



[info@alexanderreidfrazier.com](mailto:info@alexanderreidfrazier.com)

CHARTERED SURVEYORS  
AUCTIONEERS, ESTATE AGENTS & VALUERS  
RATING & COMPENSATION CONSULTANTS  
6, ENGLISH STREET, DOWNPATRICK  
BT30 6AB, CO. DOWN

## 9a Annadorn Road, Downpatrick, BT30 8JU



- A superb detached country residence with equestrian facilities and approximately 3.5 acres of land
- Exceptionally high specification finish throughout
- Impressive reception hall with feature staircase, dining space and a slate tiled floor
- Lounge with feature fireplace with cast iron stove and solid wood flooring
- Living room with solid wood flooring and a cast iron stove with slate hearth
- Bespoke fitted kitchen with granite worktops, Belfast sink unit, centre island unit and slate flooring
- Separate utility room, ground floor shower room and cloakroom located off rear hall
- Gallery style landing with space for study or gym area
- Master bedroom with superb walk-in wardrobe and ensuite bathroom, office/nursery located off master bedroom
- Three further bedrooms - all with panoramic views of countryside
- Family bathroom with feature freestanding bath and separate shower room

Alexander Reid and Frazer (AR&F) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of AR&F or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers of tenants, and do not constitute the whole or any part of an offer or contract; ii) AR&F cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of AR&F has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) AR&F will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

- Oil fired central heating and double glazed windows
- Superb range of traditional style outbuildings suitable for a variety of uses
- Approximately 3.5 acres of land in beautiful rural setting

**£350,000.00**

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Sitting on a delightful site of approximately 3.5 acres this superb home has it all! With breathtaking views over the surrounding countryside the current vendor has meticulously cared for this home over recent years which is evident from the moment you walk in.

Ideally suited for those with equestrian interests the property is approached by impressive cast iron iron gates leading to a spacious courtyard area and a range of modern outbuildings and stabling. Internally the property comprises of a spacious reception/dining hall, lounge, living room, a well appointed kitchen with dining area and utility room all on the ground floor. On the first floor is a master bedroom with walk-in dressing room, ensuite bathroom and additional office area/nursery. There are three further bedrooms, family bathroom and a open landing suitable as a study or sitting area.

Externally there are a range of outbuildings suitable for a variety of uses and well as a delightful courtyard area, recently landscaped gardens with patio areas, decking and attractive lawns. The property also sits on an impressive c.3.5 acres with currently in paddocks and a sand menage. Located approximately 5 miles from Downpatrick town centre this fine home is also within easy distance of Crossgar, Ballynahinch and Loughinisland whilst also easily commutable to Belfast. A good choice of schools are close by as well as other amenities such sailing clubs, golf clubs, restaurants and shops.

All in all this is a stunning property with an adaptable layout to accommodate the needs of a growing family, and should be seen to be appreciated.

**VIEWING STRICTLY BY APPOINTMENT THROUGH AGENTS**

**9a Annadorn Road, Downpatrick, BT30 8JU**

**ACCOMMODATION COMPRISES:**



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Ground Floor



First Floor



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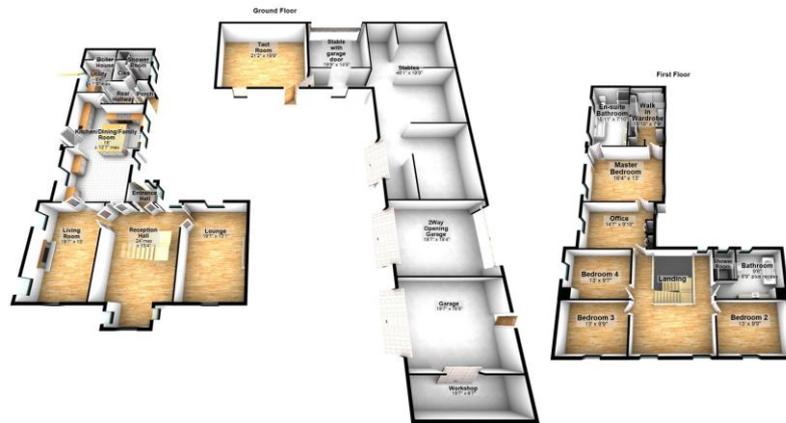
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## GROUND FLOOR

