



**50 Thornyhill Road** | Killinchy, BT23 6SQ OFFERS OVER **£699,950** 



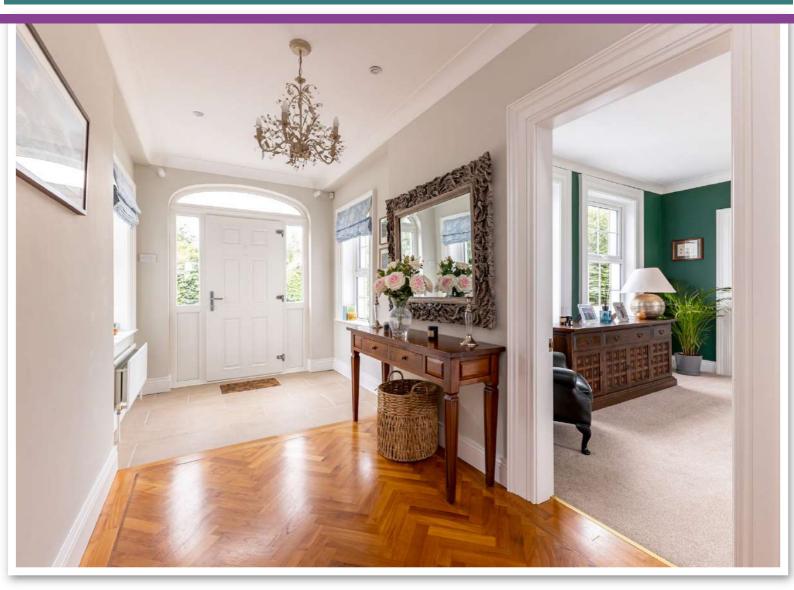


## The Property

The Birches' is an immaculately presented, refurbished detached farmhouse with adjoining self contained annex and walled courtyard with an extensive range of outbuildings. All set on grounds extending circa 1.1 acres with rolling views across the countryside. The property has been renovated to a high specification and finished with quality materials and fixtures, occupying a prime position along the Thornyhill Road. Only a 35-minute commute to Belfast city centre, this property offers you the best of both worlds. The property and grounds have been well maintained and cared for by the current owner and offer huge versatility and potential for several uses dependent on purchasers needs. This impressive home was constructed with great attention to detail, offering a clever layout with an abundance of both bedroom and reception space for the growing family market. This outstanding property enjoys well-proportioned accommodation throughout which is both bright and versatile. Undoubtedly the heart of the home, is the bespoke fitted inframe hand painted kitchen with a brand new Aga Oil Fired Range cooker, island unit, open to family/dining area with views over the rear gardens. Futhermore there are four well proportioned bedrooms in the main house including Master bedroom with en-suite and walk-in dressing room, principal bathroom, drawing room, family room, utility and boot room. Further benefits include oil fired central heating, high ceilings, multiple aspect windows which help maximise the bright and airy feeling throughout. The attached self contained apartment would be ideal for families with elderly dependants, teenagers accommodation or offers potential for a business such as Air BnB or a holiday letting. Whilst benefitting from all that rural countryside lifestyle has to offer the location of this unique property provides excellent convenience to Killinchy primary school just a 5-minute drive with good road and bus networks to leading Grammar schools as well as excellent transport links to Belfast and 6 miles to Comber. George Best airport only a 30-minute drive with flights direct to UK Mainland.

#### Local area attractions include:

Strangford Lough Yacht Club, with sailing club, boat storage & courses, Down Cruising Club on Ballydorn Light Ship, Strangford Lough activity centre; for paddle boarding & Kayaking lessons/tours. Local sea swimming group for the brave hearted. Renowned eateries & bars in Balloo, Killyleagh and Lisbane villages are but a short drive or cycle away and Daft Eddies Cafe & restaurant/bar









### Accommodation

**Ground Floor** 

Reception Hall

Cloakroom/WC

**Drawing Room** 21'9" x 13'5"

**Games Room** 9'10" x 10'10"

Kitchen/Dining/Living Space

27'6" x 16'9" **Utility Room** 

Boot Room/Rear Porch

**Annexe** 

**Entrance Hall** 

**Kitchen** 11'7" x 10'1"

Cloakroom

**Bedroom** 14'9" x 11'7"

**Sitting Room** 

12'7" x 11'7"

Quality Bathroom

First Floor

Landing

Master Bedroom with Ensuite Shower Room 20'4" x 12'10"

Walk-In Wardrobe

Bedroom Two 10'10"x 9'

**Bedroom Three** 13'8" x 10'10"

Bedroom Four 13'10" x 8'9"

**Bathroom** 

Outside

Formal Gardens Surrounding Property

**Childrens Play Area** 

Stone Built Barn 54' x 15'4"

Outbuilding One 14'4" x 14'4"

Outbuilding Two 23'5" x 14'1"

Garage/Outbuilding 24'8" x 12'1"

Polytunnel 36' x 14'

> For more information and photographs regarding the accommodation in this property, please visit:

