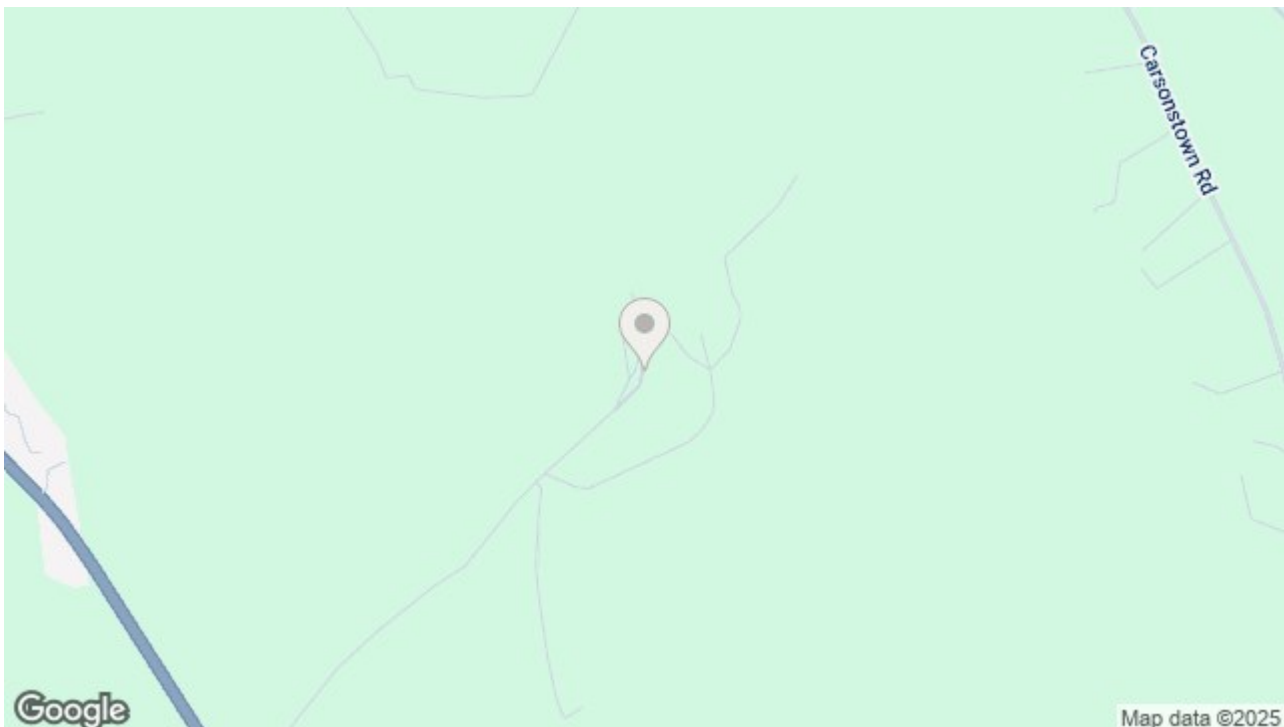




7 RIVERDALE LANE, SAINTFIELD, BALLYNAHINCH, BT24 7JG



OFFERS AROUND £595,000

Exceptional Detached Residence with Equestrian Facilities on Circa 5 Acres – Saintfield

Nestled in the beautiful countryside just outside Saintfield, this impressive detached home offers an exceptional opportunity for those seeking spacious living with equestrian facilities, all within easy reach of local amenities.

Set on approximately 5 acres, the property boasts well-maintained grazing land, stables, and a professionally laid all weather sand turnout – ideal for horse owners or those with equestrian interests. Approached via a shared lane to private driveway, the home is surrounded by beautifully presented gardens that provide a peaceful and private setting.

The spacious accommodation is thoughtfully designed and finished to a high standard throughout, comprising:

Four well-proportioned bedrooms

Master suite with ensuite shower room and a walk-in dressing room

Elegant living room

Dining room featuring a charming wood-burning stove

Stunning kitchen with dining area, perfect for family life and entertaining

Bright and airy sunroom with a second wood-burning stove

Separate utility room

Contemporary ground floor shower room

Stylish family bathroom



At a glance:

- Detached family home set on 5 acres
- Several reception rooms
- Stables
- Well presented throughout
- Great location
- Four bedroom house
- Sand school
- Garage
- Master bedroom with ensuite and dressing room

Porch

Pvc glazed front door to entrance porch with tiled floor.

Entrance Hall

19'1" x 6'0"

Solid wood flooring and panelled walls. Storage area under stairs.

Living Room

11'11" x 11'5"

Bright living room with views to the front and solid wood flooring. Feature fireplace.

Dining Room

18'5" x 11'2"

Bright spacious dining room with feature wood burning stove, with lime stone surround.

Kitchen/Dining Room

16'11" x 11'0"

A range of high and low level solid wood units including sink unit, integrated dish washer and extractor fan, space for range style cooker and American fridge freezer. Tiled flooring.

Sun Room

Bright sunroom with stunning views. Feature wood burning stove.

Shower Room

White suite comprising low flush w.c, wash hand basin and shower cubicle with pressure jets. Tiled floor and walls, underfloor heating.

Rear Porch

4'9" x 5'5"

Door to rear.

Utility Room

11'1" x 6'7"

A range of low level units including Belfast sink and plumbed for washing machine. Wall shelving. Space for hanging coats, storage for boots and shoes.

