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For any enquiry relating to  
this property, please contact

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**Hilltop Lodge, 44 Barrack Hill  
Banbridge  
BT32 4HE**

**Offers In The  
Region Of £650,000**

**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.

- Extensive, Impressive Detached Home with Bangor Blue Roof
- Three Reception Rooms Including Sun Room
- Open Plan Kitchen/Dining Area with Separate Utility Area
- Seven Bedrooms. Three Ground Floor all with Ensuite & Two with Walk in Wardrobes
- Ground Floor Family Bathroom & Additional W.C
- First Floor Office Space Over Garage
- Integral Garage
- Under Floor Heating & Air Flow System Installed
- Approx 4700 Sq Ft Home
- Additional 3.3 Acres May be Available for Negotiation

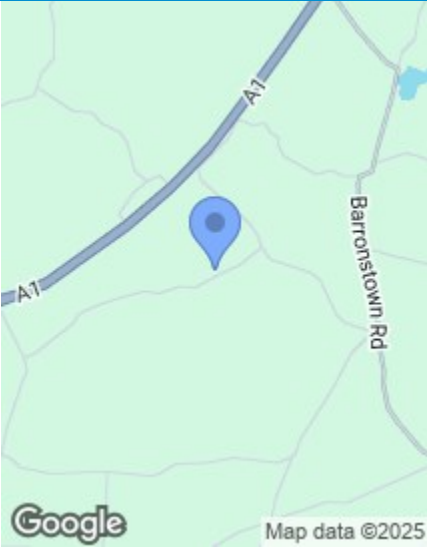
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





# Hilltop Lodge, 44 Barrack Hill

Banbridge, BT32 4HE



## Directions

Hilltop Lodge is situated on the A1 dual carriageway, the main arterial route between Belfast and Dublin. Belfast is 23 miles away and can be reached in 30 minutes; Dublin is 80 miles and can be reached in 1hour 30 minutes. Belfast International airport is a 40 minute journey and Belfast City (George Best) airport is 30 minutes.

Nestled in the outskirts of the charming town of Banbridge, Hilltop Lodge presents an exceptional opportunity to acquire a stunning detached chalet. This impressive property, built in 2005 has been successfully running as a well established B & B by the current owners, providing the possibility for a great business opportunity for the new owners to follow on with. The property boasts a generous living space of 4,700 square feet, making it ideal for families or those who enjoy entertaining. The home features three spacious reception rooms, providing ample space for relaxation and social gatherings. With seven well-appointed bedrooms, there is plenty of room for family and guests alike. Each of the eight bathrooms ensures that comfort and convenience are at the forefront of this residence, catering to the needs of a busy household. The property is set in a desirable location, offering both privacy and accessibility. One of the standout features is the extensive parking capacity, accommodating approx 10 vehicles, which is a rare find in residential properties. This makes hosting gatherings or accommodating visitors a breeze. With its modern design and thoughtful layout, this chalet is perfect for those seeking a blend of luxury and practicality. The combination of spacious interiors and a prime location makes 44 Barrack Hill a remarkable choice for anyone looking to invest in a family home or a property with potential for entertaining. Do not miss the chance to make this exquisite property your own.

## GROUND FLOOR

Entrance porch with double solid Oak, half glazed doors leading into entrance hallway with tiled flooring, cloakroom, solid Oak staircase & recessed lighting. Lounge with hardwood flooring throughout, triple aspect windows, brick fireplace with open fire inset. Formal dining room with hardwood flooring, dual aspect windows and two arched frosted windows between room and inner hallway. Great sized Kitchen/Dining Area with quality fitted kitchen comprising centre island with sink unit installed, space for range cooked & space for American Style Fridge freezer. This room has wood panelled ceiling with recessed lighting and a tiled floor throughout. Sun room with tiled flooring, vaulted ceiling & double patio doors leading to outside space. Utility Room perfectly placed of the Kitchen with tiled flooring & Belfast sink with space for washing machine & dryer with additional W.C and access to integral Garage. Bedroom one a great sized bedroom with hard wood flooring, built in robes & ensuite with the fully tiled ensuite comprising walk in shower, wash hand basin & W.C. Bedroom Two again with hardwood flooring, built in robes and ensuite with the ensuite comprising walk in shower, W.C & wash hand basin. Bedroom Three with hard wood flooring, walk in wardrobe & ensuite. Main Bathroom comprising modern free standing jet bath on raised stage with under stage lighting, W.C and wash hand basin.

## FIRST FLOOR

Impressive first floor layout with tiled gallery landing, along with three skylights providing lots of natural lighting. Bedroom four with hardwood flooring, walk in wardrobe & ensuite with the ensuite comprising walk in shower, W.C and wash hand basin. Bedroom five with hard wood flooring, two skylight windows, built in wardrobe & ensuite with the ensuite comprising shower, W.C & wash hand basin. Bedroom six with hard wood flooring, built in slide robes, closet space & ensuite with fully tiled ensuite comprising walk in shower, recessed lighting, wash hand basin and W.C. Bedroom seven again with hard wood flooring, built in wardrobe & patio doors to

idyllic balcony area. This room also benefits from fully tiled ensuite comprising shower, wash hand basin & W.C to include recessed lighting. Office space is accessed via utility room providing an adaptable space for a home office or games room for a growing family.

## OUTSIDE

Hilltop Lodge is situated on approx 0.70 acre plot approached via private electric gated entrance with striking stone wall boundary. Extremely well maintained grounds with front, side and rear lawns with a fully enclosed area with spectacular views of The Mourne Mountains and commands views of 5 of the 6 counties . The property benefits from an integral garage with ample additional parking for up to ten vehicles.

## MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email [laura.mcgeown@ritchiemclean.co.uk](mailto:laura.mcgeown@ritchiemclean.co.uk)

## CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)

