



42B The Heights

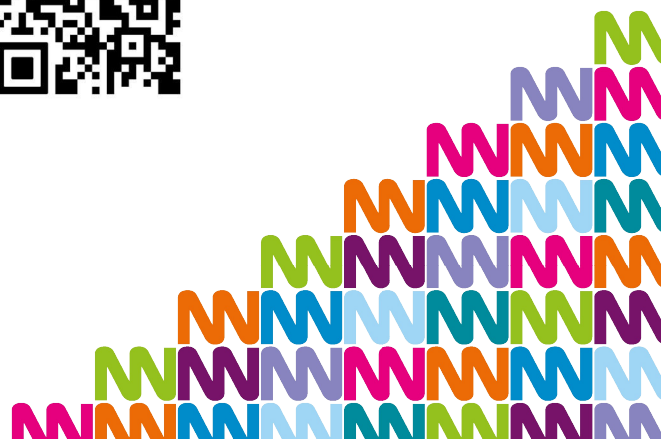
Loughinisland
BT30 8PX

Offers In The
Region Of £525,000

- Detached Country Home
- Beautifully Presented Throughout
- Five Bedrooms, Two Ensuite
- Open Plan Kitchen/Living/Dining
- Separate Utility Area
- Home Office
- Elevated Site with Country Views
- Large Outbuilding and Stables
- EPC 76/C
- Viewing by Appointment Only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Located in the charming village of Loughinisland, this stunning detached house offers a perfect blend of countryside tranquillity and modern living, this property is ideal for those seeking a spacious family home. Step inside to discover a beautifully presented interior that exudes elegance and style. Every corner of this home has been meticulously designed with attention to detail, creating a warm and inviting atmosphere for residents and guests alike.

Situated on a generous approx. 2-acre elevated site, this residence provides ample space for both indoor and outdoor activities. In addition to its aesthetic appeal, this house also offers practical features such as an excellent Energy Performance Certificate (EPC), electric gates for added security, and a state-of-the-art Hive heating system, ensuring comfort and efficiency year-round.

For those with equestrian interests or outdoor hobbies, the property includes a large shed, a covered area, and 3 stables, providing ample space

Accommodation

The property comprises bright spacious reception hall, lounge with dual aspect gas fire and access to the patio area, kitchen/dining area that benefits from a range of high & low level units, kitchen island with stools Quartz worktops, integrated dishwasher, stove with gas hob (to be included in the sale) undercounter wine fridge and housed fridge freezer. Separate utility room with recess for washing machine, tumble dryer and storage closet. The home office with featured barn door can be accessed from the dinning area. Five bedrooms, two with ensuite shower rooms, The primary suite offers a walk in wardrobe and three of the other bedrooms benefit from built in robes, family bathroom with freestanding bath and large linen closet that houses the homes media and operational panels.

Outside

The property sits on an approx. two acre site and is accessed by electric gates leading to a spacious driveway, surrounded by mature gardens laid in lawn to the front and rear of the property. There is a patio to the rear and covered entertaining area, with pergola. Further to the left of the driveway you can access the large shed, stables and additional land.

Contact

To book a private viewing please contact Carrie on 02897564400/07803626095 or email – Ballynahinch@quinnestateagents.com

Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchiemclean.co.uk



For any enquiry relating to this property, please contact

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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.

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