

ULSTER PROPERTY SALES

# UPS

## BALLYNAHINCH BRANCH

2 Main Street, Ballynahinch, County  
Down, BT24 8DN

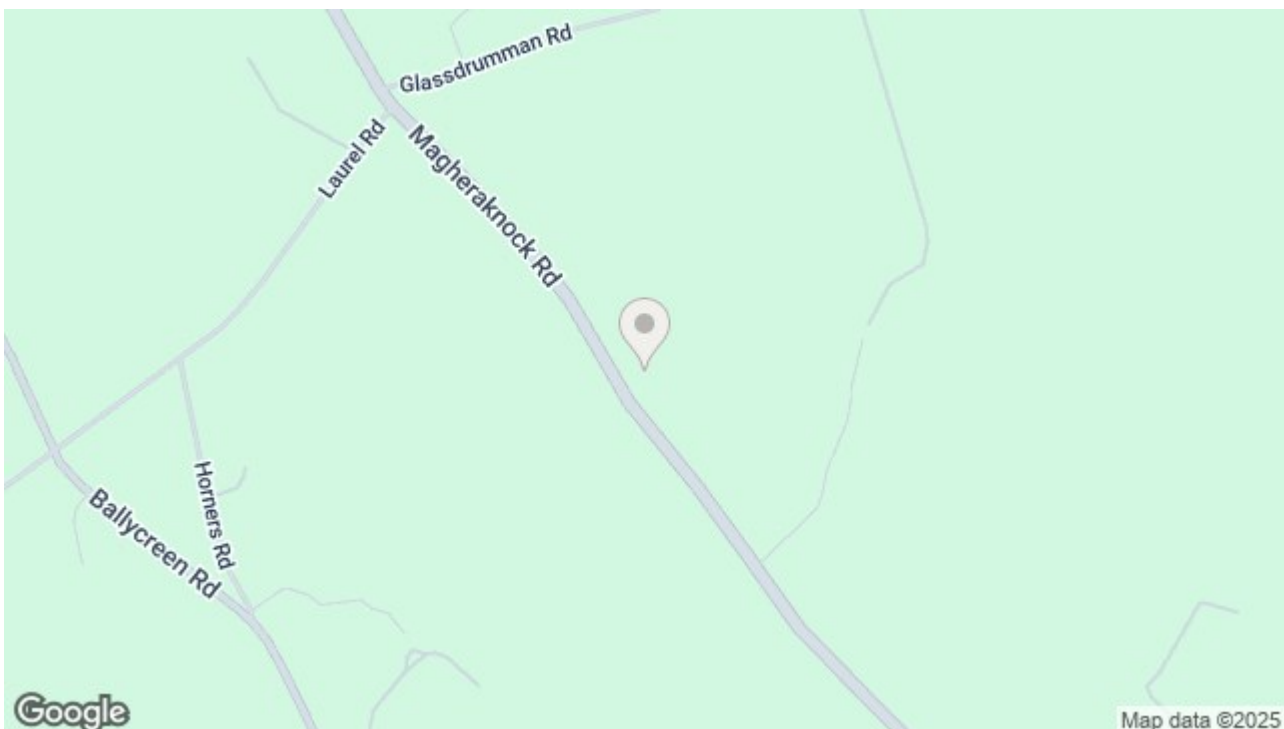
0289 756 1155

ballynahinch@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



76A MAGHERAKNOCK ROAD, BALLYNAHINCH, BT24 8TJ



OFFERS AROUND £595,000



## Stunning 4-Bedroom Country Residence with 5 Acres on the Magheraknock Road, Ballynahinch

We are delighted to present this beautifully appointed and well-presented detached residence, located on the sought-after Magheraknock Road, just outside Ballynahinch. Set amidst approximately 5 acres of pristine grounds, this exceptional home offers generous accommodation, mature gardens, and the perfect balance of rural charm and commuter convenience.

Internally, the home is finished to a high standard and offers versatile reception space including a bright and airy lounge, a formal dining room, and a cozy family room. The kitchen is well-equipped, making it the heart of the home, while each bedroom provides comfort and space, two of which benefit from private ensembles.

Outside, the property is surrounded by mature gardens, carefully maintained and thoughtfully designed for both relaxation and practicality. The generous landholding adds to the appeal with a separate field ideal for those with equestrian interests, offering privacy and a true sense of rural living, with endless potential for outdoor pursuits. The garage also has a lean to sunroom attached with shower room and a gym, ideal for those who work from home or run a business.

This is a rare opportunity to acquire a substantial family home in a peaceful, yet highly accessible location to Belfast, Lisburn and beyond.

Viewing is highly recommended to appreciate all this exceptional property has to offer.





## At a glance:

- Detached family home
- Approximately 3,500 sq ft
- Four bedrooms
- Three bathrooms
- Mature gardens and separate field
- Circa 5 acres
- Double Garage
- Two with ensuite
- Basement
- Great location

### Porch

2'8" x 5'6"

Solid wooden front door to porch.

### Entrance Hall

24'4" x 32'9"

Solid wood door to entrance hall with solid wooden flooring. Large Store.

### Dining Room

13'0" x 12'3"

Spacious dining room with fireplace. Wooden flooring.

