



ULSTER PROPERTY SALES

UPS

Energy Efficiency Rating	
Current	Potential
A	B
85-91	79-84
B	C
79-84	73-78
C	D
73-78	67-72
D	E
67-72	61-66
E	F
61-66	55-60
F	G
55-60	49-54
G	H
49-54	43-48
H	I
43-48	37-42
I	J
37-42	31-36
J	K
31-36	25-30
K	L
25-30	19-24
L	M
19-24	13-18
M	N
13-18	7-12
N	O
7-12	1-6
O	P
1-6	0

Northern Ireland EPC Directive 2002/91/EC

43 Ballyclander Road, Downpatrick, BT30 7DE

Offers Around £465,000

43 Ballyclander Road, Downpatrick, BT30 7DE

This outstanding historic 300-year-old property was fully restored in 2009 and offers excellent accommodation and the innate character is complemented by many individual design features. The accommodation comprises an impressive reception hall, spacious mezzanine lounge and well fitted kitchen with island unit, living and dining areas. There are 5 ensuite bedrooms and a study/utility room. The mature gardens with patio and cooking area offer delightful environs with a lovely seating area adjacent to the boundary stream. There are separate buildings in the site which could be adapted to a courtyard work from home space or air bnb accommodation (subject to the appropriate statutory approvals). This home is currently operating as a successful Writers Retreat and the accommodation and gardens understandably provide stimulus and inspiration. The excellent Co. Down schools, parks, clubs and amenities are within easy commuting distance.



Ground Floor

Arched double glazed mahogany doors to:

Living/Kitchen/Dining area

33'01 x 17'04

Open plan living, kitchen and dining area with vaulted ceiling with exposed beams and trusses. High gloss porcelain tiled floor. Kitchen with extensive contemporary high and low level units with woodblock work tops. Large Island unit with double stainless steel sink unit. Large larder units. Recess for dishwasher Door to garden.

Reception Hall

High gloss porcelain tiled floor. Staircase with pine treads and wrought iron railings. Understairs cloakroom with low flush w.c and wash hand basin. Tiled floor. Extractor fan.

Bedroom Two

13'5 x 13'5

Arched French doors to the front. Wooden flooring. Built in robes. Ensuite

Ensuite wet room

8'0 x 7'0

Fully tiled. Shower area with chrome fixed head shower, pedestal wash hand basin and low flush w.c., extractor fan.

Bedroom Three

20'4" x 17'1" widest points

L shaped. Glazed door to rear. Wooden flooring.

Ensuite Wet room

7'9 x 7'9

Fully tiled. Shower area with chrome fixed head shower, pedestal wash hand basin and low flush w.c., Extractor fan.

Utility Room/study

16'8 x 5'3

Stainless steel sink unit. Built in cupboards and shelving. Linen cupboard. Built in desk.

First floor

High gloss porcelain tiled floor. French doors with ornamental railings.

Mezzanine Lounge

21'02 x 18'02

Exposed trusses and beams, spotlights. High gloss porcelain tiled floor. Double doors to landing. Juliette balcony.

Master Bedroom

21'10 x 11'03

High gloss porcelain tiled floor. Walk in wardrobe. Built in cupboard with pressurised water tank and steps to floored roofspace ideal for storage. Exposed beams. Velux window.

Ensuite Bathroom

Fully tiled. vanity wash hand basin, panelled bath with mixer tap and shower attachment over. Low flush w.c.,

Bedroom Four

15'5" x 10'2" widest points

L shaped. Built in robes.

Ensuite Wet room

Chrome shower attachment, low flush w.c., pedestal wash hand basin.

Bedroom Five

14'4" x 11'10" widest points

L shaped. Wooden flooring. Views to the rear.

Ensuite Wet room

Chrome shower attachment, low flush w.c., pedestal wash hand basin.

Outside

Mature gardens with patio and cooking area provide a great outdoor living experience with delightful environs surrounded with mature shrubs and trees with seating area bordered by a stream. There is a cellar in the property which can be accessed via the rear of the property. Ample parking to the side and front of the property. Separate building ideal for many uses (subject to the relevant planning approvals).













Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

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UPS

12 English Street
Downpatrick
County Down
BT30 6AB

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515