



# 79 CARRICKMANNON ROAD

Ballygowan, BT23 6JJ

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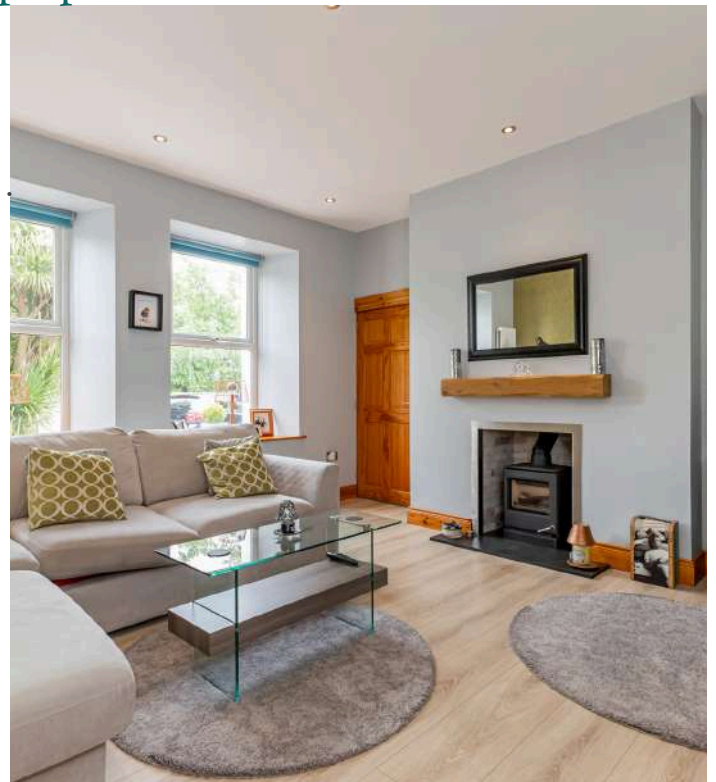
*Offers around* **£625,000**



DETACHED | 5  | 2  | 3 

This imposing detached family residence dates back to 1880 and occupies a site of circa 0.75 acres. Exceptionally well maintained and tastefully presented throughout this property exudes character and charm with many of the period features which one would associate with properties of this era.

On entering the property there is a gracious reception hall leading to superb drawing room with wood burning stove, open to dining room with French doors to south facing patio. Double doors lead from the dining room to a bespoke fitted kitchen and family living space. A separate family room enjoying a mature outlook to front and wood burning stove, separate utility room, ground floor WC and service door to attached garage complete the ground floor accommodation. With five first floor bedrooms, Principal bedroom boasting a walk-in wardrobe and en suite shower room, as well as home office and family bathroom with contemporary white suite ensures this home caters for the modern family's every need.



## KEY FEATURES

- Five Well Proportioned First Floor Bedrooms
- Principal Bedroom with Walk-in Wardrobe and En Suite Shower Room
- First Floor Home Office
- Family Bathroom with Contemporary White Suite
- Drawing Room with Wood Burning Stove Open Through to Dining Room
- French Doors Lead from Dining Room to South Facing Side Patio and Gardens
- Generous Kitchen/Dining/Living Space
- Bespoke Fitted Kitchen with Range of Integrated Appliances
- Separate Utility Room
- Service Door to Attached Garage
- Family Room, Mature Outlook to Front and Wood Burning Stove
- Ground Floor Cloakroom and WC
- Ample Parking to Front and Further Parking to Rear with Hard Standing and an Array of Outbuildings
- Exceptionally Well Maintained Stable Block with Four Loose Boxes and Cavernous First Floor Storage
- Large Garage/Workshop with Entertaining Space Above
- Mature Well Tended Front, Side and Rear Gardens Laid in Lawns with Mature Shrubs and Mature Planting with Surrounding Picturesque Rural Outlook
- Oil Fired Central Heating
- Double Glazing Throughout

*Commanding a picturesque surrounding rural outlook and attributes of countryside living this fine home also offers excellent convenience to local amenities and access to public transport links. The location offers ease of access for commuting to Belfast, Saintfield, Comber, Carryduff and Lisburn with excellent road networks. With such an array of quality attributes on offer viewing is essential to fully appreciate all that exists at 79 Carrickmannon Road. .*





## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Family Room  
16'6" x 13'10"
- Drawing Room Open To Dining Room  
32'10" x 16'2"
- Kitchen/Dining/Living  
27'3" x 13'5"
- Utility/Laundry Room
- Ground Floor WC
- Integrated Garage  
19'7" x 23'4"
- Original carved Newel post and turned spindle staircase and Balustrade to first floor

### *First Floor*

- Spacious First Floor Landing
- Bedroom One  
15'2" x 13'10"
- En-suite Shower Room
- Walk-in Wardrobe
- Bedroom Two  
16'1" x 9'4"
- Bedroom Three  
15'10" x 9'1"
- Bedroom Four  
13'10" x 14'
- Bedroom Five  
13'10" x 9'2"
- Bathroom
- Dressing Room/ Home Study  
7'6" x 5'6"
- Roof Space

### *Outside*

- Stable Block With Stable Loft  
50'10" x 12'2"
- Large Garage/Workshop  
31'6" x 11'10"
- Entertaining Space Above Garage  
32'6" x 11'12"

### *Outside*

- Access through pillared entrance and twin gates, sweeping tarmac driveway with parking to front, mature gardens to front with granite curbs, garden lighting, extensive side brick paved patio ideal for outdoor entertaining or children at play, provision for lighting, gardens to rear laid in lawns, loose pebbled area, outdoor water tap, outdoor lighting, driveway continues to rear with additional parking for numerous vehicles.

Extending parking and detached outbuilding suitable as ideal store, additional lawns to rear with mature shrubs, mature planting, bounded by wall and fencing, excellent views from rear garden over rolling countryside.













## DIRECTIONS

*Travelling from Belfast, Castlereagh, continue out the Ballygowan Road passing Moneyreagh. Continue along the A23 until reaching Ballygowan. At the roundabout take the second exit onto Church Hill. Church Hill becomes Carrickmannon Road and Number 79 is located on the right hand side just past and adjacent to Carrickmannon Primary School. .*





## THE LOCAL AREA

*Ballygowan is a busy commuter bypass close to Northern Ireland's capital.*

*It is a village and townland in the borough within County Down that is known for the Olivet home. This imposing and austere building has dominated the village since 1886 and is the village's main feature.*

*The building was originally erected as an orphanage by Alexander Orr Reid as a memorial to his only son who was killed in a shooting accident. It was then purchased by Ballygowan Presbyterian Church in 1918.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68	58	58
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



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