



A beautiful five-bedroom detached home perfectly positioned on the outskirts of Drumaness village, offering flexible and spacious family living on a mature, private site of approximately one acre. Combining charm, comfort, and versatility, this property is ideal for growing families or anyone seeking a home with room to live, work, and entertain.

At the heart of the home is a generous L-shaped kitchen, designed for modern family life, with plenty of space for dining and entertaining. A practical utility room and ground floor cloakroom add convenience, while two separate first-floor areas provide exceptional versatility, perfect for home offices, a gym, or additional bedroom space, one of which benefits from a stylish ensuite. The family bathroom is equally impressive, featuring a freestanding roll-top bath and a separate shower, offering a luxurious space to unwind.

Outside, the property continues to impress with a private rear courtyard and garden room, ideal for outdoor entertaining, as well as a substantial double garage with floored roof space for storage or hobbies. A generous tarmac driveway provides ample parking. Additional features include oil-fired central heating, double glazing throughout, alarm wiring, and potential for further land by separate negotiation, making this an outstanding family home in a sought-after location.

Offers Around  
£485,000

56B Crawfordstown  
Road,  
Drumaness,  
BALLYNAHINCH,  
BT24 8LZ

Viewing by  
appointment with  
& through agent  
028 9266 1700



- Impressive Five-Bedroom Detached Residence Offering Generous And Flexible Family Accommodation
- Ideally Positioned On The Outskirts Of Drumaness Village, With Easy Commuting Access To Downpatrick, Ballynahinch, Newcastle And Surrounding Towns
- Substantial Double Garage With Floored Roof Space, Perfect For Extensive Storage Or Workshop Potential
- Two Separate First-Floor Areas Offering Exceptional Versatility, Ideal As Home Offices, Additional Bedrooms, Gym Spaces Or Hobby Rooms (One Complete With Ensuite Bathroom)
- Expansive L-Shaped Kitchen Designed For Modern Family Living, With Excellent Dining And Entertaining Space
- Practical And Spacious Utility Room With Additional Storage
- Convenient Ground Floor Cloakroom / WC
- Luxurious Family Bathroom Featuring A Freestanding Roll-Top Bath And Separate Shower Enclosure
- Private Rear Courtyard With Garden Room And Raised Patio, An Ideal Setting For Outdoor Entertaining
- Set On A Mature And Secluded Site Extending To Approximately One Acre
- Generous Tarmac Driveway Providing Ample Off-Street Parking
- Oil Fired Central Heating And Double Glazing Throughout
- Wired For Alarm System For Added Peace Of Mind
- No Onward Chain
- Additional Land Potentially Available By Separate Negotiation



The Property Comprises:

## Ground Floor

**HALLWAY:** Step through an elegant double UPVC arched doorway into an impressive entrance hallway featuring tiled flooring, soaring ceilings, and striking exposed beams that immediately set the tone. A convenient hotpress and two additional storage cupboards ensure practicality matches style.



**LIVING ROOM:** 18' 7" x 18' 2" (5.66m x 5.54m) Accessed from the kitchen, this beautifully bright and spacious reception room is designed for modern living. Flooded with natural light, it opens through double glass patio doors onto a raised courtyard, perfect for seamless indoor-outdoor entertaining. Finished with solid wooden flooring throughout.



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LOUNGE: 16' 10" x 13' 11" (5.13m x 4.24m) A generous front-facing reception room offering warmth and charm. Solid wooden flooring complements a feature wood-burning stove set on a sleek black slate hearth, the perfect cosy retreat on cooler evenings.



KITCHEN/DINING: 27' 11" x 23' 1" (8.51m x 7.04m) A stunning L-shaped kitchen designed with both everyday family life and entertaining in mind. Tiled flooring flows throughout, while solid oak high and low-level units provide abundant storage, topped with luxurious granite work surfaces. A central island anchors the space, alongside a Rangemaster five-ring gas cooker, integrated dishwasher, and designated space for an American-style fridge/freezer. Double glass doors connect to the living room, with additional access to the utility room for added convenience.



UTILITY ROOM: 10' 1" x 8' 5" (3.07m x 2.57m) A spacious and well-equipped utility area with matching storage units and granite worktops. Features include a classic Belfast sink, plumbing for a washing machine, space for a tumble dryer, and tiled flooring throughout.

CLOAKROOM: 9' 6" x 4' 10" (2.9m x 1.47m) Conveniently located off the kitchen/dining area, this guest WC includes tiled flooring and a crisp white suite comprising WC and wash hand basin.



