

**Tim Martin**  
— .co.uk



47 Chestnut Road  
Ballynahinch  
BT24 8JQ

Offers Around  
£325,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

A delightful traditional Ulster farmhouse set in it's own mature grounds with compact range of outbuildings.

The property boasts many of its original features including original fireplace, ceilings and cornice, floor tiling etc which combines to create a charm and warmth seldom found in modern homes.

The property includes two receptions, farmhouse kitchen with oil fired AGA, three good sized bedrooms and bathroom. Oil fired heating is fitted.

Externally, delightful mature gardens to front, and rear provide lots of options for the purchasers and a most please setting to the property.

The property is approached from the county Road via a shared gravelled lane leading to the private driveway.

## FEATURES

- Delightful Traditional Ulster Farmhouse set in it's Own Mature Grounds
- Compact Range of Outbuildings
- Four Excellent Sized Bedrooms
- Ground Floor Bathroom
- Oil Fired Central Heating
- Landscaped Gardens to Front and Rear Laid out in Lawns
- Ample Parking to the Front and Side Leading to Garaging
- Enclosed Vegetable Garden with Raised Beds, Aluminium Framed Glasshouse (10 x 6) and Hen House with Enclosed Run
- Within Close Proximity To Ballynahinch, Primary And Secondary Schools And Public Transport
- Mains Water is not Connected to this Property, A Pump is Connected to a Well Which Supplies Water to the Property.

## **Entrance Hall**

Painted tongue and groove corniced ceiling.

## **Sitting Room 14'7 x 13'10 (4.45m x 4.22m )**

Marbled slate fireplace with botanical tiled panels; tiled floor; embossed brass canopy; feature painted tongue and groove ceiling cornice and picture rail; built in bookcase.

## **Dining Room 12'8 x 8'11 (3.86m x 2.72m )**

Marbled slate fireplace; tiled hearth; cast iron embossed fireplace and matching canopy; pine tongue and groove ceiling; cornice and picture rail.

## **Kitchen 12'8 x 11'6 (3.86m x 3.51m )**

Glazed Belfast sink with brass swan neck mixer taps; good range of pine eye and floor level cupboards and drawers, plate rack storage, book and display shelves; matching dresser unit with fitted cupboards and drawers; glazed display cupboards and open display shelves; quarry tiled floor; cream 2 oven oil fired AGA in tiled surround; painted tongue and groove ceiling.

## **Rear Hall**

Quarry tiled floor; painted tongue and groove ceiling with cornice; storage cupboard under stairs; door to front hall.

## **Bathroom 13'5 x 5'6 (4.09m x 1.68m )**

White suite comprising panel bath with Mira Event XS electric shower; close coupled WC; pedestal wash hand basin; ceramic tiled floor and part tiled walls; cupboard with water pump.

## **First Floor / Landing**

Painted tongue and groove ceiling and cornice.

## **Bedroom 1 13'0 x 10'10 (3.96m x 3.30m )**

Hotpress with lagged copper cylinder; painted tongue and groove ceiling.

## **Bedroom 2 12'10 x 9'7 (3.91m x 2.92m )**

Embossed cast iron fireplace with matching canopy; botanical tiled panels and matching hearth; painted tongue and groove ceiling with cornice.

## **Bedroom 3 14'0 x 11'5 (4.27m x 3.48m )**

Embossed cast iron fireplace with matching canopy; botanical tiled panels and matching hearth; marbled slate surround; painted tongue and groove ceiling with cornice.

## **Bedroom 4 13'10 x 9'1 (4.22m x 2.77m )**

Painted embossed cast iron fireplace with tiled panels and hearth; painted tongue and groove ceiling.

## **Outside**

Shared gravel lane to private gravelled drive leading to decorative gravelled yard, partially enclosed with a range of traditional outbuildings.

Delightful private enclosed garden to front, laid out in lawns and bordered by Rhododendron, Camellia, mature Laurel hedging and planted with Flowering Cherry, Chestnut, Ash and Oak trees.

Spacious gardens to rear are laid out in lawns, enclosed vegetable garden with raised beds, aluminum framed glasshouse (10 x 6) and hen house with enclosed run. The gardens are planted with fruit trees, spring flowering bulbs and bordered by mature Beech and Cedar trees, providing a most pleasing backdrop to the property.

## Decorative Gravelled Yard Including

### Former 8 Stall Byre 26'3 x 13'0 (8.00m x 3.96m )

Trianco oil fired boiler.

