



87 Ardmillan Road,  
Killinchy,  
BT23 6AH

Offers Over  
£650,000

Viewing by  
appointment with  
& through agent  
028 90 663030





A superb opportunity to acquire this impressive detached residence, ideally positioned within one of County Down's most scenic locations. Set on approximately half an acre, the property enjoys generous, mature grounds that are included within the sale.

Internally, the accommodation is bright and well-proportioned throughout, comprising four reception rooms, including a striking L-shaped sunroom that opens into the kitchen and separate dining room offering delightful

views across the grounds.

The first floor provides four spacious bedrooms, two of which benefit from en-suite shower rooms and modern main family bathroom with white suite, free standing bath and separate shower cubicle.

Conveniently located in the heart of Ardmillan, and just a short drive from Balloo and Lisbane, the property enjoys easy access to a wide range of shops, pubs, restaurants and school.



- Detached Residence Nestled in the Picturesque Countryside of Lisbane sitting on 0.5 of an acre
  - Hand painted fully fitted kitchen with breakfast island and granite worktops
    - Living room / Cinema room
    - Separate family room
  - Dining room with Feature Fireplace and French double doors to rear garden
    - Large 'L' shaped sunroom with beautiful mature outlook
    - Utility room, Pantry, and Ground Floor WC
    - Four Double Bedrooms, two en-suite shower rooms
    - Oil Fired Central Heating/ uPVC Double Glazed Windows
      - Bathroom with white suite
  - Large garden in lawns and extensive Paved Patio areas ideal for Barbeque and Outer Entertaining/ hot tub area/ Greenhouse and additional Garden sheds
    - Triple Garage with Electric up and over Doors
    - Driveway with ample parking
  - Lisbane is a Quaint Village Full of History and Close to Many Well Renowned Bars and Restaurants
  - Close to Strangford Lough Offering Many Coastal Walks and Outdoor Pursuits

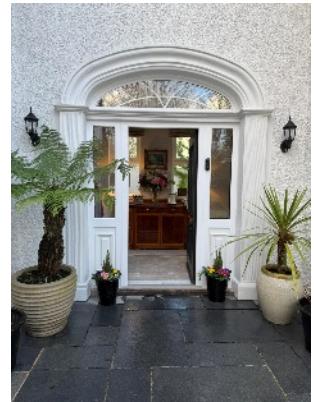
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Composite front door with arch glazed top and slide light to...

## Entrance

SPACIOUS RECEPTION HALL: Porcelain tiled floor, raised carpet area, cornice ceiling, ceiling rose.



## Ground Floor

DOWNSTAIRS W.C.: White suite comprising low flush WC, vanity unit with chrome mixer taps and built in cabinet below, part wood panelled walls, porcelain tiled floor, low voltage spotlights.



LIVING ROOM/CINEMA ROOM: 13' 2" x 19' 2" (4.01m x 5.84m) Dual aspect windows, cornice ceiling, ceiling rose.



DINING ROOM: 16' 4" x 13' 6" (4.98m x 4.11m) Polished stone surround fireplace, granite hearth, cornice ceiling, ceiling rose, upvc double glazed french doors to rear garden with beautiful mature outlook, glazed double doors to . . .



LIVING ROOM/FAMILY ROOM: 13' 0" x 12' 10" (3.96m x 3.91m) Polished stone surround fireplace with cast iron inset, granite hearth, open fire, cornice ceiling, ceiling rose.



KITCHEN: 13' 3" x 13' 0" (4.04m x 3.96m) Modern solid wood hand painted kitchen, range of high and low level units, granite worktops, built in glazed display unit, integrated Neff microwave, single drainer stainless steel sink unit with mixer tap, built in oil fired Aga with electric ovens, 2 ring hob, low voltage spotlight above with canopy, integrated Neff dish washer, island with Granite worktops and breakfast bar, cornice ceiling, oak wooden floor, opening to...



SUN ROOM: 20' 7" x 17' 7" (6.27m x 5.36m) L shaped at widest points. Oak wooden floor, beautiful mature outlook to rear garden, upvc double glazed access door to rear garden.



PANTRY: Built in double oven, integrated 4 ring ceramic hob, extractor fan above, part tiled walls, oak wooden floor, access to...