### ENTRANCE PORCH:

pvc entrance door, slate flooring

### RECEPTION HALL: 24' 0" x 15' 4" (7.32m x 4.67m)

feature staircase, ample space for formal dining table, slate tiled flooring

### LOUNGE: 19' 7" x 13' 1" (5.97m x 3.99m)

feature impressive open fireplace with cast iron stove, beam mantle and slate hearth, solid wood flooring, radiator

### LIVING ROOM: 19' 7" x 13' 0" (5.97m x 3.96m)

feature impressive fireplace with granite manlepiece, cast iron stove and tiled hearth, solid wood flooring, double doors to kitchen, radiator

### KITCHEN WITH DINING AREA: 26' 0" x 12' 7" (7.92m x 3.84m)

Bespoke modern fitted kitchen with a range of high and low level fitted units with granite worktops, central island unit with matching granite worktop, Belfast sink unit, recess for range style cooker, dining area, slate tiled flooring, radiator, patio doors to decked patio area and side garden

**UTILITY ROOM: 9' 4" x 7' 3" (2.84m x 2.21m)**

high and low level fitted units, Belfast sink unit, recesses for white goods, slate tiled flooring

**SHOWER ROOM:**

with shower cubicle, pedestal wash hand basin, low level wc, 1/2 tiled floors, slate tiled flooring

**CLOAKROOM:**

**FIRST FLOOR**

**LANDING:**

Spacious gallery style landing

**MASTER BEDROOM: 16' 4" x 13' 0" (4.98m x 3.96m)**

laminated flooring, recessed lighting, door to steps leading to garden and superb views, radiator

**ENSUITE BATHROOM:**

white suite to comprise of bath, 'His & Hers' vanity units with wash hand basins, separate shower cubicle, low level wc, fully tiled, chrome towel rail

**DRESSING ROOM:**

walk-in with attractive mirrored doors and matching laminated flooring

**OFFICE: 14' 7" x 9' 10" (4.44m x 3m)**

radiator

**BEDROOM (2):** 13' 0" x 9' 9" (3.96m x 2.97m)  
radiator

**BEDROOM (3):** 13' 0" x 9' 9" (3.96m x 2.97m)  
radiator

**BEDROOM (4):** 13' 0" x 9' 7" (3.96m x 2.92m)  
radiator

**BATHROOM:**

White suite to comprise of freestanding roll top bath, separate shower cubicle, vanity unit with wash hand basin, high flush wc, slate tiled floor, panelled walling, radiator

**OUTSIDE**

Sitting on approximately 3.5 acre the property is approached by a tarmac driveway with neat lawns to front, cast iron entrance gates leading to a spacious enclosed courtyard with a number of outbuildings to include, garaging, workshop, stables and tack room; attractive landscaped side garden with patio areas, decking and neat lawns; paddocks and sand menage

**STABLES:** 48' 1" x 19' 9" (14.66m x 6.02m)  
Three stables

**TACK ROOM:** 21' 2" x 19' 9" (6.45m x 6.02m)

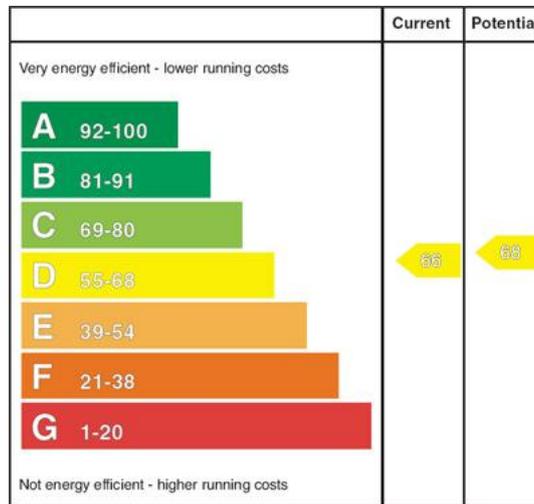
**STABLE WITH GARAGE DOOR:** 19' 9" x 14' 5" (6.02m x 4.39m)

**2-WAY OPENING GARAGE: 19' 7" x 15' 4" (5.97m x 4.67m)**

**GARAGE: 19' 7" x 16' 5" (5.97m x 5m)**

**WORKSHOP: 19' 7" x 6' 7" (5.97m x 2.01m)**

N.A.V        £300,000  
TENURE      Freehold  
EPC



**VIEWING STRICTLY BY APPOINTMENT WITH THE AGENTS**