BEDROOM (1): 17' 3" x 14' 9" (5.26m x 4.5m) A substantial front-facing double bedroom with carpeted flooring. Includes a large walk-in wardrobe (complete with radiator), offering excellent storage or potential for conversion to an ensuite bathroom (subject to necessary consents).



BEDROOM (2): 13' 9" x 13' 4" (4.19m x 4.06m) A spacious double bedroom with side aspect and carpeted flooring.

BEDROOM (3): 13' 9" x 13' 4" (4.19m x 4.06m) Another generously proportioned double room with side aspect and soft carpet underfoot.



BEDROOM (4): 14' 8" x 13' 5" (4.47m x 4.09m) A bright front-facing double bedroom featuring carpeted flooring and a double built-in wardrobe.

BEDROOM (5): 14' 1" x 13' 7" (4.29m x 4.14m) Well-proportioned double bedroom with side aspect and carpeted flooring.

FAMILY BATHROOM: 12' 8" x 10' 0" (3.86m x 3.05m) A luxurious family bathroom finished with tiled flooring and walls. Features include a freestanding roll-top bath, separate corner shower with rainfall shower head, and a white suite comprising high-flush WC and full pedestal wash hand basin.



First Floor

OFFICE/MULTI-PURPOSE ROOM: 27' 11" x 18' 2" (8.51m x 5.54m) A superb, light-filled upper-level space accessed from the kitchen/dining area. Extremely versatile and ideal as a home office, gym, studio, or additional living area.

UPPER LEVEL ROOM: 18' 10" x 17' 10" (5.74m x 5.44m) Accessed via an open tread staircase from the hallway, this expansive and bright space offers fantastic flexibility, perfect for a second office, gym, or even an additional bedroom. Direct access to ensuite bathroom.

ENSUITE BATHROOM: 12' 0" x 8' 9" (3.66m x 2.67m) Comprising bath, WC and full pedestal wash hand basin. Finished with tiled flooring, partially tiled walls, and ceiling spotlights.



### Outside

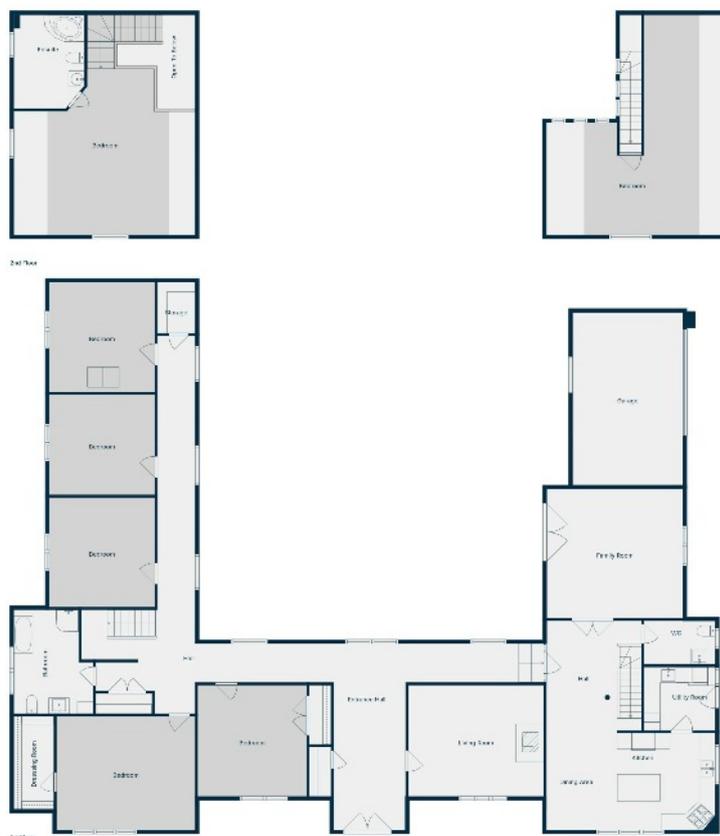
The property enjoys a large, secure rear courtyard complete with raised patio area and separate garden room, ideal for outdoor entertaining.

A spacious tarmac driveway provides ample parking. Generous gardens extend to both the front and rear, while a detached garage to the rear offers roller door access and additional roof space storage.



Drumaness village is situated approximately 3 miles (5 kilometres) south of Ballynahinch, just off the main A24 Belfast to Newcastle Road.

Travel through the village along Drumaness Road. At the roundabout, continue straight onto Crawfordstown Road, the entrance to No. 56B is located on the right-hand side.



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