

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

15 Market Street
Downpatrick BT3 0GLR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com
07803626095



67 Ballycrune Road
Hillsborough
BT26 6NH

Offers Over £450,000

Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

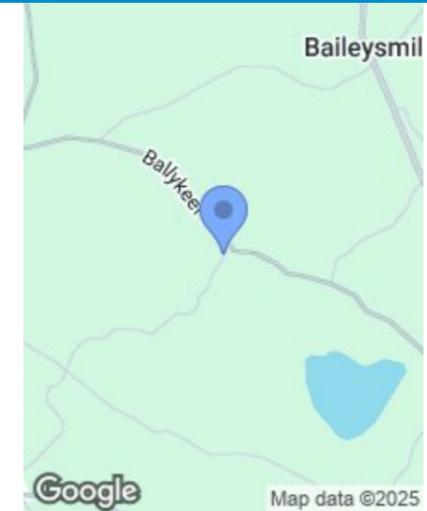
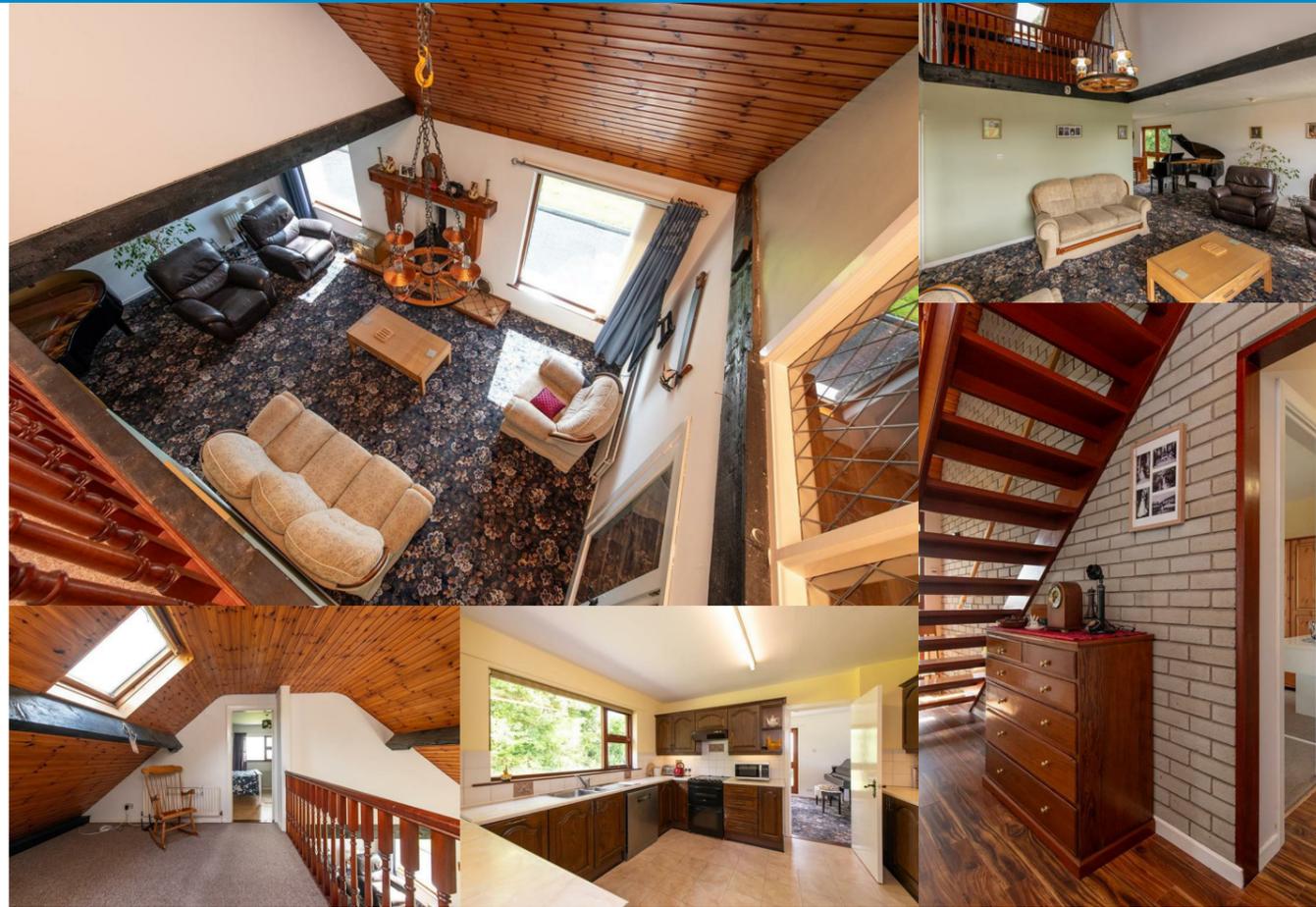
- Detached Home
- Elevated Site with Undisturbed Views
- Generous and Flexible Accommodation
- Four Bedrooms
- Lounge with Vaulted Ceiling & Wood Burning Stove
- Ground Floor Bedroom and Bathroom
- Separate Utility Room
- Double Integral Garage
- Extensive Site with a Range of Outbuildings
- Potential for Annex or Short Term Rental Space (Subject to Planning)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	47



67 Ballycrune Road

Hillsborough, BT26 6NH



Directions

Follow Hillsborough Rd/A1 and Ravernet Rd to Waterloo Rd 3 min (0.8 mi) Turn left onto Waterloo Rd 2 min (1.0 mi) Take Upper Ballynahinch Rd to Ballycrune Rd 7 min (4.2 mi) Turn right onto Ballycrune Rd 67 Ballycrune Road will be on the right

This delightful detached house offers a unique opportunity for those seeking a spacious and flexible family home. Set on an extensive site, the property boasts generous accommodation, featuring four well-proportioned bedrooms, making it ideal for family living or entertaining guests.

As you enter, you are welcomed by a bright and airy reception room, complete with a featured stove that adds a touch of warmth and character. The gallery landing in the lounge enhances the sense of space and light. The undisturbed views over the surrounding countryside provide a picturesque backdrop.

Accessed via a private driveway, this property offers both privacy and convenience, with local amenities and commuting options just a stone's throw away. The potential for modernisation allows you to truly make this house your dream home, tailoring it to your personal style and preference

This property is not just a house; it is a lifestyle choice, offering both privacy and the potential for various uses. With its idyllic setting and ample facilities, this home is a rare find in a desirable area.

Accommodation

The property comprises entrance hall, lounge with vaulted ceiling and woodburning stove with through access to the dining area offering access to the garden through double doors. Kitchen with a range of high and low level fitted units with recess for a freestanding cooker and dishwasher. The utility can be accessed through the kitchen or from the entrance hall. leading back into the hallway you have a ground floor bedroom, bathroom with separate shower, cloakroom and access to the integral double garage with WC. On the first floor, gallery landing overlooking the lounge, three bedrooms, WC, linen closet and home office.

Outside

Approached by a private tarmac driveway and In a addition to the main residence, the property includes a range of outbuildings, which present a wealth of opportunities, lending itself to the potential of being converted to an Annex or short term rental (subject to approval). A workshop with a loft, three barns, and multiple storage areas are available, making this an excellent choice for hobbyists, tradespeople, or anyone in need of additional space for projects or storage.

Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura Mclean from Ritchie & Mclean Mortgage Solutions. Laura can be contacted on 07731435310

Contact

For more information or to schedule your own private appointment to see this property, please call Carrie on 02897564400 today or email all enquiries to ballynahinch@quinnestateagents.com

