

Tim Martin
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Cuan Hills Farm
39 Killinakin Road
Killinchy
BT23 6PS

Offers Around
£875,000

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SUMMARY

An excellent opportunity to acquire this spacious detached country residence with a good range of outbuildings / stabling set in its own grounds extending to 23.95 acres or thereabouts.

The residence occupies an elevated site which enjoys superb views over the surrounding countryside and Strangford Lough. Internally the property does require modernisation, however, provides the opportunity to create your own dream home in this beautiful rural setting. The ground floor comprises of a welcoming reception hall leading to the spacious lounge, dining room and kitchen. The side hallway makes way to three excellent sized bedrooms including the principal bedroom with an ensuite shower room, a family bathroom, home office, and a beautifully appointed drawing room with double doors opening out to the gardens. Upstairs, there are two further bedrooms.

Outside, the courtyard comprises of a range of outbuildings to include a range of stables, stores, office, workshop and machinery shed. The agricultural lands enjoy access from the courtyard and Killinakin Road. Gardens are laid out in lawn with a paved patio area with fabulous views of Strangford Lough.

Enjoying this enviable rural location, this superb property is situated close to Killinchy and Balloo, where you can indulge in the renowned Balloo House pub and restaurant, Crafty Fox gift shop and McCanns general store. An excellent choice of schools are serviced by public transport at Balloo, serving schools in the local towns and East Belfast with renowned Killinchy Primary a short drive away.

FEATURES

- Excellent Opportunity to Acquire this Country Residence, Range of Outbuildings Set in its Own Grounds Extending to Circa 23.95 Acres
- Three Beautifully Appointed Reception Rooms Plus Home Office
- Three Bedrooms (Including Principal Bedroom Ensuite) on the Ground Floor and Two on the First Floor
- Fitted Kitchen and Family Bathroom
- Oil Fired Central Heating and Partial Double Glazing and Partial Original Sash Windows
- Range of Outbuildings to Include Stables, Stores, Office and Workshop
- Agricultural Lands Extending to Approximately 22 Acres or Thereabouts
- Spacious Gardens and Patio Area with Views Over the Surrounding Countryside and Strangford Lough
- Close To Killinchy and Balloo with Ease of Access to Downpatrick and Belfast
- Excellent Choice of Local Primary and Secondary Schools Close By

Entrance Hall**13'4 x 8'4 (4.06m x 2.54m)**

Glazed hardwood entrance door; tiled floor.

Lounge**16'1 x 15'8 (4.90m x 4.78m)**

Maximum Measurements

Inglenook style fireplace with wood burning stove on a slate hearth.

Dining Room**19'4 x 16'2 (5.89m x 4.93m)**

Oil fired AGA; wood strip floor; bullseye spot lighting.

Kitchen**19'0 x 7'10 (5.79m x 2.39m)**

Good range of high and low level cupboards and drawers incorporating a 1½ tub stainless steel sink unit with mixer taps; space for electric cooker; fridge; space and plumbing for washing machine and tumble dryer; laminate worktops.

Side Hallway

Leading to:-

Bedroom 1**17'3 x 15'5 (5.26m x 4.70m L Shaped)**

Built in wardrobes with cupboards over.

Bathroom**12'9 x 9'1 maximum measurements (3.89m x 2.77m maximum measurements)**

White suite comprising tongue and groove panelled bath; pedestal wash hand basin; low flush WC; part tongue and groove panelled walls; recessed spot lighting; hotpress with lagged copper cylinder; wiring for wall lights.

Living Room**23'6 x 13'0 (7.16m x 3.96m)**

Inglenook style fireplace; slate hearth; glazed doors to gardens; built in shelving; through to:-

Snug / Office**9'10 x 5'10 (3.00m x 1.78m)****Bedroom 2****12'1 x 11'11 (3.68m x 3.63m)****Bedroom 3****15'7 x 11'10 (4.75m x 3.61m)**

Built in storage cupboard.

En Suite Shower Room**11'0 x 6'9 (3.35m x 2.06m)**

White suite comprising separate shower cubicle with Mira Go electric shower unit and wall mounted telephone shower attachment; low flush WC; pedestal wash hand basin; towel radiator; part tongue and groove wall panelling.

