

**Tim Martin**  
.co.uk



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Saintfield  
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Offers Around  
£525,000

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## SUMMARY

An elegant family residence set in its own grounds extending to circa 3.75 acres including pleasing landscaped gardens, compact range of outbuildings and two paddocks.

The residence, set back from the county road on an elevated private position, enjoys far reaching views to the Craiganlet Hills, Scrabo Tower, The Ards Peninsula to the East and to the Lecale Peninsula, Mourne Mountains and Dromara Hills to the South. The property is approached from the sweeping bitmac drive leading to the residence and garaging with a second private gravelled drive providing access to the outbuildings and a paddock.

Internally the spacious well appointed accommodation on two floors provides for most families needs includes, three reception rooms, conservatory, integrated kitchen with Stanley oil fired Range stove and adjoining laundry room, five bedrooms and bathroom at ground floor level. Oil fired heating and double glazing have been fitted.

The property provides opportunities for those with a desire to keep livestock and / or horse, a need for ample storage for a hobby or possibly running a business from home.

Situated a brisk walk to the Village centre, Saintfield provides a good range of shops, local amenities, churches, doctor surgeries etc.

## FEATURES

- Elegant Family Residence Set in its Own Grounds Extending to Circa 3.75 Acres
- Five Excellent Sized Bedrooms
- Three Reception Rooms
- Fitted Kitchen With A Casual Dining Area
- Ground Floor Bathroom
- Oil Fired Central Heating And Double Glazing
- A Good range of Outbuildings
- Gravelled Driveway Leading To The Outbuildings and Paddock
- Beautifully Maintained Gardens With Paved Patio Areas All Enjoying Stunning Views Over The Surrounding Countryside
- Within Close Proximity To Saintfield, Primary And Secondary Schools And Public Transport

## **Entrance Hall**

Terrazzo tiled floor.

## **Reception Hall**

Wall light; pine tongue and groove ceiling.

## **Lounge**

**14'11 x 12'10 (4.55m x 3.91m )**

Brick fireplace with tiled hearth; hardwood mantle with matching display shelves; corniced ceiling; skirting heating; twin TV aerial connection points.

## **Sitting Room**

**18'2 x 14'10 (5.54m x 4.52m)**

Hole in wall fireplace with Tiger enclosed stove on polished granite hearth; TV and HIFI stands with TV aerial connection points; French door to patio; pine tongue and groove ceiling; skirting radiator.

## **Family Room**

**12'10 x 9'0 (3.91m x 2.74m )**

Stanley oil fired range in tiled recess; Terrazzo floor; built in cupboard; glazed double doors to:-

## **Conservatory**

**9'11 x 8'9 (3.02m x 2.67m )**

Extractor fan; glazed door to gardens.

## **Kitchen**

**12'11 x 9'3 (3.94m x 2.82m )**

Twin tub stainless steel sink unit with chrome mixer taps; extensive range of hardwood eye and floor level cupboards and drawers; matching glazed display cupboards and open display shelves and spice racks; formica worktops; space for electric oven; CDA 4 ring ceramic hob with canopy concealing extractor unit and light over; Bosch dishwasher and integrated fridge; part tiled walls; Terrazzo tiled floor; 12 volt spotlights.

## **Laundry Room**

**9'4 x 8'10 (2.84m x 2.69m )**

Double drainer stainless steel sink unit; range of pine eye and floor level cupboards; tiled walls; Terrazzo floor; door to:-

## **Fuel Store**

**5'8 x 5'3 (1.73m x 1.60m )**

Range of fitted shelves.

## **Hallway**

Pine tongue and groove ceiling; wall lights; glazed door to rear garden; feature etched glass; mirrored panel; leading to:-

## **Bedroom 1**

**13'0 x 11'1 (3.96m x 3.38m )**

Corniced ceiling.

## **Bedroom 2**

**13'4 x 12'11 (4.06m x 3.94m)**

Corniced ceiling.

## **Bedroom 3**

**12'11 x 11'0 (3.94m x 3.35m )**

Corniced ceiling.

