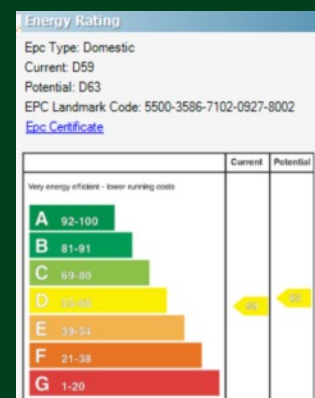




'Swan Hill',
148 Dromore Road,
BALLYNAHINCH,
BT24 8HZ

Offers Around
£675,000

Viewing by
appointment with
& through agent
028 9266 1700





Set behind a pair of elegant gates, this impressive detached residence is approached via a sweeping private laneway that immediately establishes a sense of arrival and exclusivity. Nestled within approximately 5.5 acres of beautifully maintained grounds, the property offers a rare combination of space, privacy, and refined country living.

The house itself is generously proportioned and thoughtfully designed, providing versatile accommodation ideal for both family life and entertaining. At its heart lies a truly stunning, large dining kitchen, an exceptional space fitted with high-quality integrated appliances, extensive cabinetry, and ample room for informal dining and gathering. Adjacent to the kitchen, a separate utility room offers practical workspace and additional storage, keeping the main living areas effortlessly organised.

The ground floor boasts four well-appointed reception rooms, each offering its own character and flexibility. Whether used as formal sitting and dining rooms, a cosy family lounge, a sun room, home office, or a playroom, these spaces adapt easily to a variety of lifestyles. A conveniently located downstairs WC completes the ground floor accommodation.

Upstairs, the property continues to impress with five spacious bedrooms. Two of these benefit from stylish ensuite shower rooms, providing comfort and privacy, while the remaining bedrooms are served by a contemporary family bathroom finished to a high standard.

Externally, the grounds are equally appealing. Expansive lawns surround the home, complemented by a dedicated vegetable garden for those seeking a more self-sufficient lifestyle. Multiple patio areas create perfect spots for outdoor dining and relaxation, all while enjoying the peaceful surroundings and far reaching views across the land.

A substantial double garage provides secure parking and storage, with the added bonus of a versatile playroom or studio space above ideal for hobbies, a home gym, or additional workspace.

This exceptional property combines elegant interiors with extensive outdoor space, offering a unique opportunity to enjoy rural living without compromising on modern comfort and convenience.



- Impressive Detached Country Residence Set Within Approximately 5.5 Acres Of Land Accessed Via A Sweeping Private Driveway & Secure Gates
 - Generously Proportioned Accommodation Designed For Modern Family Living
 - Five Well Sized Bedrooms, Two Benefiting From Ensuite Shower Rooms
 - Contemporary Family Bathroom
 - Four Versatile Reception Rooms Ideal For Living, Dining, Office, Or Playroom Use
 - Stunning Open Plan Dining Kitchen With High Quality Integrated Appliances, Ample Space Within The Kitchen For Entertaining And Informal Family Dining
 - Separate Utility Room Providing Additional Storage / Convenient Downstairs WC
 - Oil Fired Central Heating System / Under Floor Heating On Ground Floor
 - Expansive Gardens Laid To Lawn With Mature Surroundings, Dedicated Vegetable Garden
 - Multiple Patio Areas Ideal For Outdoor Dining & Relaxation, South Facing
 - Detached Double Garage With A Versatile Playroom Or Studio Space Above

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The Property Comprises:

Ground Floor

Hardwood front door with glass side panel to . . .

ENTRANCE HALL: 22' 2" x 13' 7" (6.76m x 4.14m) Wood strip flooring, cornicing, understairs storage.



DINING ROOM: 13' 1" x 10' 2" (3.99m x 3.1m) Wood strip flooring, cornicing and picture rail.



FAMILY ROOM: 13' 1" x 13' 1" (3.99m x 3.99m) Feature fireplace with gas fire.



DRAWING ROOM: 24' 0" x 14' 1" (7.32m x 4.29m) Feature fireplace with open fire, cornicing and picture rail.



DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin, part tiled walls, ceramic tiled floor, spotlights.

KITCHEN: 17' 9" x 12' 8" (5.41m x 3.86m) Range of high and low level units, island unit with storage, breakfast bar and marble worktop, 1.5 bowl sink unit, marble splashback, integrated dishwasher, oven and hob, fridge freezer, extractor hood.

DINING: 13' 3" x 11' 7" (4.04m x 3.53m)



UTILITY ROOM: 12' 11" x 5' 10" (3.94m x 1.78m) High and low level units plumbed for washing machine, ceramic tiled floor, access to rear.



SUN LOUNGE: 13' 9" x 11' 5" (4.19m x 3.48m) Wood strip floor, double doors to rear, spotlights.



First Floor

LANDING: Double hotpress, Velux window, access to roofspace.



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PRINCIPAL BEDROOM: 24' 0" x 14' 1" (7.32m x 4.29m) Built-in wardrobes.

ENSUITE SHOWER ROOM: Comprising shower, low flush wc, pedestal wash hand basin, chrome heated towel rail, ceramic tiled floor, part tiled walls, spotlights.



BEDROOM (2): 17' 9" x 12' 0" (5.41m x 3.66m)

ENSUITE SHOWER ROOM: Comprising shower, low flush wc, pedestal wash hand basin, Velux window and spotlights.



BEDROOM (3): 14' 10" x 11' 4" (4.52m x 3.45m)



BEDROOM (4): 13' 9" x 11' 10" (4.19m x 3.61m)

BEDROOM (5)/OFFICE/DRESSING ROOM: 11' 10" x 8' 10" (3.61m x 2.69m) Velux window.



BATHROOM: Comprising free standing bath with mixer tap, shower with tiled inset, low flush wc, pedestal wash hand basin, part tiled walls, ceramic tiled floor, spotlights, extractor fan.



Outside

Gardens in lawns to front, side and rear to include a vegetable garden. South facing patio areas, ideal for outside entertaining or relaxing. Detached double garage with playroom above. Bespoke wooden greenhouse. Sweeping driveway entered via gates.



DOUBLE GARAGE: 22' 6" x 20' 1" (6.86m x 6.12m)

PLAYROOM ABOVE: 16' 8" x 10' 10" (5.08m x 3.3m)



Location:

From Church Road Dromore, continue onto Dromore Road and number 148 is on the right hand side.

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2nd Floor



1st Floor



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Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747

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