Stairs to First Floor / Landing

Study / Bedroom 5

17'6 x 16'7 (5.33m x 5.05m)

Maximum Measurements

Access to under eaves storage; pine wood strip floor; Velux windows.

Bedroom 4

19'7 x 16'5 (5.97m x 5.00m)

Pine wood strip floor; Velux window.

Outside

Stone entrance pillars and driveway leading to the rear of the house and to the courtyard with a range of outbuildings to include:-

Barn

Comprising of:-

Stable 1

13'0 x 7'9 (3.96m x 2.36m)

Light point.

Stable 2

13'0 x 7'9 (3.96m x 2.36m)

Light point.

Stable 3

13'0 x 7'9 (3.96m x 2.36m)

Light point.

Stable 4

13'0 x 11'7 (3.96m x 3.53m)

Light point.

Loft Over

Store

15'9 x 13'9 (4.80m x 4.19m)

Wood Store

18'2 x 14'1 (5.54m x 4.29m)

Light point and power points.

Store

14'6 x 11'5 (4.42m x 3.48m)

Oil fired boiler; oil storage tank; light and power points.

Office

10'11 x 7'5 (3.33m x 2.26m)

Maximum Measurements

Light and power points; telephone connection point.

Store

17'7 x 8'10 (5.36m x 2.69m)

Average Measurements

Barn / Workshop

30'3 x 27'4 (9.22m x 8.33m)

Concrete floor; light and power points; side access.

Open Fronted Machinery Shed

49'6 x 26'0 (15.09m x 7.92m)

Gardens

Mature gardens laid out in lawn and planted with a wonderful selection of ornamental and flowering shrubs and mature trees; paved patio area; stunning views over Strangford Lough; outside lights and water tap.

Agricultural Lands

The agricultural lands are into convenient sized fields and are laid down to grass and are thought suitable for cutting and / or grazing. The lands can be accessed from the courtyard and Killinakin Road.

Capital / Rateable Value

£400,000. Rates Payable = £3815.00 Per Annum (Approx)