## **Bathroom**

**9'2 x 8'8 (2.79m x 2.64m )**

Vernon Tutbury suite comprising panelled bath with centrally located taps; quadrant tiled shower cubicle with Redring Expressions 500s electric shower; glass sliding shower doors and side panels; bidet with mixer taps; close coupled WC; pedestal wash hand basin with matching mixer taps; illuminated and etched glass mirror over; built in bathroom cabinet with eye and floor level cupboards; plate glass display shelves; built in linen cupboard with louvered doors; concealing ample storage; drawers and shelves; corniced ceiling; ceramic tiled walls.

## **Hallway**

With cloak space; leading to:-

## **First Floor Landing**

Access to eaves storage; hotpress with insulated copper cylinder and immersion heater.

## **Bedroom 4**

**12'1 x 10'11 (3.68m x 3.33m )**

Built in wardrobe with sliding doors; matching nest of 4 drawers; access to eaves storage; semi vaulted ceiling; velux window.

## **Shower Room**

**9'5 x 4'5 (2.87m x 1.35m )**

White suite comprising tiled shower with Mira Sport electric shower; etched glass sliding shower door and side panels; pedestal wash hand basin with bevelled glass mirror over; close coupled WC; ½ tiled walls; extractor fan.

## **Study**

**10'11 x 6'6 (3.33m x 1.98m)**

Minimum Measurements

Fitted workstation with nest of three drawers; extensive range of fitted bookshelves; semi vaulted ceiling; twin Velux windows with fitted blinds.

## **Bedroom 5**

**12'9 x 11'1 (3.89m x 3.38m )**

Semi vaulted ceiling; two Velux windows with fitted blinds; access to eaves storage.

## **Outside**

Sweeping bitmac drive with ample parking leading to:-

## **Detached Garage**

**16'0 x 15'8 (4.88m x 4.78m )**

Electric roller door; sensor light and power points.

## **Gardens**

Extensive mature landscaped gardens laid out in rolling lawns planted with an array of ornamental and flowering shrubs, spring bulbs and herbaceous plants including Rhododendron, Azalea, Camellia, Forrest Flame, Palm, with fine stand of Spruce, Sycamore, Scots Pine and Beech enclose the gardens. Spring bulbs including Daffodil, snowdrops and bluebells provide a riot of colour in the spring.

The gardens are overlooked by a raised flagged patio with Southerly aspect.

## **Coal Bunker**

## **Aluminium Glass House**

## **Paddocks**

Two paddocks to either side of the residence provide good grazing for livestock and equines alike.

## **Tenure**

Freehold

## **Capital / Rateable Value**

£280,000. Rates Payable = £2,844 Per Annum (Approx)

