14'7 (5.21m x 4.45m )**

L shaped - Maximum Measurements

Compact range of pine wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer taps; Nardi 2 ring electric hob; Ariston fridge; space for washing machine; formica worktop; recessed spotlights; pine wood strip floor.

#### **Living and Dining Area**

Pine wood strip floor; beautiful exposed stone walls and vaulted ceiling; telephone connection point; electric heater; glazed door to paved patio area.

#### **Shower Room**

**7'5 x 5'8 (2.26m x 1.73m )**

Modern white suite comprising separate tiled shower cubicle with Mira Sport electric shower unit and wall mounted telephone shower attachment; fitted sliding doors; close coupled WC; wall mounted wash hand basin with mono mixer taps and vanity unit under; part tiled walls; exposed stone walls; tiled floor; extractor fan.

#### **Pine Furnished Staircase Leading To:-**

#### **Bedroom**

**14'3 x 8'3 (4.34m x 2.51m )**

Maximum Measurements - Restricted Head Height

Pine wood strip floor; exposed stone walls; Velux window; wiring for wall lights.

#### **Outside**

Wrought iron gates and gravelled driveway with feature stone walls leading to the front of the residence and to the following:-

#### **Integral Double Garage**

**6'17 x 4'88 (1.83m x 1.22m)**

Electrical operated up and over door; good range of wood laminate high and low cupboards and drawers incorporating single drainer stainless steel sink unit with chrome taps; formica worktops; space and plumbing for washing machine and tumble dryer; part tiled floor; fluorescent lighting; Warmflow oil fired boiler.

#### **Workshop / Garage**

**21'2x 12'7 (6.45mx 3.84m)**

Double wooden doors; built in cupboards; power points.

#### **Gardens**

Beautiful mature gardens surround the property and are laid out in rolling lawn with views of the surrounding countryside and glimpses of Strangford Lough towards the Ards Peninsula; a beautiful range of mature trees, hedging and ornamental and flowering shrubs provide fabulous colour all year round; a small orchard boasts several apple and Pear trees; paved patio areas to the front, side and rear of the property boasts fantastic entertaining space, taking full advantage of views over the Co.Down countryside.

#### **Former Gravelled Tennis Court**

#### **Tenure**

Freehold

#### **Capital / Rateable Value**

£280,000. Rates Payable = £2721.04 Per Annum (Approx)

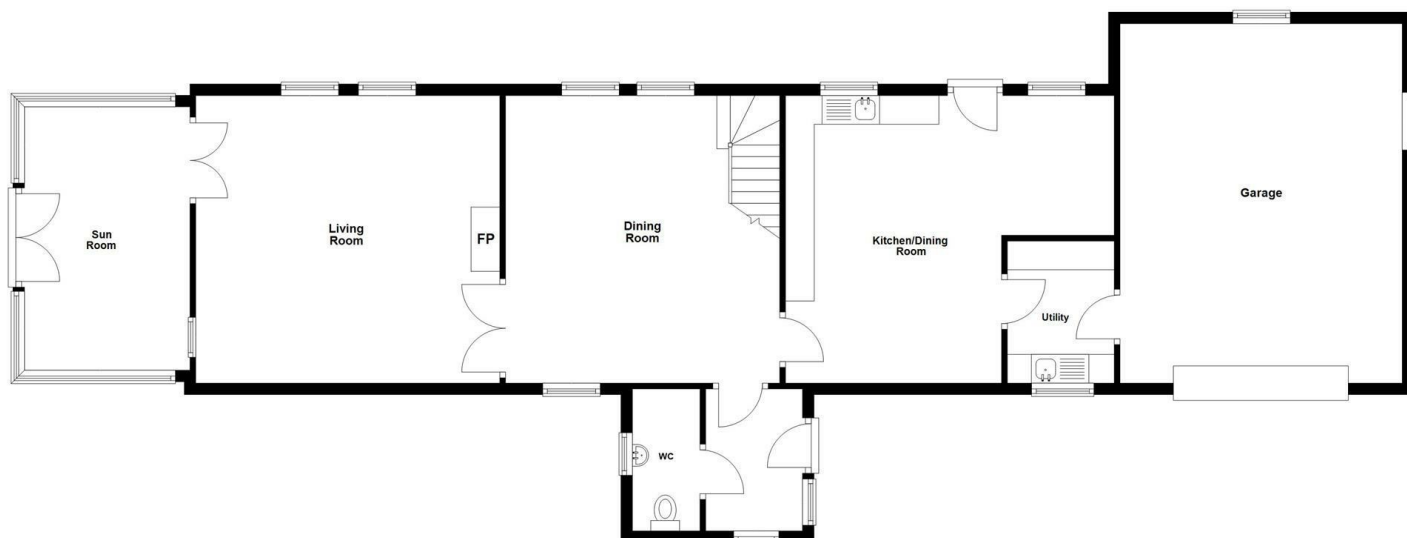






## Ground Floor

Approx. 132.3 sq. metres (1423.7 sq. feet)



Total area: approx. 301.1 sq. metres (3241.2 sq. feet)

Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**135 Ballymorran 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>		
(39-54) <b>E</b>	56	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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