### Stable 15'6 x 13'2 (4.72m x 4.01m )

### Garage 14'7 x 14'0 (4.45m x 4.27m )

Double sliding doors.

### Garden Store 11'8 x 8'8 (3.56m x 2.64m )

### Lower Yard

Range of 5 calf houses.

### Fuel Store 19'10 x 14'0 (6.05m x 4.27m )

### Note

1. Mains water is not connected to this property. A pump is connected to a well which supplies water to the property.

2. A right of way exists through the yard to access lands owned by a third party.

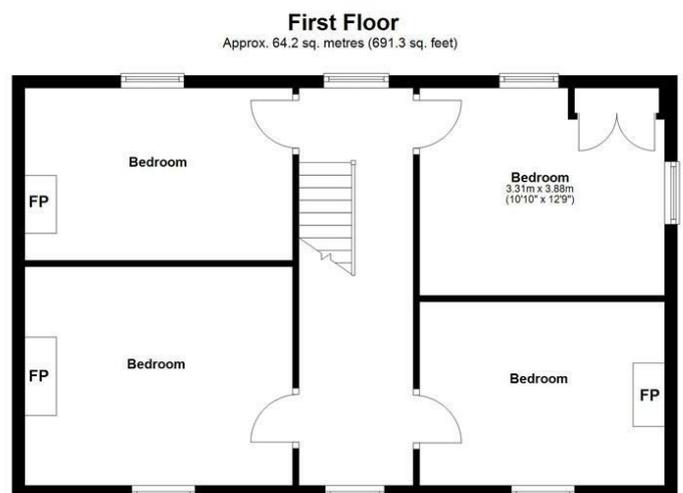
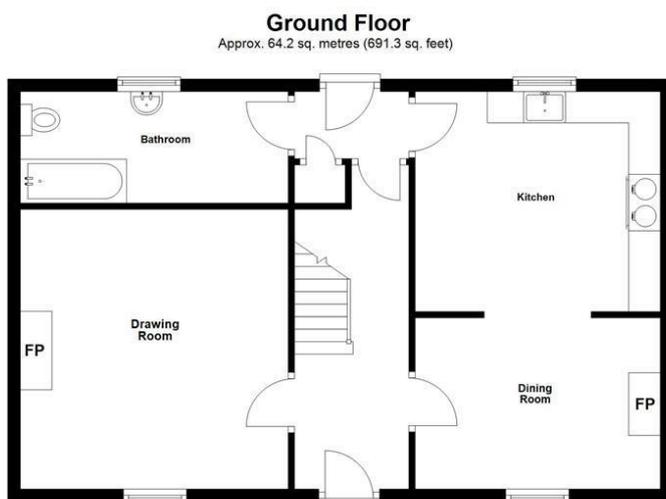
Full details available from agents.

### Tenure

Freehold

### Capital / Rateable Value

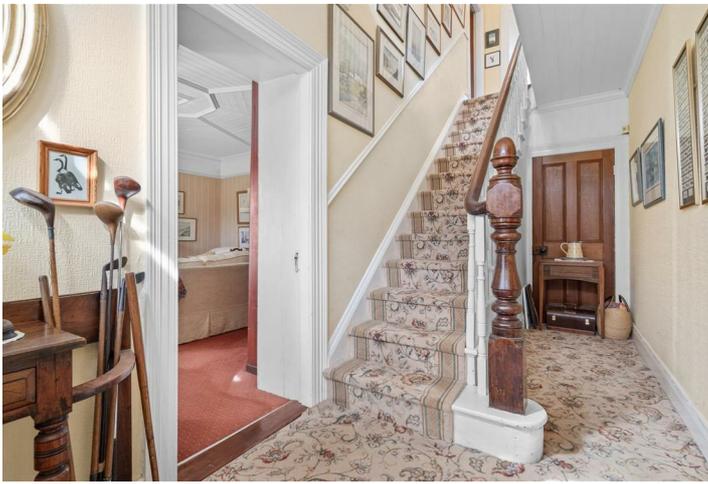
£120,000. Rates Payable = £1,219.00 Per Annum (Approx)



Total area: approx. 128.4 sq. metres (1382.6 sq. feet)

Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**47 Chestnut Road, Ballynahinch**









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		31	
(1-20) G			79
Not energy efficient - higher running costs			

Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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