



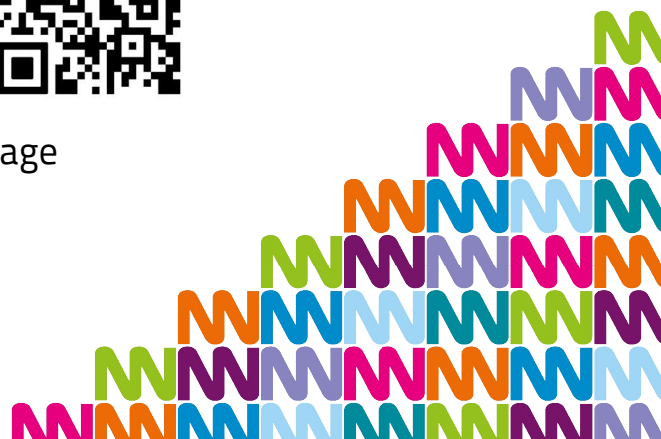
**59 Manse Road**  
Raffrey, Crossgar  
BT30 9LY

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

- Detached Family Home
- Flexible Accommodation including Annex
- Four Bedrooms, Principle En-Suite & Walk in Robes
- Lounge with Open Fire
- Further Two Reception Rooms
- Open Plan Kitchen & Dining Room
- Utility Room & WC
- Extensive Gardens, Entertaining Area & Double Garage
- Oil Fired Central Heating
- Viewing By Appointment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







This substantial family home is situated on an expansive site approximately four miles from Crossgar, Killyleagh, and Saintfield respectively, offering a tranquil countryside setting with convenient access to local amenities.

The property features adaptable accommodation, including multiple reception rooms and spacious bedrooms, allowing for flexible living arrangements to suit various family needs.

Set on a generous plot, the home is complemented by well maintained gardens and ample parking, enhancing its appeal as a comfortable and versatile residence.

#### ACCOMMODATION

The ground floor comprises lounge with open fire, kitchen with dining space, utility room with beam vacuum system and WC, family room, snug, two bedrooms including principle with en-suite and walk in robes, while the off the first floor gallery landing are a further two sizeable bedrooms, shower room and several storage areas. The property is further enhanced with a linking hallway to the ground floor annex, comprising bedroom, living room, bathroom and plumbed kitchen.

#### OUTSIDE

The extensive, private and very well manicured gardens and paved patio area offer undisturbed, panoramic views, perfect for relaxing or entertaining while soaking in the scenery. The site is further enhanced with a detached double garage, tarmac driveway and ample off-road parking.

#### MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk) Donnan is based in our Downpatrick branch.

#### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

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24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

#### Downpatrick Branch

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028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



28 Marsh Road, Rathfriland, Co. Wick

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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Estate Agents

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