

Tim Martin
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**31 Annacloy Road
Downpatrick
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**Offers Around
£665,000**

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SUMMARY

An opportunity exists to purchase this fine modern family residence with a range of agricultural farm buildings and lands extending in total to circa 21.166 acres or thereabouts.

The property is approached from as shared laneway leading off the county road and is situated between Annacloy and Downpatrick.

The residence, built in 2015 to exacting standards provides spacious, well appointed accommodation including formal reception room, open plan living, dining and luxury kitchen, laundry room and adjoining shower room, four double bedrooms including master bedroom en suite with dressing room and shower room, delux principal bathroom. The residence enjoys pleasing views over the surrounding countryside.

This is a delightful property ideal for those with a passion for the countryside, farming and/or equestrian interests and provides an area alive with wildlife, is perfect for conservation and/or possible tree planting.

FEATURES

- Fine Modern Family Residence With Range of Agricultural Outbuildings And Lands
- Open Plan Living/Dining/Luxury Kitchen, Laundry Room and Adjoining Shower Room
- Four Double Bedrooms Including Master Bedroom En Suite With Dressing Room and Shower Room
- Delux Bathroom
- Oil Fired Central Heating and Double Glazing
- Good Range of Agricultural Outbuildings
- Agricultural Lands Extending To Circa 21.166 Acres
- Pleasing Views Over The Surrounding Countryside
- Ideal For Those With A Passion For The Countryside, Farming And/Or Equestrian Interests
- Located Between Annacloy and Downpatrick

Reception Hall 21'0 x 9'0 (6.40m x 2.74m)

Built-in storage cupboard; built-in cloak cupboard; porcelain flagged floor; Velux ceiling window; LED spotlighting.

Lounge 15'10 x 13'2 (4.83m x 4.01m)

Embossed arched cast iron fireplace with matching canopy; polished granite tiled hearth; carved pine surround; high level tv aerial and power points.

Family Room 16'9 x 15'9 (5.11m x 4.80m)

Inglenook fireplace with enclosed multi-fuel cast iron stove with back boiler on a black granite hearth with timber beamed mantle over; tv aerial connection point; oak tongue and groove floor; LED spotlighting; open plan to:-

Kitchen / Dining 25'4 x 15'9 (7.72m x 4.80m)

Maximum Measurements

1½ tub compound sink unit with chrome swan neck mixer taps; extensive range of modern light oak eye and floor level cupboards and drawers; formica worktops; Belling electric and gas range cooker with extractor unit over; LG American fridge; Bosch dishwasher; glazed double patio doors to gardens; porcelain flagged floor; part tiled walls; LED spotlighting.

Laundry Room 11'0 x 5'10 (3.35m x 1.78m)

Single drainer stainless steel sink unit with chrome mono mixer tap; built-in cupboard under; formica worktop; plumbed and space for washing machine and tumble dryer; porcelain flagged floor; part tiled walls.

Shower Room 9'5 x 3'7 (2.87m x 1.09m)

Rectangular tiled shower cubicle with Mira Sport electric shower unit; glass sliding shower door and side panel; pedestal wash hand basin with chrome mixer taps and tiled splash back; close coupled wc; porcelain flagged floor; extractor fan.

Rear Hall

Porcelain flagged floor; LED spotlighting; Drymaster ceiling vent; hotpress with Glenhill pressurised hot water cylinder.

Bedroom 1 13'0 x 13'3 (3.96m x 4.04m)**Bedroom 2 19'4 x 12'3 (5.89m x 3.73m)**

Currently used as a gym; tv aerial and telephone connection points.

Bathroom 10'0 x 9'10 (3.05m x 3.00m)

Modern white suite comprising, panel bath with centrally located chrome mixer taps with telephone shower attachment; quadrant shower cubicle with thermostatically controlled shower; glass sliding shower doors and side panels; pedestal wash hand basin with chrome mono mixer tap; close coupled wc; ceramic tiled floor; LED spotlighting; extractor fan.

Bedroom 3 14'8 x 13'0 (4.47m x 3.96m)

TV aerial and telephone connection points.

Master Bedroom (En Suite) 19'3 x 13'0 (5.87m x 3.96m)

TV aerial and telephone connection points; twin reading lights.

Dressing Room 9'1 x 8'6 (2.77m x 2.59m)

Shower Room 8'6 x 5'2 (2.59m x 1.57m)

White suite comprising quadrant tiled shower cubicle with thermostatically controlled shower; glass sliding shower doors and side panels; pedestal wash hand basin with chrome swan neck mixer taps; close coupled wc; ceramic tiled floor; extractor fan.

Outside

Shared gravel drive leading to a private gravelled drive with ample parking.

Gardens

Spacious gardens surround the residence, laid out in lawns with a decorative random stone covered well in the front garden.

Boiler House

Oil fired boiler; PVC oil storage tank.

Farm Yards**Lower Yard**

Approached from lane.

Garage

Sliding door; loft over.

Pig House

Sub-divided into three pens.