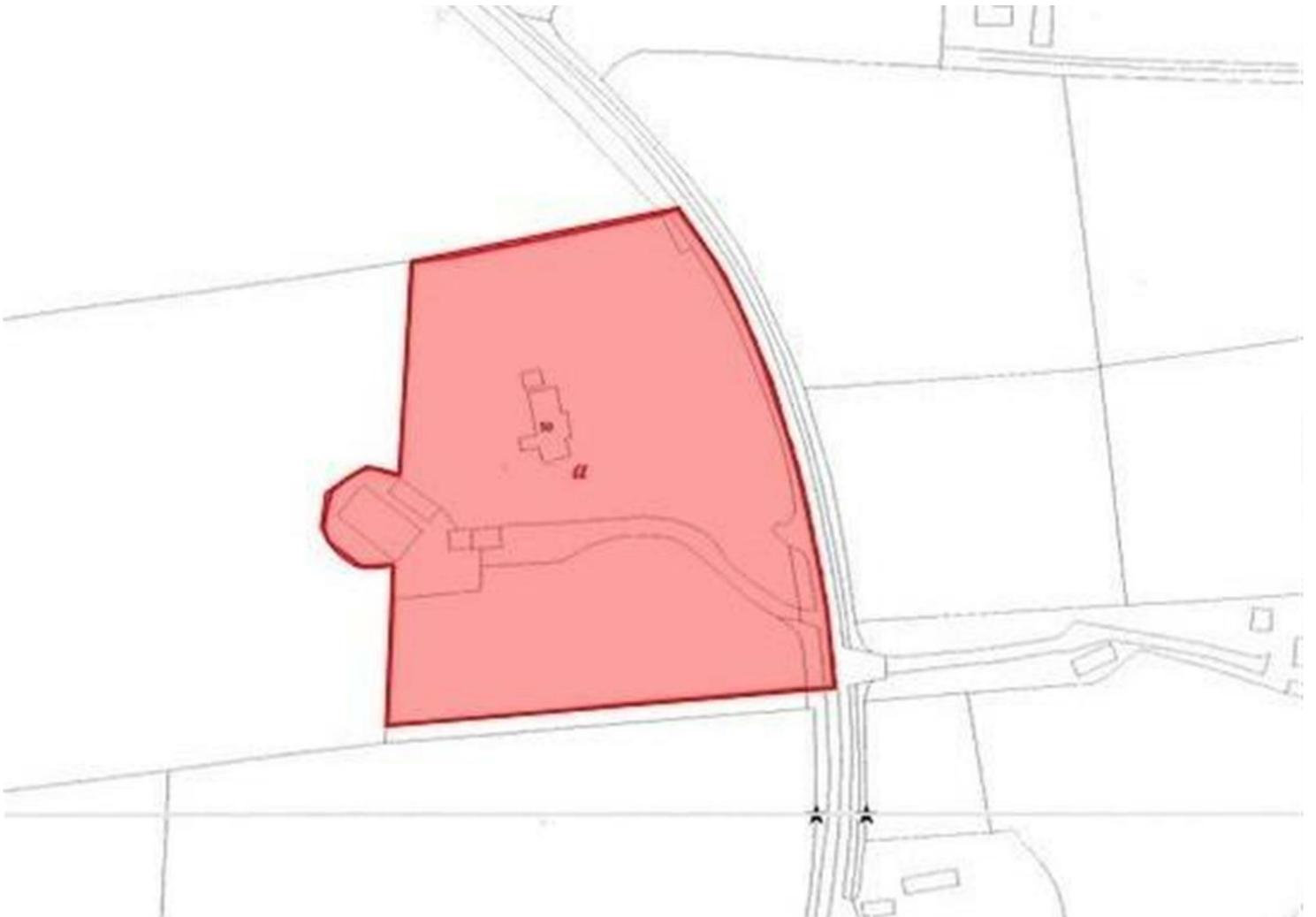






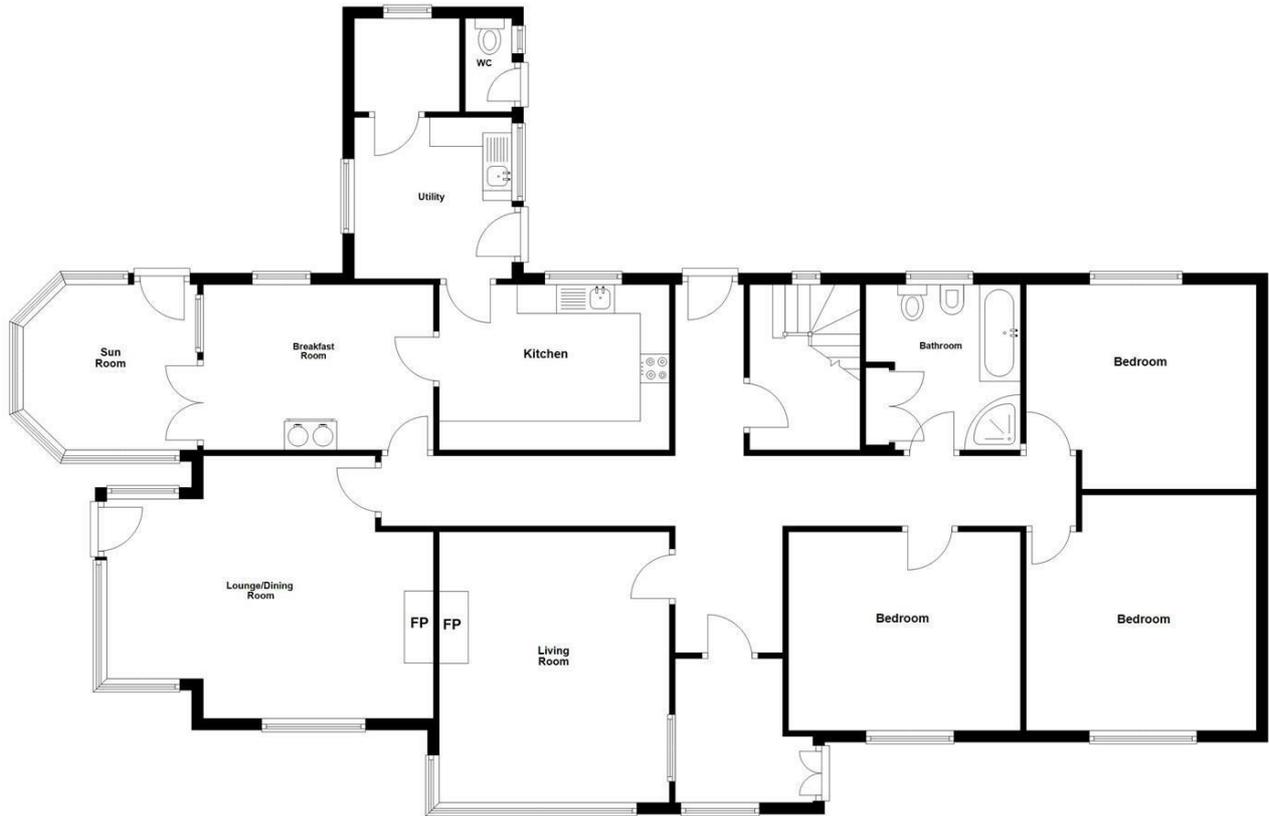






### Ground Floor

Approx. 