



188 BALLYNAHINCH ROAD

Hillsborough BT26 6BG

Offers Over
£400,000



COTTAGE

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This beautifully presented 3-bedroom detached cottage on the Ballynahinch Road, just minutes from Hillsborough, offers an exceptional blend of period charm and contemporary luxury.

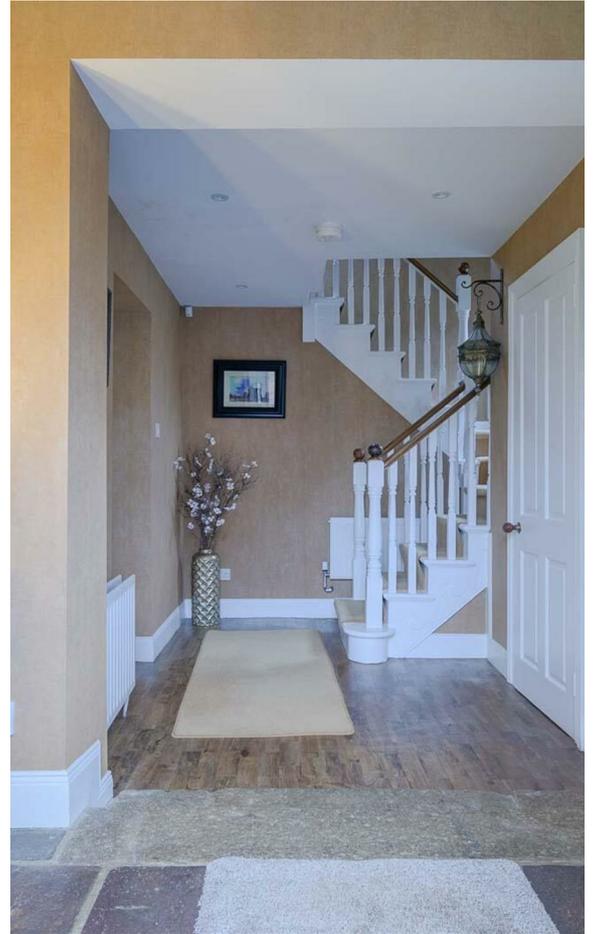
Set on a generous, mature site, the property has been thoughtfully extended and finished to an impeccable standard throughout, creating an inviting home that is both stylish and functional.

Perfectly positioned close to Hillsborough village, this exceptional cottage offers countryside tranquillity with superb accessibility—an ideal home for those seeking charm, comfort and contemporary style.



KEY FEATURES

- Beautifully presented 3-bedroom detached cottage, combining timeless character with an exceptional contemporary interior.
- Stunning open-plan kitchen, dining and living area, featuring sleek cabinetry, high-quality integrated appliances and an impressive island with breakfast seating, ideal for modern family living and entertaining.
- Expansive living space with dramatic lantern skylight, flooding the room with natural light and creating a bright, uplifting atmosphere throughout the day.
- Full-height glazing to the rear, opening directly onto the landscaped gardens and seamlessly connecting indoor and outdoor spaces for relaxed, year-round enjoyment.
- Feature stove and multiple seating zones, offering both comfort and versatility within the spacious living area, perfect for cosy evenings or hosting guests.
- Beautifully designed cloakroom/WC, showcasing half-panelled walls, and a striking copper vessel sink for a boutique-style finish.
- Generous principal bedroom, elegantly styled with dual windows, soft tones and ample floorspace, creating a luxurious retreat.
- Charming second double bedroom, tastefully presented with bright décor and picturesque views over the gardens.
- Third bedroom / walk-in dressing room/ or potential nursery, fitted with extensive open wardrobes and bespoke storage solutions to maximise space and organisation.
- Contemporary family bathroom, finished to an excellent standard with sleek tiling, illuminated mirrors, stylish vanity unit and a modern bath/shower combination.
- Extensive mature gardens, featuring sweeping lawns, established planting, and multiple patio areas.



ROOM DETAILS

ENTRANCE

Reception Porch:

GROUND FLOOR

Reception Hall:

Ground Floor WC:

*Kitchen / Dining /
Living Space:*

26'1" x 16'1"

Lounge / Orangery:

24'10" x 18'1"

Staircase to First

Floor:

FIRST FLOOR

Bedroom One:

16'1" x 13'2"

Bedroom Two:

12'11" x 9'6" at widest
points

Bathroom:

*Bedroom Three /
Dressing Room /*

Study / Nursey:

9'11" x 9'0" at widest points

OUTSIDE

Driveway and

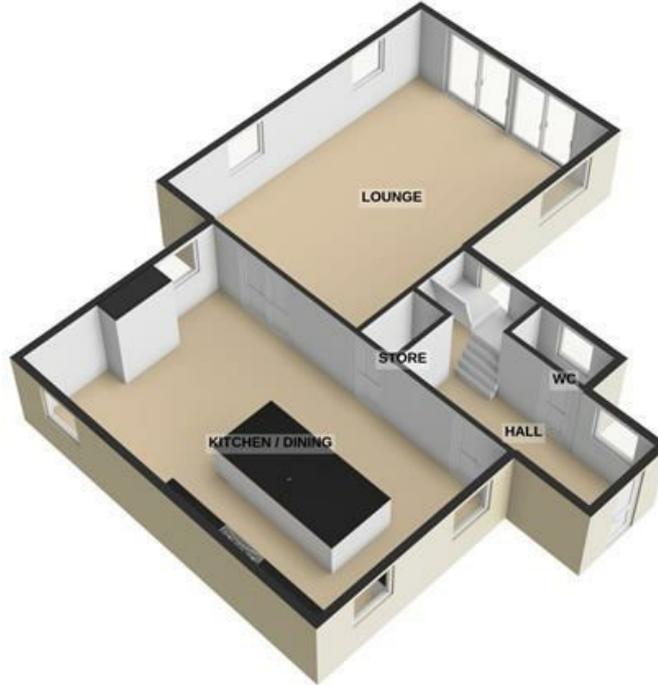
Gardens:





FLOOR PLANS

GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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DIRECTIONS

Driving from Hillsborough, take the A24 (Ballynahinch Road) eastbound directly out of the town towards Ballynahinch. No 188 is on the right hand side.



THE LOCAL AREA

Hillsborough is one of the most picturesque villages in County Down, just a short drive from Belfast. With its elegant Georgian buildings, charming village square, and welcoming cafés and traditional pubs, it offers a warm, timeless atmosphere that feels both refined and relaxed.



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		54	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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