Open Fronted Garage 20'0 x 11'0 (6.10m x 3.35m)**Loose Box****Cattle Crush & Shute****Top Yard**

Accessed from laneway.

Cattle House 28'5 x 18'2 (8.66m x 5.54m)

Hay rack; feed trough; concrete drinker.

Tractor House 28'5 x 10'0 (8.66m x 3.05m)

Open fronted.

Cattle House 23'5 x 17'3 (7.14m x 5.26m)

Built-in hay rack and meal trough; water trough.

Hay Shed 41'6 x 23'5 (12.65m x 7.14m)

Double sliding doors.

Store**Calf House 21'10 x 15'4 (6.65m x 4.67m)****Calf House 23'5 x 15'2 (7.14m x 4.62m)**

Built-in hay rack and feed trough; light and power points.

Agricultural Lands

The lands are all laid down to grass and are sub-divided into convenient sized fields. The lands surround the residence and farm yards and provide good grazing and lands for cutting with an area providing rough grazing.

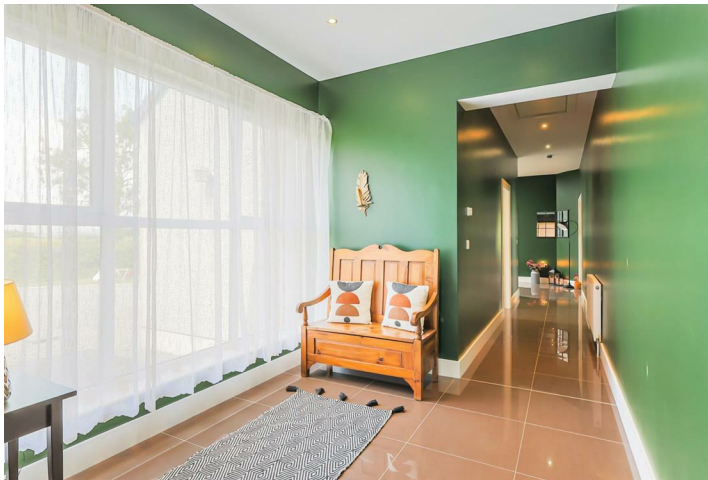
Tenure

Freehold.

Capital / Rateable Value

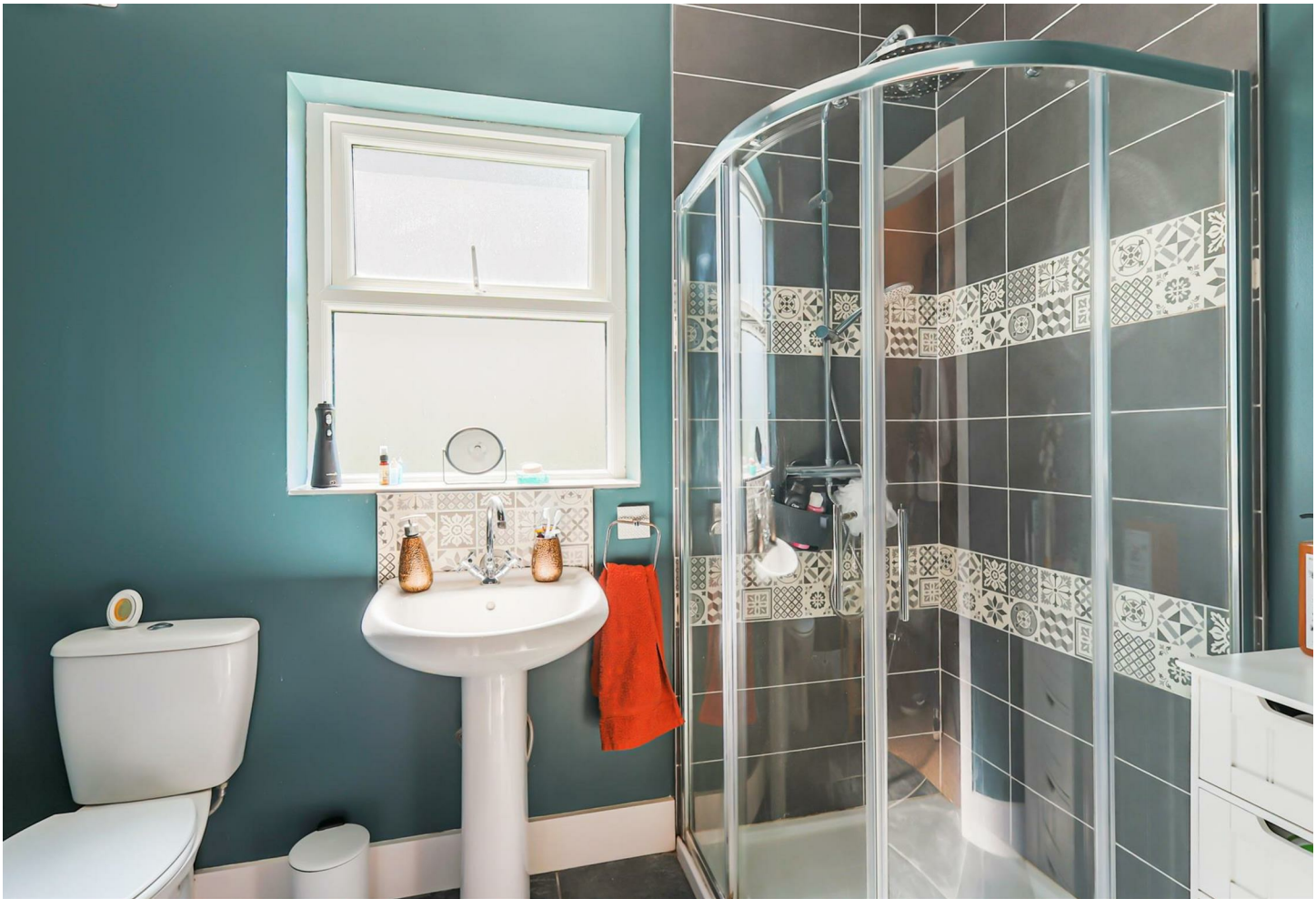
£245,000. Rates Payable = £2488.22 Per Annum (Approximately)



