

QUINN

Estate Agents

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General Enquiries

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For any enquiry relating to this property, please contact

Carrie Mackin

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46 Cherryhill Road
Ballynahinch
BT24 8NW

Offers In The Region Of
£595,000

Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Unique Country Home
- Situated on a Private Site
- Four Bedrooms all with Ensuite Facilities
- Primary Bedroom also to include Walk in Wardrobe and Patio Doors to the Garden
- Family Room with Woodburning Stove
- Substantial Open-Plan Kitchen, Dining, and Family Area
- Expertly Designed Gardens Wrapping Seamlessly around the Home
- Double Detached Garage
- Energy Efficient Features
- Schedule your Private showing

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			





Directions

At the roundabout, take the 1st exit onto Church St/A24, follow the road for approx. 1.1 miles turning right onto the Ballymaglave Road for approx. 0.9 miles turning left onto Magheratimpany Rd for approx. 0.9 miles turn right onto the Cherryhill Rd the property will be on the right

Situated on the Cherryhill Road, Ballynahinch, this stunning and thoughtfully designed detached home offers a perfect blend of modern living and serene countryside charm. Set on a generous private site of approximately one acre, the property boasts breath taking, undisturbed views over the lush County Down landscape. The layout is cleverly divided into two distinct wings, with one dedicated to living areas and the other to the bedroom quarters, ensuring both privacy and comfort.

The heart of the home is an open-plan living and kitchen area that seamlessly flows into the outdoor space, making it ideal for alfresco dining and gatherings. The vaulted ceiling, dual doors and windows on either side of the living area invite natural light and create a harmonious connection with the beautifully landscaped gardens. The exterior of the house is finished with aesthetically pleasing multi-tonal stonework, enhancing its appeal and blending beautifully with the surrounding environment.

Complementing the stylish interiors, all four ensuites have been freshly refurbished, while a new heating system with Heatmiser smart technology provides precise, modern comfort. Further enhancing the home's efficiency, PV solar panels and a rechargeable battery ensure a sustainable, eco-friendly lifestyle.

This exceptional property offers a rare blend of tranquil living and modern luxury. Perfectly balancing indoor comfort with breath-taking outdoor beauty, this unique country residence is an impressive choice for family life or entertaining. Don't miss this opportunity to secure a truly special home."

Accommodation

This exceptional home welcomes you through a bright and spacious entrance hall featuring a dramatic vaulted ceiling and twin Velux windows. Steps lead down to the heart of the home, a generous family room featuring a woodburning stove with a granite surround. The property flows into an extensive open-plan kitchen, dining, and living area, also boasting a vaulted ceiling and a double-sided multi-fuel stove. The kitchen is meticulously designed, offering high and low-level units, an integrated dishwasher, and a featured center island housing a gas top stove and double oven. Complementing this space is a utility room, a dedicated home office, and a cloakroom with WC. Accommodation is provided by four generous double bedrooms, all benefiting from ensuite facilities. The primary suite is a true oasis, featuring a walk-in wardrobe, a luxury ensuite with a freestanding bath, and double doors opening to the garden."

Outside

Approached via a private driveway with secure electric gates, this stunning sanctuary is enveloped by thoughtfully landscaped gardens and uninterrupted countryside views. The property features a bespoke Garden Room—available by negotiation—offering a serene escape. Enhancing the lifestyle convenience is a double garage complete with a designated home gym area. Every detail has been meticulously considered to create a flexible, refined living experience

Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchieclean.co.uk



46 Cherryhill Road, Spa