### Kitchen/Dining Room

13'0" x 12'3"

Large kitchen comprising high and low rise wooden units with integrated stainless steel sink and drainer, extractor fan. Space for fridge freezer and oven. Space for dining area. Window to rear, window to side, door to utility room. Tiled walls

### Utility Room

8'9" x 5'6"

Door to outside. Worktops.

### Sitting Room

13'0" x 10'4"

Rear facing with Storage cupboard. Solid wood flooring.

### Bathroom

Suite comprising low flush w.c, wash hand basin, shower and bath. Tiled floor and walls.

### Lounge

15'6" x 32'5"

Large bright lounge with feature fireplace and solid wood flooring. Double doors through to:

### Sun Room

18'1" x 15'10"

Bright sunroom with wooden flooring and doors to rear.

### Bedroom 1

12'4" x 15'9"

Front facing with built in robes.

### En-suite

Suite comprising low flush w.c, wash hand basin and shower. Tiled floor and walls.

### Bedroom 2

17'8" x 16'3"

Large double aspect bedroom.

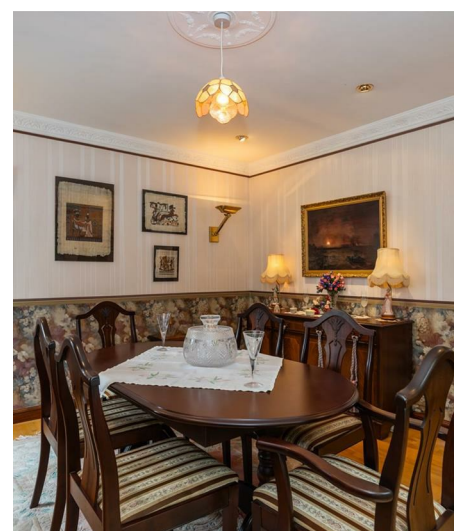
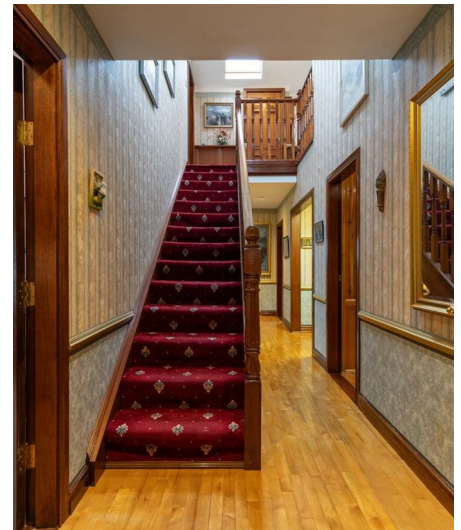
### Bedroom 3

12'4" x 10'4"

Front facing.

### Landing

Bright landing with storage cupboard.



### **Store Room**

3'6" x 16'0"

### **Hallway**

4'10" x 16'0"

### **Office**

15'2" x 15'7"

Rear facing office.

### **Bedroom 4**

14'11" x 15'11"

Large bedroom with ensuite and eaves storage.

### **En-suite**

Suite comprising low flush w.c, wash hand basin and bath. Tiled floor and walls.

### **Bathroom**

9'9" x 12'7"

Suite comprising low flush w.c, wash hand basin and bath. Tiled floor and walls. Large walk in hotpress. Into eaves storage.

### **Double Garage**

Window to side, Two up and over door.

### **Gym**

Sliding door, door to:

### **Lean-to sunroom**

Lean-to sunroom with sliding patio doors and wood burning stove.

### **Shower Room**

4'10" x 6'6"

Walk in shower, w.c and wash hand basin Tiled floor and walls.

### **Outside**

The house is approached by a tarmac driveway with ample parking and gardens extending to approximately 3 acres of mature trees, patios and lawns. There is also an additional field included in the sale extending to approximately 2 acres which can be sold separately if not required. Large garden shed leading to cellars. Small garden shed / observatory and greenhouse

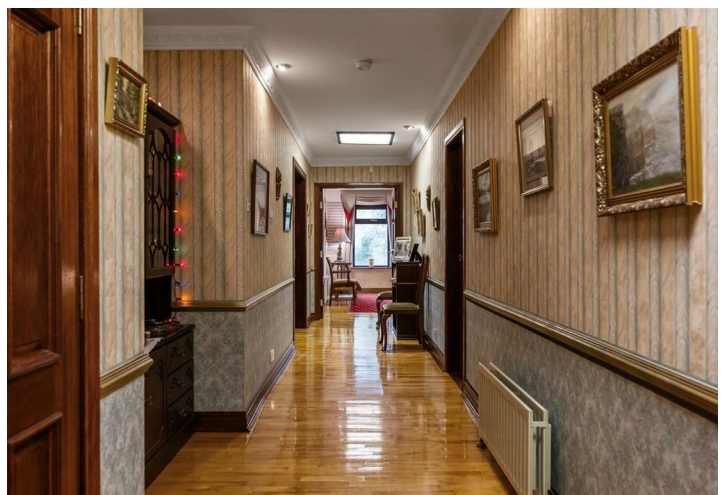
### **Shed**

17'3 x 10'6

Up and over door. Power and light leading to:

### **Basement**

Storage area below the house.































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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



Ground Floor







Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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**PRS** Property  
Redress  
Scheme

**OFT**  
Approved code

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