

**Tim Martin**  
— .co.uk



**Easthope**  
**71 Killynure Road West**  
**Carryduff**  
**BT8 8EA**

**Offers Around**  
**£760,000**

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## SUMMARY

A spacious country residence with fine range of stabling set in its own grounds extending to circa 25.866 acres.

The residence, set on an elevated position enjoying pleasing views over the surrounding countryside, is situated a short drive to Carryduff and Saintfield and an easy commute to Belfast, Lisburn and motorway network.

Internally, two formal receptions open to spacious family room and kitchen. A study, workshop, laundry room, cloakroom and stores are also located at ground floor level.

Five double bedrooms, all with fitted furniture, principal bathroom, shower room, and generous store rooms, suitable for a range of uses, completes the quality family accommodation.

Externally, the generous landscaped gardens to front and side are planted with a fine selection of shrubs, herbaceous plants and spring flowering bulbs and are overlooked by the terrace. A soft fruit and vegetable plot with greenhouse and garden store provide the perfect extension to the property.

Nine stables, with tack rooms and feed stores, are clustered around the concrete yard, with an adjoining railed all weather turnout paddock providing ideal accommodation for the equestrian family.

The agricultural lands are approached off a shared lane, with access from the yard, and are all laid down to grass with water laid on.

For those with a love of the countryside and enjoy rural pursuits, this is the perfect family home.

## FEATURES

- Exceptional Country Residence set on a circa 25.866 acres
- Spacious Living Room, Drawing Room and Kitchen
- Five Spacious First Floor Bedrooms all with fitted Furniture
- Generous Landscaped Gardens to Front and Side
- Nine Stables, with Tack Rooms and Feed Stores
- Railed All Weather Turnout Paddock
- Double Garage and Basement Storage
- Agricultural Lands Laid Down to Grass and Fenced for Livestock
- Located Convenient To Belfast and Lisburn

### **Entrance Porch**

Accessed via Upvc entrance door with glazed side panel; pine tongue and groove ceiling; glazed door and side panel to:-

### **Dining Room**

**16'10 x 12'2 (5.13m x 3.71m )**

Open plan to kitchen; pine tongue and groove ceiling; double patio doors to terrace.

### **Kitchen**

**14'7 x 11'8 (4.45m x 3.56m )**

1½ tub stainless steel single drainer sink unit with mixer taps; range of maple finish eye and floor level cupboards and drawers; formica worktops; integrated Hotpoint double ovens and Baumatic 4 ring ceramic hob with extractor unit and light over; timber tongue and groove ceiling; part tiled walls; open plan to living room; integrated Beko fridge; Bosch dishwasher; Myson kickboard heater; part tiled walls; built in bench seating.

### **Laundry / Utility Room**

**11'10 x 11'0 (3.61m x 3.35m )**

Single drainer stainless steel sink unit; plumbed for washing machine; ceramic tiled floor; fitted clothes rails and shelving.

### **Study**

**9'10 x 7'10 (3.00m x 2.39m )**

Through to workshop; telephone connection point.

### **Workshop**

**10'0 7'8 (3.05m 2.34m )**

PVC tiled floor; built in work bench; wood vice; shelving.

### **Store / Pantry**

**7'9 x 5'0 (2.36m x 1.52m )**

Glazed Belfast sink; fitted shelves; PVC tiled floor; door to laundry/ utility room.

### **Rear Hall**

### **Boiler Room**

**6'1 x 4'4 (1.85m x 1.32m )**

Warmflow oil fired boiler

### **Separate WC**

**7'4 x 4'1 (2.24m x 1.24m )**

Low flush WC; wash hand basin.

### **Back Door to the Outside**

### **Steps to:-**

### **Cloakroom**

**7'0 x 5'5 (2.13m x 1.65m )**

Pvc tiled floor; pedestal wash hand basin; low flush WC.

### **Music Room**

**17'0 x 13'0 (5.18m x 3.96m )**

Corniced ceiling; interconnecting door to:-

**Drawing Room****22'1 x 14'1 (6.73m x 4.29m )**

Hole in the wall fireplace with Baxi grate; tiled hearth; hardwood mantle and matching storage shelf; glazed double doors to patio; corniced ceiling; telephone connection and TV aerial.

**Open Tread Staircase to First Floor / Landing**

Built in linen cupboard with radiator.

**Shower Room****7'1 x 5'4 (2.16m x 1.63m )**

White suite comprising rectangular walk in shower unit with PVC clad walls; close coupled WC; vanity unit with fitted wash hand basin and swan neck mixer taps, cupboard and drawers under; half tiled walls; heated chrome towel radiator; 12v spotlighting; extractor fan.