Landing

27'4" x 6'1"

Spacious galleried landing with area used as office space.

Bedroom 1

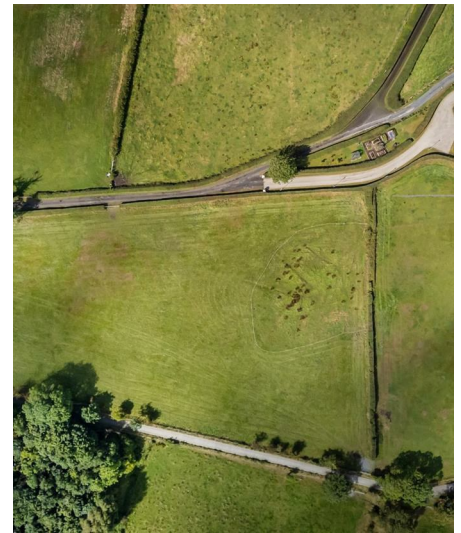
12'8" x 16'0"

Rear facing bedroom with ensuite and walk in dressing room.

En-suite

9'8" x 5'1"

White suite comprising low flush w.c, wash hand basin and shower cubicle. Tiled floor and walls.



Dressing Room

7'8" x 9'7"

Built in hanging space.

Bedroom 2

11'11" x 12'0"

Front facing bedroom

Bathroom

6'0" x 11'5"

White suite comprising low flush w.c, wash hand basin and bath with overhead shower. Tiled floor and walls, under floor heating.

Bedroom 3

9'11" x 11'6"

Front facing bedroom.

Bedroom 4

8'1" x 11'6"

Side facing.

Store Room

Store room accessed from outside.

Outside

The property is approached by a shared driveway with gardens to the front rear and side and a separate fruit/ vegetable garden. There is also ample parking to the front and side. The property sits on approximately 5 acres including a sand school stables and circa 4.5 areas of grazing ground. There is also a garage with stores to the rear

Stable one

11'2 x 11'2

Stable two

11'1 x 11'5

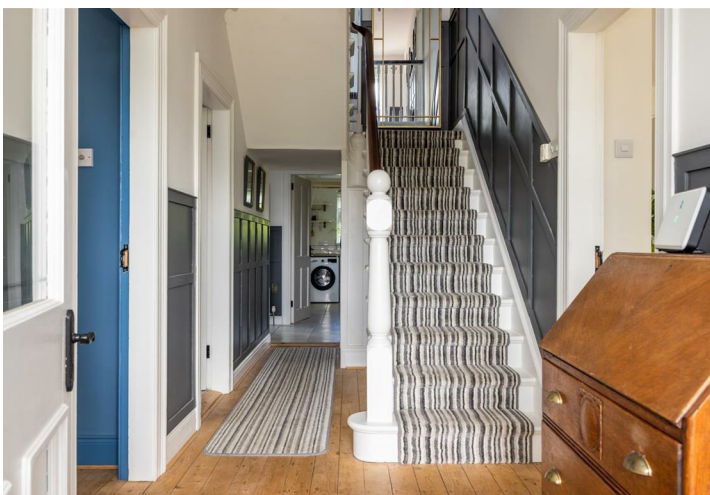
Tack Room

15'10 x 11'7

Garage

20 x 12

Rear stores 9'0 x 6'9 and 11'7 x 9'1

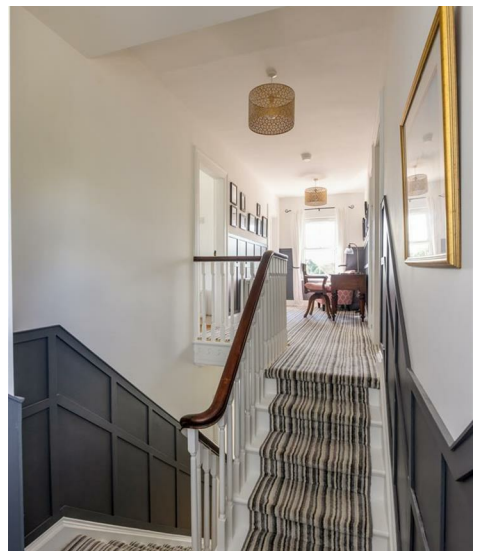




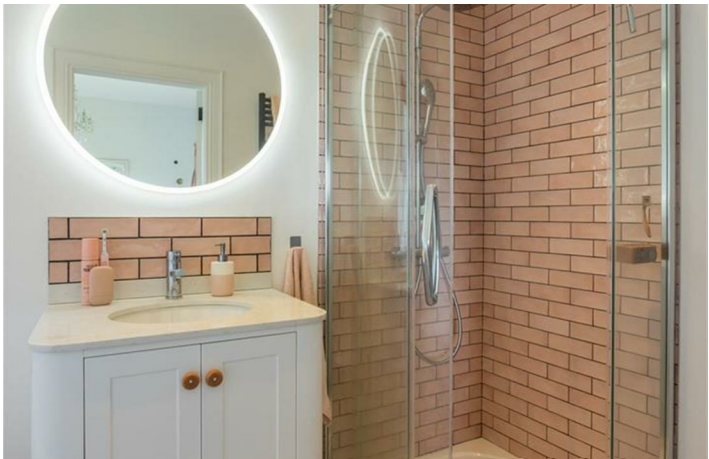













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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.

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PRS Property Redress Scheme

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