172.8 sq. metres (1860.2 sq. feet)



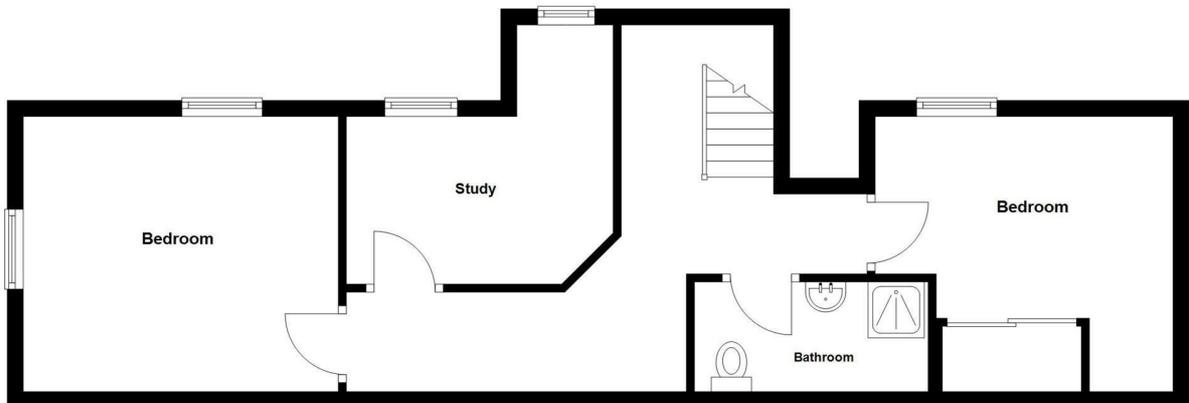
Total area: approx. 224.5 sq. metres (2416.7 sq. feet)

