

# QUINN

Estate Agents

## Ballynahinch Branch

24 High Street  
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## Downpatrick Branch

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## Banbridge Branch

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## Carryduff Branch

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## General Enquiries

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For any enquiry relating to this property, please contact

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6 Magheratimpany Road  
Ballynahinch  
BT24 8NZ

Offers Over  
£625,000

### 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.

- River House
- Exclusive Country Home in the Heart of Co Down
- Elegant, Expertly Crafted, No-Compromise New Build
- Situated on an Approx. 0.5 Acre Site, with Approx. 2800 Sq Ft of internal Living Space
- Three Reception Rooms
- High End Designer Kitchen with Concealed Pantry
- Four Generously Sized Double Bedrooms, Two of Which Benefit from Ensuite Facilities
- Large Double Garage with Versatile First Floor
- Gated Tarmac Driveway & Landscaped Gardens
- Demands Early Personal Appraisal

| 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 |  |         |           |



# 6 Magheratimpany Road

Ballynahinch, BT24 8NZ



Directions

Situated on the Magheratimpany Road, Drumanes, this exquisite new build home offers a perfect blend of luxury and modern living. From the moment you step inside, the exceptional attention to detail and premium finishes throughout create a lasting impression of quality and timeless sophistication.

The heart of the home is a breath-taking open-plan kitchen, dining, and living zone, defined by a dramatic vaulted ceiling in the sunroom and a high-specification kitchen featuring premium designer finishes.

Energy efficiency is at the forefront of this home, with triple glazed windows and discreetly positioned PV solar panels that enhance its sustainability. The enhanced cavity insulation ensures warmth and comfort throughout the year, while the Heatmiser smart heating controls and underfloor heating on the ground floor add an extra layer of convenience.

The exterior of this property is equally impressive, boasting professionally landscaped wrap-around gardens with a choice of two patios. Access is via a secure, gated tarmac driveway leading to a substantial double garage, which features a versatile first-floor room.

Experience the elegance of this timeless new build by scheduling your private viewing.

## Accommodation

Step into a bright, spacious entrance hall leading to a lounge defined by a charming open fire and front-aspect bay window. Offering unmatched versatility, a flexible family room stands ready for use as a study, playroom, or ground-floor bedroom. The heart of the home is a meticulously curated bespoke kitchen, featuring a concealed pantry, functional galley island, electric double stove, undermounted sink with a Quooker tap, and integrated appliances, including a side-by-side fridge/freezer and dishwasher. The rear sunroom brings the outdoors in, boasting a vaulted ceiling, multi-fuel burner, and stunning wrap-around windows with bi-folding doors leading to the patio. A utility room and WC complete the ground floor. Upstairs, four generously sized bedrooms await, with two benefitting from ensuites, including a primary suite with a dedicated walk-in wardrobe.

## Location

Enjoy the perfect blend of edge-of-village tranquillity and convenience. Located on the Magheratimpany Road, this home is within walking distance of Drumanes Village, with the main Newcastle Road and bus routes just moments away.

## 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](mailto:laura@ritchieclean.co.uk)

## Contact

To book your private viewing please contact Carrie on 02897564400/07803626095 or email - [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)