**Bathroom****7'0 x 6'6 (2.13m x 1.98m )**

White suite comprising panel bath with chrome mixer taps, telephone shower attachment, 'Mira Sport' electric shower over; folding glass shower panels; 'Mermaid' clad walls; close coupled wc; vanity unit with fitted wash hand basin and swan neck mixer taps, cupboards and drawers under; half tiled walls; heated chrome towel radiator; 12v Spotlighting; extractor fan.

**Bedroom 1****13'6 x 9'10 (4.11m x 3.00m )**

Two double built in wardrobes, matching knee hole dressing table with cupboard over.

**Bedroom 2****14'3 x 14'2 (4.34m x 4.32m )**

Two double built in wardrobes with cupboards over with shelving and clothes rails, matching knee hole dressing table with cupboards over with shelving and clothes rails; two double wardrobes with cupboards over.

**Bedroom 3****14'3 x 8'4 (4.34m x 2.54m )**

Double and single built-in wardrobes with cupboards over.

**Stairs to Upper Corridor****Bedroom 4****12'1 x 12'2 (3.68m x 3.71m )**

Two built-in wardrobes with cupboards over; fitted shelves .

**Bedroom 5****14'1 x 12'1 (4.29m x 3.68m )**

Double and single built in wardrobes with cupboards over.

**Store / Luggage Room****18'8 x 10'9 (5.69m x 3.28m )**

Lagged Willis type copper cylinder.

**Outside**

Oil storage tank; bitmac parking to the front of residence leading to:-

**Double Garage****20'0 x 15'10 (6.10m x 4.83m )**

Up and over door; light and power points; lofted; inspection pit.

**Basement Storage****Coal and Log Stores****Stable Yard**

Range of four stables (12'8 x 12'0" average); two stables (11'7 x 10'0); tack Room (9'4 x 8'3) and forage store (11'1 x 8'3) open fronted; range of three wooden stables (11'4 x 11'0 average) with florescent lighting and adjoining tack room and forage store.



## All Weather Turnout Paddock

### Midden

With gravelled parking area.

### Gardens

Gardens to front and side of the residence laid out in lawns and planted with a range of ornamental and flowering shrubs and fruit trees including Hebe, Forest Flame, Pittosporum, Azaleas, daffodils, Plum and Apple trees, Silver Birch and Wild Garlic; a flagged patio is situated to the front and raised concrete terrace to rear over looking the countryside.

### Wooden Garden Shed

7'8 x 6'0 (2.34m x 1.83m )

### Glass House

8'0 x 8'0 (2.44m x 2.44m )

With sliding door.

### Agricultural Lands

Thought to extend to approximately 25.866 acres, sub-divided into convenient sized fields which enjoy the benefit of frontage to the Killynure and Killynure Road West Roads. A shared gravelled lane leads from the Killynure Road West into the lands providing good access to many of the fields. The lands are all currently laid down to grass, fenced for livestock and are thought suitable for grazing and limited cutting of hay and / or silage.

### Tenure

Freehold

### Capital / Rateable Value

£400,000. Rates Payable = £3,639.20 Per Annum (Approx)

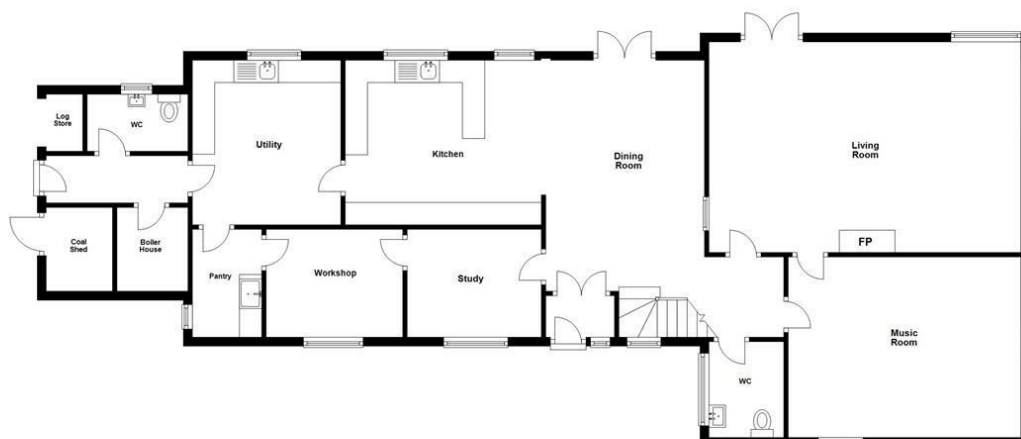
**First Floor**

Approx. 125.4 sq. metres (1350.3 sq. feet)