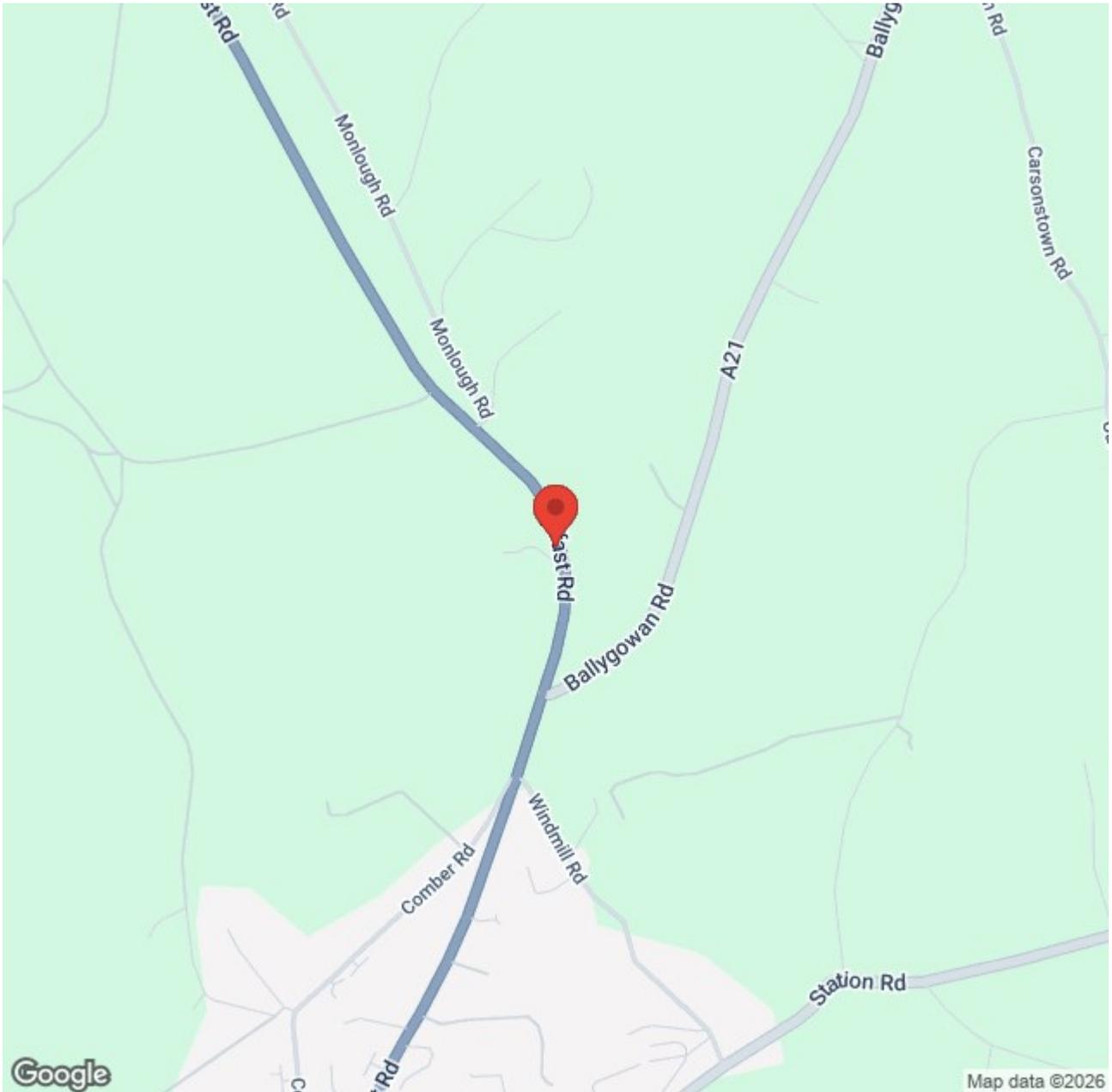
Photos and Plans by houseflyni.co.uk  
Plan produced using PlanUp.

50 Belfast Road, Saintfield

### First Floor

Approx. 51.7 sq. metres (556.6 sq. feet)





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			
		48	74

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