

QUINN

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General Enquiries

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For any enquiry relating to this property, please contact

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18 Church Road
Ballynahinch
BT24 8LP

Offers Over
£450,000

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.

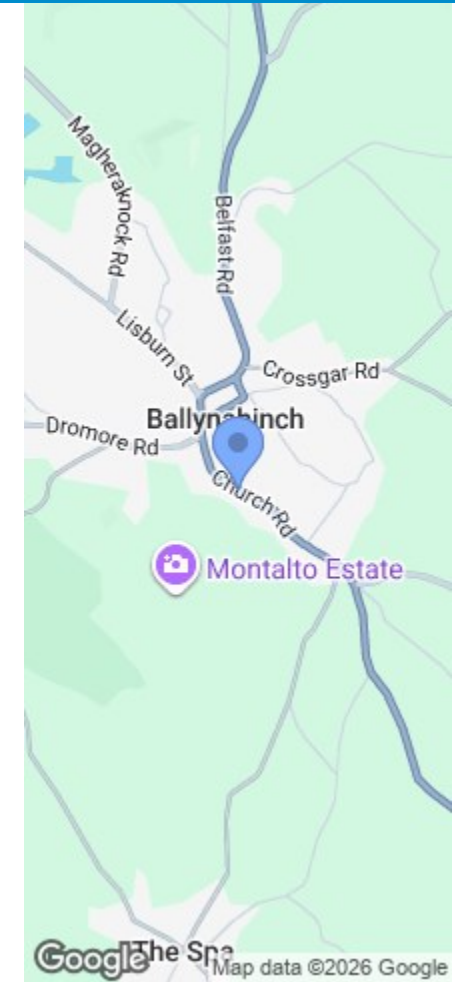
- Detached Home
- On an Extensive Elevated Site
- Detached Double Garage
- Versatile Outbuilding
- Three Reception Rooms
- First Floor Study
- Four Bedrooms
- Modern Kitchen with Oil Fired Aga and Utility Area
- Rich Period Features
- Viewing by Appointment Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



18 Church Road

Ballynahinch, BT24 8LP



This remarkable detached house, steeped in history, offers a unique opportunity for those seeking a blend of period charm and modern living. Dating back to pre-1900, this property boasts an impressive array of original features, including beautifully panelled window shutters, high ceilings, and decorative plaster coving throughout. The inviting fireplaces add a touch of warmth and character, making this home truly special.

Set on an extensive site of approximately two acres, the property is surrounded by wrap-around mature gardens, providing a tranquil retreat from the hustle and bustle of everyday life. The elevated views over the market town of Ballynahinch are simply breath-taking, allowing you to enjoy the beauty of the surrounding landscape.

Ideally located on the edge of town, this home offers easy access to all local amenities, making it perfect for those who appreciate the convenience of town living while still enjoying the peace of a rural setting. Previously serving as the church manse, this property holds a rich history and offers flexible accommodation, ready for new caretakers to add their own chapter to its story.

This stunning home is a rare find, combining historical significance with modern comforts, making it an ideal choice for discerning buyers looking for a unique property in a desirable location.

Accommodation

This beautifully presented property opens into a bright and spacious entrance hall via a welcoming front foyer, leading to two impressive front-aspect reception spaces: a formal drawing room and a comfortable family room. The ground floor also features a convenient cloakroom with a WC, alongside an inner hallway that guides you to a dedicated laundry room and a modern fully fitted kitchen complete with a traditional oil-fired Aga. Upstairs, the first floor boasts four generously sized bedrooms and a contemporary family bathroom featuring both a standalone bath and a separate shower. Completing the upper level is a practical linen closet, a utility storage area, and direct access to a spacious attic

Outside

Approached via a private driveway, this exceptional home occupies an elevated site enveloped by mature, wrap-around gardens and ample parking. The property further boasts a double garage and a versatile outbuilding, perfect for conversion into a home office, children's play area, or business space (subject to necessary planning approvals). The extensive outdoor grounds offer endless potential for hobbies and recreation. Ideally positioned, the home provides easy access to local golf clubs, the historic Montalto Estate, and the natural beauty of the Mourne Mountains. While situated just a short walk from the local town centre, the property remains perfectly suited for those commuting by car or public transport.

Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura Mclean from Ritchie & Mclean Mortgage Solutions. Laura can be contacted on 07731435310

Contact

For more information or to schedule your own private appointment to see this property, please call Carrie on 02897564400 today or email all enquiries to ballynahinch@quinnestateagents.com

