

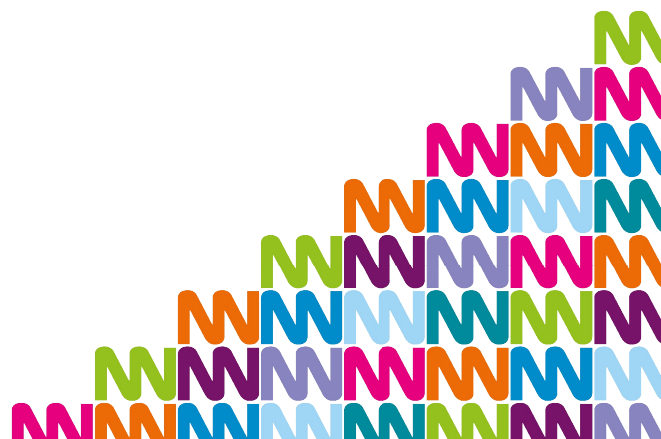


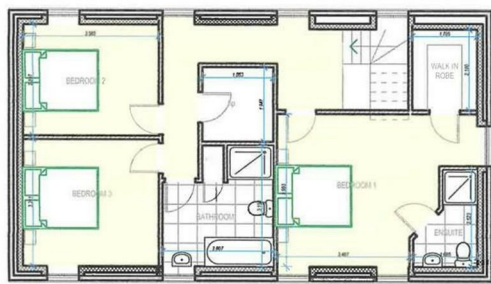
121 Ballyhornan Road
Downpatrick
BT30 7AD

**Offers In The
Region Of £50,000**

- LA07/2023/3134/F
- Site With FPP
- Barn Conversion
- Three Bedrooms
- Open Plan Living

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			





PROPOSED FIRST FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

Escape to the country and create something truly special with this exciting opportunity to transform a traditional barn into a distinctive family home in a sought after rural setting just outside the highly sought after hamlet of Ballyalton.

Positioned within easy reach of both the historic town of Downpatrick and the stunning coastline at Ballyhoman Beach, this property offers buyers the chance to combine country living with excellent convenience and lifestyle benefits.

The site itself extends approximately 8 metres into the field at the rear (side where images shows steps) and approximately 12 metres towards the Ballyhoman side.

Boasting attractive countryside views, the site presents enormous potential for those seeking to create a bespoke residence full of character and charm.

ENQUIRIES TO

Edel Curran:

edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com

07703 612 257

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028 9756 4400

Downpatrick Branch

49 - 51 Market Street
Downpatrick BT30 6LP

028 4461 2100

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18 Bridge Street
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14B Ballynahinch Road
Carryduff BT8 8DN

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General Enquiries

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QUINN
Estate Agents

quinnestateagents.com

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.