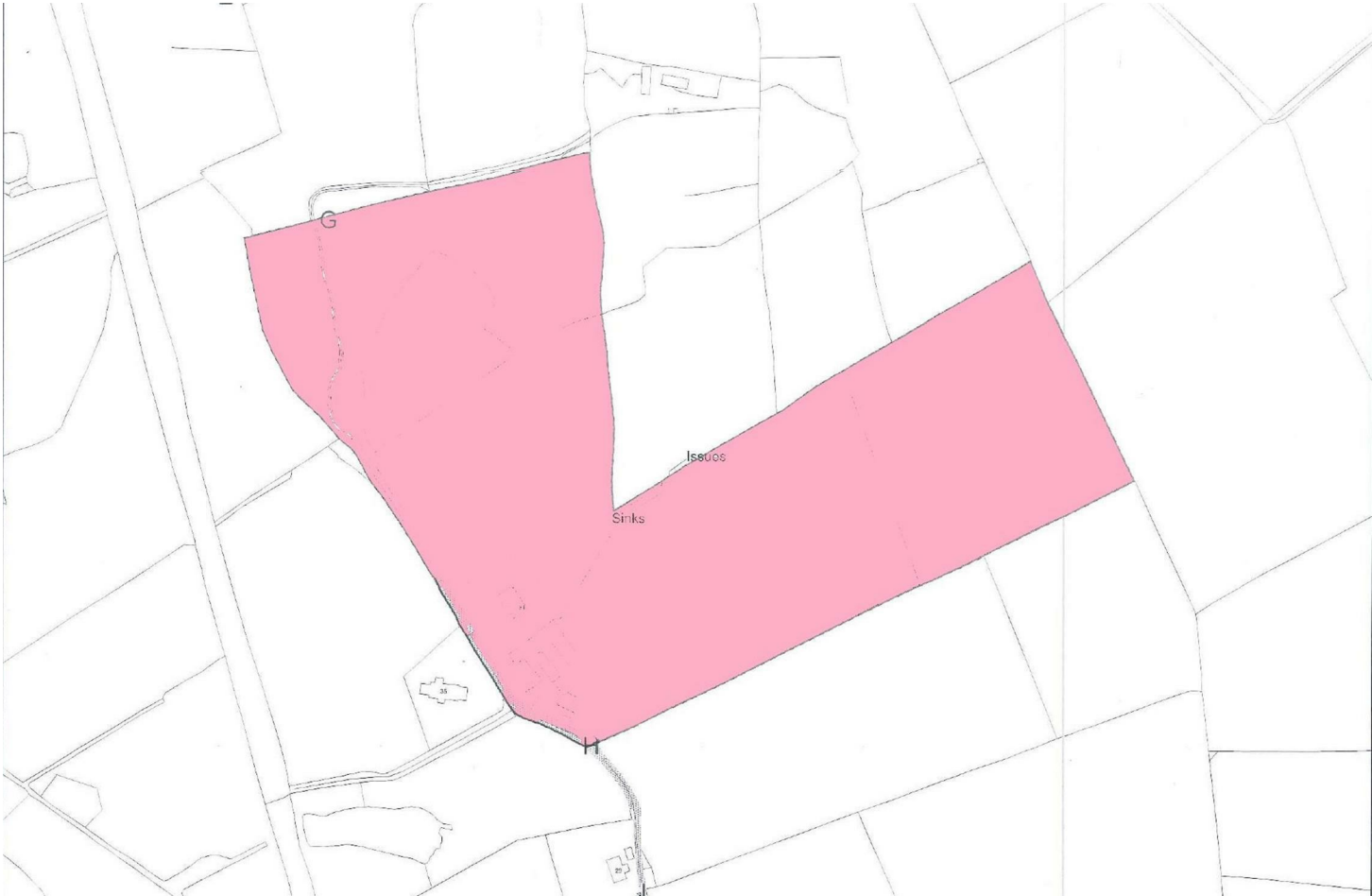














Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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