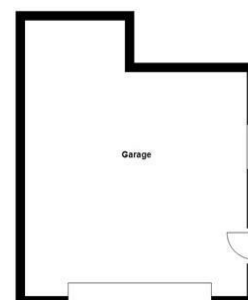
**Ground Floor**

Approx. 141.4 sq. metres (1522.0 sq. feet)



**Garage**

Approx. 30.7 sq. metres (330.9 sq. feet)



Total area: approx. 297.6 sq. metres (3203.2 sq. feet)

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

71 Killynure Road West, Carryduff















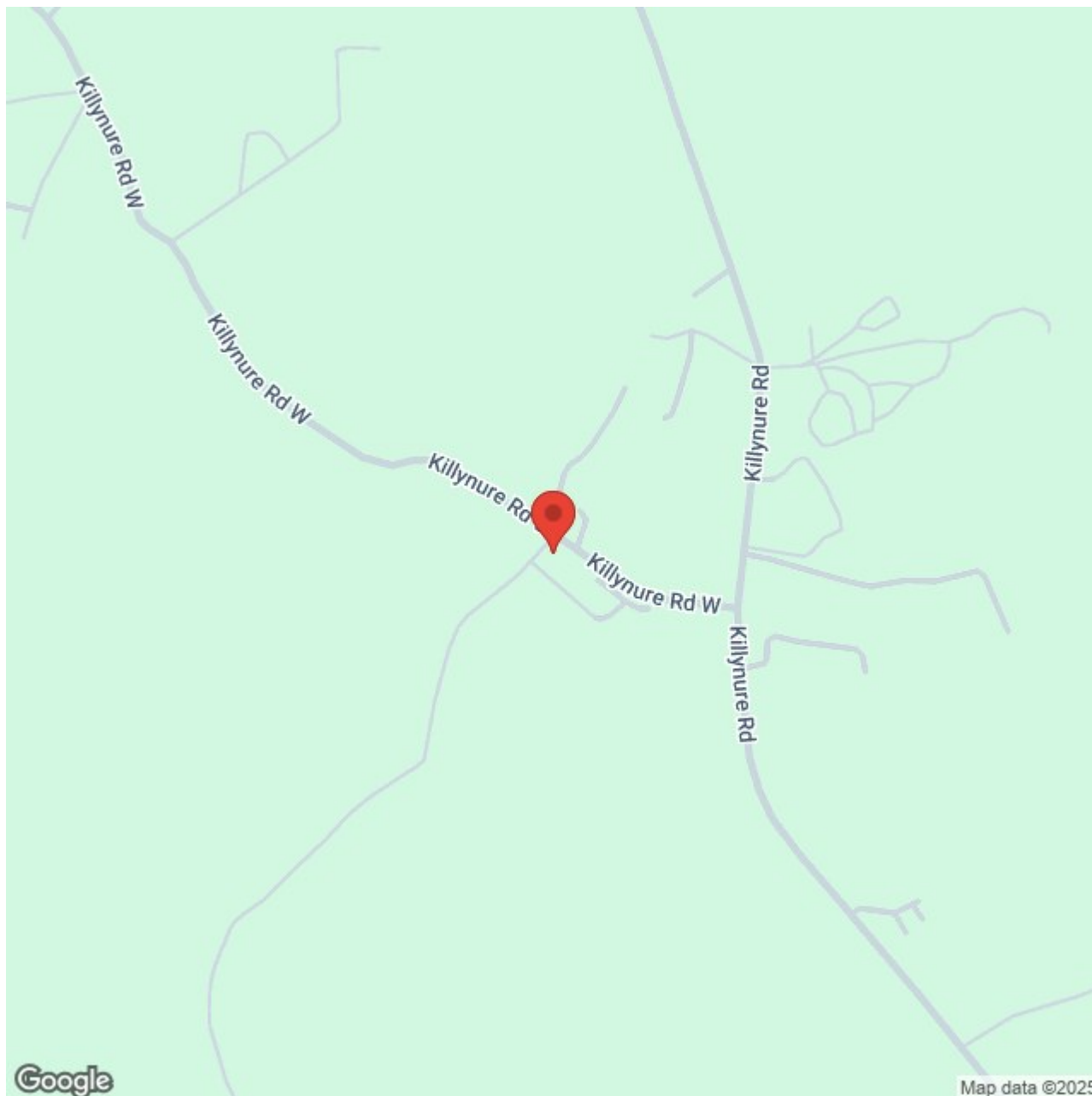












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	64
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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