UTILITY ROOM: 9' 8" x 7' 7" (2.95m x 2.31m) Range of high and low level units, timber worktops, stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, ceramic tiled floor, upvc double glazed access door to rear garden, built in

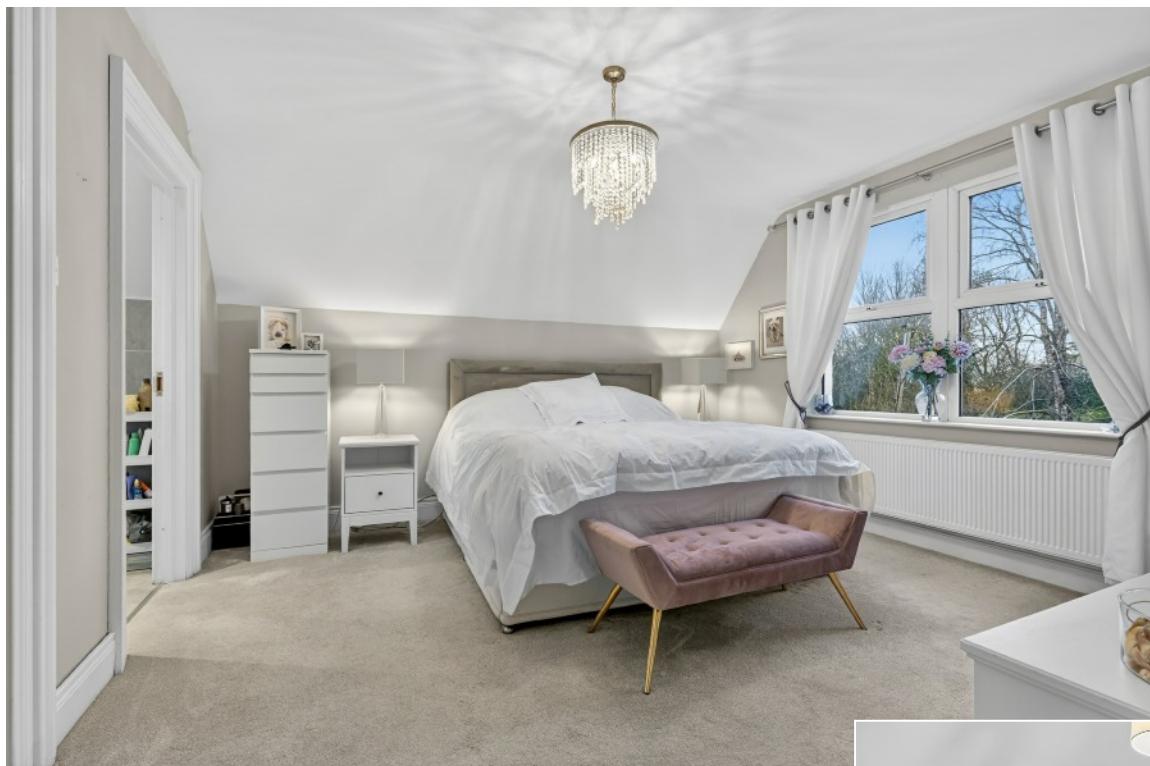


## First Floor

LANDING: Low voltage spotlights, access to fully floored roofspace via slingsby ladder, light and controls for solar panels.



BEDROOM (1): 13' 2" x 13' 3" (4.01m x 4.04m) Mature outlook to front.



ENSUITE: White suite comprising low flush WC, floating wash hand basin with chrome mixer tap, fully tiled walls, ceramic tiled floor, low voltage spotlights.

WALK IN DRESSING ROOM: Built in wardrobe.



BEDROOM (2): 13' 0" x 12' 7" (3.96m x 3.84m) Mature outlook to front.

ENSUITE: White suite comprising vanity unit with cabinet below and chrome mixer tap, close coupled WC, fully tiled walls, ceramic tiled floor.

LINEN CUPBOARD: Built in shelving.



BEDROOM (3): 13' 0" x 13' 0" (3.96m x 3.96m) Dual aspect windows.

BEDROOM (4): 13' 0" x 9' 3" (3.96m x 2.82m) Oak wooden floor.



BATHROOM: White suite comprising close coupled WC, vanity unit with chrome mixer tap and cabinet below, mirror recess, free standing bath with chrome mixer tap, separate shower cubicle with built in over head chrome shower unit, fully tiled walls, ceramic tiled floor, velux window x2, dual aspect windows, low voltage spotlights.



## Outside

OUTSIDE: Large driveway laid in stones leading to...

TRIPLE GARAGE: 22' 0" x 18' 9" (6.71m x 5.72m) Up and over door, light and power, access to...

THIRD GARAGE: 17' 8" x 14' 8" (5.38m x 4.47m) Electric up and over door.

OUTSIDE: Large extensive gardens laid in lawns with boundary hedging and mature trees, paved patio area ideal for BBQing and outdoor entertaining to get the afternoon/evening sunshine.

OUT BUILDING: 14' 4" x 8' 7" (4.37m x 2.62m) Green house with sliding timber door.

OUTSIDE: Covered area for hot tub, oil pvc storage tank, side patio area with oil fired boiler.





#### Location:

From Comber to Killyleagh, Ardmillan Road is on left hand side just after Lisbarnet House and before Balloo House.

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