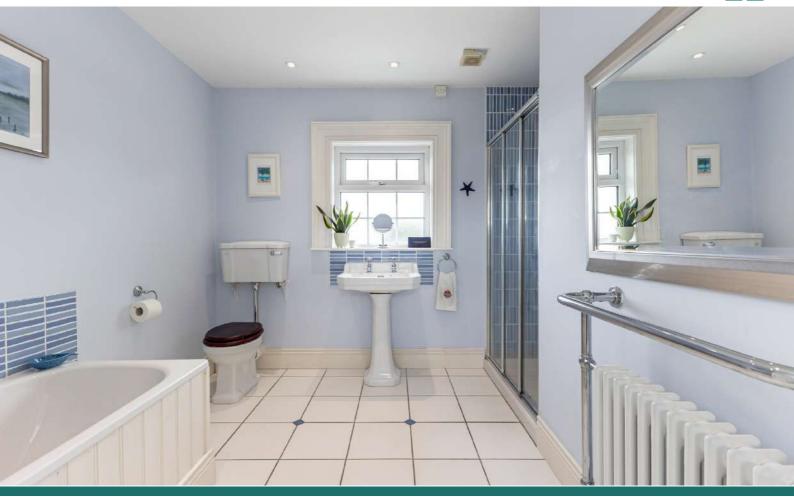
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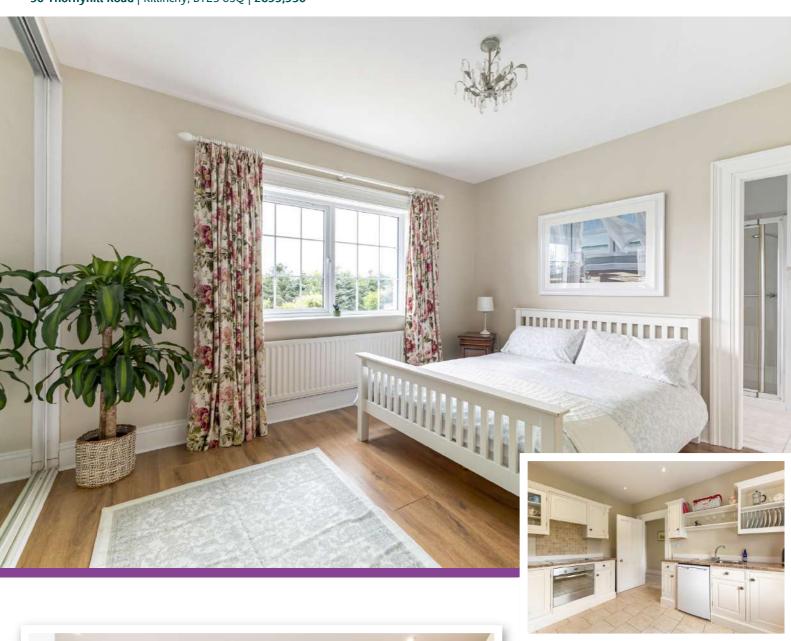






# **Property Features**

- · Refurbished Detached Farmhouse with Adjoining Self-Contained Annexe Located on the Thornyhill Road
- Site Extending to Circa 1.1 Acres
- Self-Contained Annexe Comprising of Kitchen/Dining, Living Area, One Bedroom with En-Suite Bathroom
- · Area of Outstanding Natural Beauty, Providing Lovely Coastal Walks
- Finished to a Most Exacting Standard with An Impeccable Attention to Detail
- Four Well Proportioned Bedrooms
- Principal Bedroom with Walk-in Dressing Room & Contemporary En-Suite Shower Room
- Bespoke Luxury Hand Painted Kitchen with brand new Aga Oil Fired Range Cooker, Island Unit
- Kitchen Open Plan to Family/Dining Area
- Spacious Drawing Room with Portugese Limestone Fireplace with Slate Hearth and Cast Iron Wood
- Burning Stove
- Family Room with Outlook to Front
- · Oil Fired Central Heating & Double Glazing Throughout
- Excellent Range of Outbuildings including Stables & Large Stone Barn
- · Sweeping Driveway with Ample Parking and Turning Circle
- Views across Rolling Countryside
- Convenient to Balloo Village Providing a Range of Local Amenities and Access to Public Transport Links
- · Convenient to Well Renowned Killinchy Primary School with Good Road Networks and Ease of Access to
- Public Transport Links to Leading Grammar Schools.
- · Renowned Eateries and Bars including, Balloo House, Overwood, The Poachers Pocket and Daft Eddy's Restaurant Close at Hand
- Broadband Speed Ultrafast



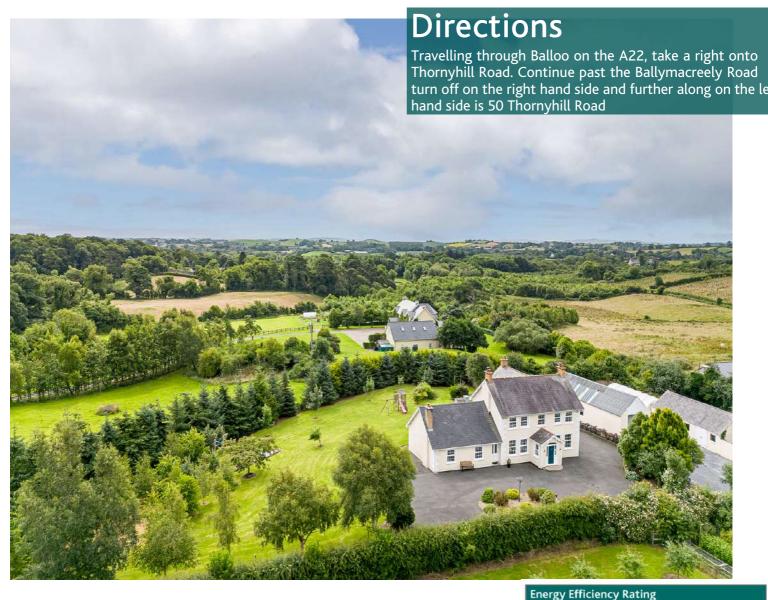














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