



### **Ballynahinch Branch**

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### **Downpatrick Branch**

15 Market Street  
Downpatrick BT3 06LR  
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



**63. Carsonstown Road**  
**Ballynahinch**  
**BT24 7EB**

**Offers In The Region Of**  
**£550,000**

### **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.

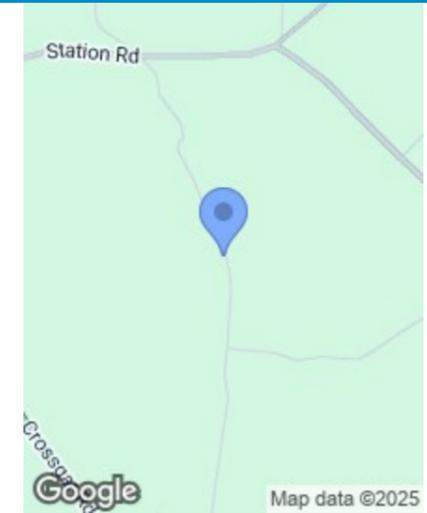
- Exceptionally Well Presented Detached Property
- Countryside Living with Excellent Convenience to Local Amenities
- Four Bedrooms, Master to Include Ensuite
- Two Sizeable Reception Rooms with Open Fires
- Open Plan Kitchen Dining
- Separate Utility Area with WC
- Set on an approx. 16 Acres
- Range of Outbuildings to include, Large Barn With Slats, Hay Shed, Stables, Garages and Stores
- Accessed by Private Lane
- Early Viewing Recommended

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		41	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 63. Carsonstown Road

Ballynahinch, BT24 7EB



## Directions

From Saintfield Village Head onto the Crossgar Rd/A7 towards Carsonstown Rd approx. 2 miles  
Turn left onto the Carsonstown Rd  
63 Carsonstown Road will be on the left approx. 1.5 miles

Set on an elevated site, the property boasts breath-taking, undisturbed views over the surrounding landscape, creating a picturesque backdrop for everyday life. The home offers a unique opportunity to enjoy both spacious living and the serene beauty of the countryside

Set within approximately 16 acres of land which has been fenced for sheep, this sizeable estate presents an excellent opportunity for those interested in farming or equestrian pursuits, allowing for a lifestyle that embraces the great outdoors.

Despite its tranquil setting, the home is conveniently located within close proximity to local towns and villages, ensuring that essential amenities are never far away. This balance of rural tranquillity and accessibility makes it an ideal choice for anyone seeking a peaceful lifestyle without sacrificing convenience.

### Accommodation

The ground floor comprises entrance porch through to inner hallway offering access to the two sizeable reception rooms. The living room features open fire with wooden surround also benefiting from a back boiler, leading into the lounge with featured cast iron Victorian fireplace, double aspect windows and access to the garden. The kitchen offers a range of high and low level units with integrated double oven, gas hob and recess for a fridge freezer, dishwasher and microwave. The kitchen is open plan to the dining room. The rear porch offers access to the back of the property and utility area with separate WC.

On the first floor there are four good sized bedrooms with the master to include ensuite shower room, family bathroom with separate shower cubicle and panelled bath, linen closet, hot-press, separate WC and shower room.

### Outside

The exterior of the property is equally remarkable, set on approximately 16 acres of land. A private lane leads you to the house, where you will find beautifully maintained gardens at the front, featuring lawns and mature shrubs that add to the property's appeal. The rear garden is equally delightful, offering a spacious lawn complemented by a patio area, perfect for al fresco dining or simply enjoying the serene surroundings.

For those with equestrian interests or a need for ample storage, the property boasts a concrete yard that includes a hay shed, barn, and two stables, along with multiple stores and garages equipped with roller doors. One of the garages benefits from a first floor that is currently set up as a home gym with an adjoining store. Beyond its current function as a gym, the space could be repurposed as a home office, a play area or for business purposes (subject to approval) depending on the specific needs and desires of the occupants uses. The extensive outdoor space provides endless possibilities for hobbies, farming, or simply enjoying the great outdoors. Conveniently located to Saintfield, Belfast, Lisburn and beyond.

### 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](mailto:ballynahinch@quinnestateagents.com)