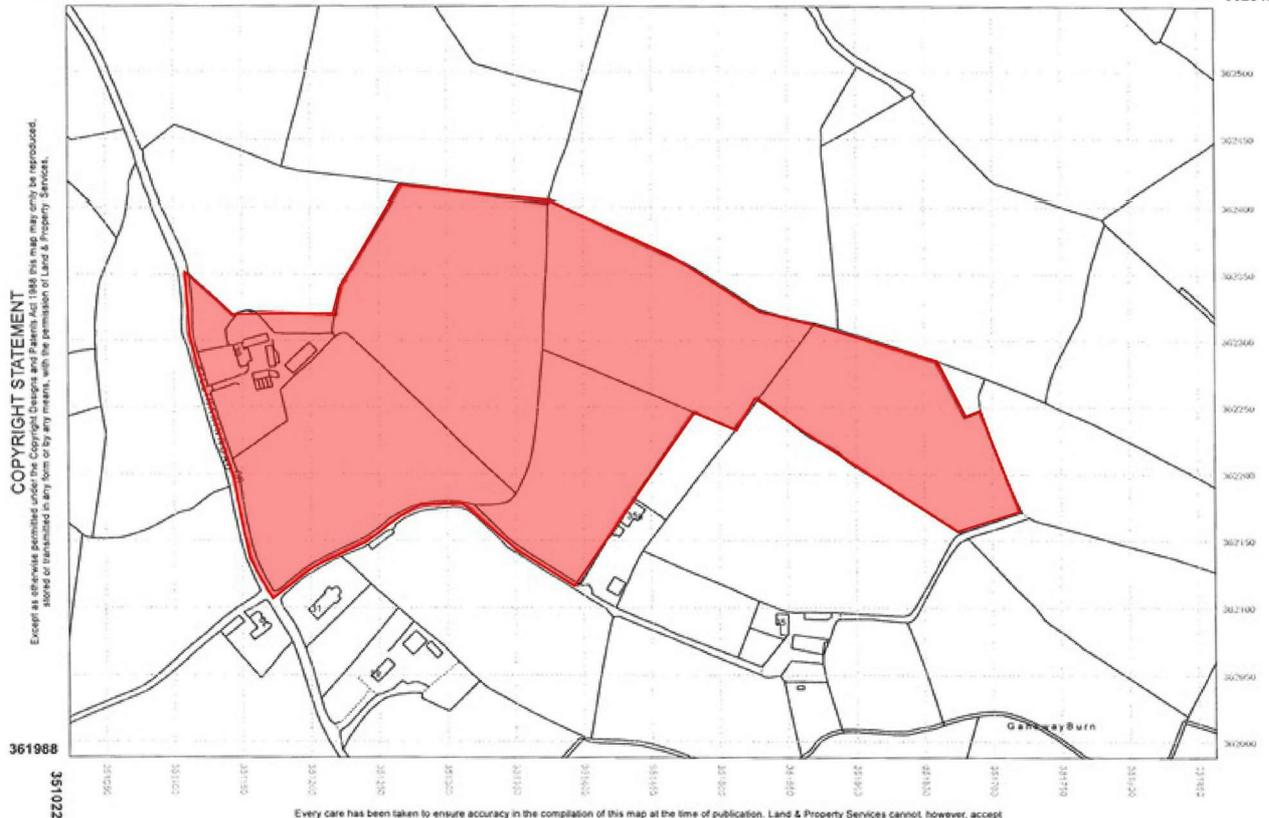




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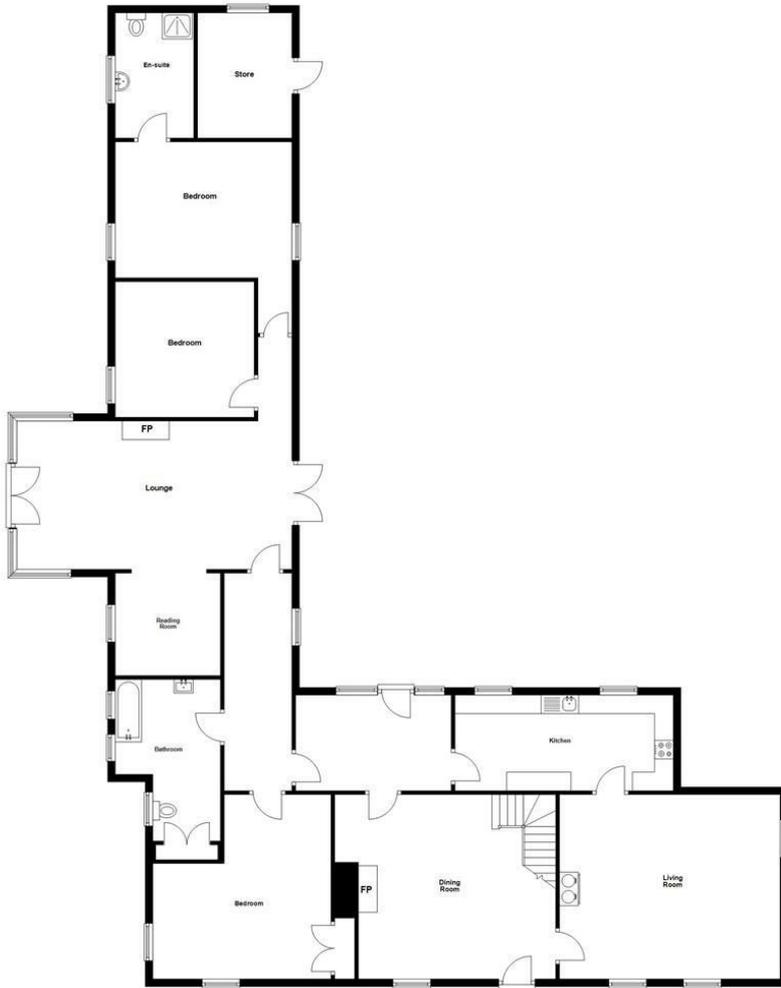


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Ground Floor
Approx. 189.8 sq. metres (2042.9 sq. feet)

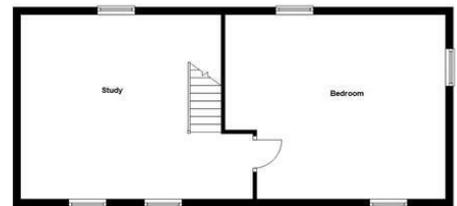


Total area: approx. 245.8 sq. metres (2645.6 sq. feet)

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39 Killinakin Road, Killinchy

First Floor
Approx. 56.0 sq. metres (602.6 sq. feet)



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			
		46	74

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