

'Cherryvale',
38 Spa Road, Ballynahinch,
Co. Down, BT24 8PT



Individual Cottages & Building Sites

Telephone 02890 668888
www.simonbrien.com

LOCATION

This is a unique small holding of 30 acres, together with 4 barn conversions and 2 sites for replacement dwellings, set in beautiful rolling countryside in Spa, County Down, a short distance from Ballynahinch. Montalto Estate is a stones throw away and public transport and motorway networks are close at hand.

DESCRIPTION

The development consists of 4 barn conversions with 2 further older properties, which are suitable for replacement dwellings (full planning permission has been granted). The properties are accessed by a sweeping shared lane with two replacement dwellings having their own private access off the lane with views of the rolling countryside. The existing properties range between 2, 3, and 4 bedroom stone built dwellings.



MAIN HOUSE / REPLACEMENT DWELLING 38 SPA ROAD - OFFERS OVER £79,950



PLANNING PERMISSION

- This site is being offered with the benefit of Full Planning Consent for the erection of a replacement dwelling (Two storey). Granted in February 2004 under Planning Reference R/2003/0972/F.
- Site highlighted in blue on the site location map
- Site extends to approx. 1.15 acres.
- Copies are available on request.



PROPOSED DWELLING

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THE KEEPERS CROFT / REPLACEMENT DWELLING, 38A SPA ROAD - OFFERS OVER £79,950



PLANNING PERMISSION

- This site is being offered with the benefit of Full Planning Consent for the erection of a replacement dwelling (1.5 storey dwelling). Granted in September 2005 under Planning Reference R/2005/0738/F.
- Site highlighted in yellow on the site location map.
- Site extends to approx. 1.40 acres.
- Copies are available on request.



Site



PROPOSED DWELLING

'GROOMS COTTAGE', 38C SPA ROAD - OFFERS OVER £75,000



SUMMARY

This unique detached dwelling is set in beautiful rolling countryside in Spa, County Down, a short distance from Ballynahinch. The property is accessed via a sweeping shared lane.

The accommodation consists on the ground floor, a bathroom, and two bedrooms, with a kitchen/living/dining area on the first floor.

Additional benefits, fully double glazed, and oil fired central heating. Property is approximately 516 Sq Ft.

ACCOMMODATION

GROUND FLOOR

Hardwood entrance door with glazed panels leading to:

ENTRANCE HALL:

Ceramic tiled floor.

BATHROOM:

Tiled panel bath with mixer tap. Low flush WC. Wash hand basin in vanity unit. Tiled walls and floor. Low voltage lighting.

BEDROOM (1):

10' 10" x 7' 2" (3.3m x 2.18m)

BEDROOM (2):

10' 11" x 7' 6" (3.33m x 2.29m)

FIRST FLOOR

KITCHEN / LIVING / DINING

AREA:

20' 0" x 15' 0" (6.1m x 4.57m)

High and low level units with granite work surfaces. Stainless steel sink unit with mixer tap. Four ring ceramic hob with extractor over and integrated oven. Integrated fridge. Vaulted ceiling. Hardwood floor. French doors to external staircase.

OUTSIDE

Driveway parking and gardens.



'STABLE COTTAGE', 38D SPA ROAD - OFFER OVER £115,000



SUMMARY

This unique detached dwelling is set in beautiful rolling countryside in Spa, County Down, a short distance from Ballynahinch. The property is accessed via a sweeping shared lane.

The accommodation consists on the ground floor, living room with exposed brick and dining area, kitchen, and downstairs cloakroom. On the first floor there are 3 bedrooms (master with ensuite facilities), and bathroom.

Additional benefits, fully double glazed, and oil fired central heating. Property is approximately 828 Sq Ft.

ACCOMMODATION

GROUND FLOOR

Hardwood entrance door with glazed panels leading to:

KITCHEN:

17' 8" x 9' 6" (5.38m x 2.9m)

High and low level units. Belfast sink with mixer tap. Four ring ceramic hob with under oven and extractor over. Integrated dishwasher and fridge. Fully tiled walls. Ceramic tiled floor. Low voltage lighting. Door to rear.

CLOAKROOM:

Low flush WC. Pedestal wash hand basin. Fully tiled walls. Ceramic tiled floor. Step up to:

LIVING ROOM:

19' 5" x 15' 8" (5.92m x 4.78m)

Stone fireplace with tiled hearth. Feature stone walls. Low voltage lighting. Understairs storage.

FIRST FLOOR

BEDROOM (1):

9' 1" x 8' 5" (2.77m x 2.57m)

Built-in wardrobe.

BEDROOM (2):

12' 7" x 6' 8" (3.84m x 2.03m)

BEDROOM (3):

10' 11" x 10' 6" (3.33m x 3.2m)

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with thermostatic shower. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor.

BATHROOM:

Tiled panel bath with mixer tap. Low flush WC. Low voltage lighting. Fully tiled walls and floor.

OUTSIDE

Driveway parking. Outside shed and gardens.



'LOFT BARN', 38F SPA ROAD - OFFERS OVER £135,000



SUMMARY

This unique semi-detached villa dwelling is set in beautiful rolling countryside in Spa, County Down, a short distance from Ballynahinch. The property is accessed via a sweeping shared lane.

The accommodation consists on the ground floor, a bathroom, and three bedrooms (master with ensuite), with a kitchen/living/dining area on the first floor.

Additional benefits, fully double glazed, and oil fired central heating. Property is approximately 1,184 Sq Ft.

ACCOMMODATION

GROUND FLOOR

Hardwood entrance door with glazed panels leading to:

ENTRANCE HALL:

Low voltage lighting. Door to rear.

BEDROOM (1):

14' 5" x 11' 2" (4.39m x 3.4m)

Low voltage lighting. Built in wardrobe.

ENSUITE BATHROOM:

Tiled panel bath with thermostatic shower over. Low flush WC. Pedestal wash hand basin. Partially walls and ceramic tiled floor.

BEDROOM (2):

11' 7" x 8' 11" (3.53m x 2.72m)

Low voltage lighting. Built in wardrobe.

ENSUITE SHOWER ROOM:

Fully tiled double shower cubicle with thermostatic shower. Low flush WC. Pedestal wash hand basin. Partially tiled walls and floor.

BEDROOM (3):

11' 5" x 8' 11" (3.48m x 2.72m)

Low voltage lighting. Built-in wardrobe.

ENSUITE SHOWER ROOM:

Adjoining ensuite with Bedroom 2.

FIRST FLOOR

KITCHEN / LIVING / DINING AREA:

37' 11" x 18' 10" (11.56m x 5.74m)

In the living / dining area - wood burning stove. French doors to Juliette balcony. Vaulted ceiling.

In the kitchen area - range of high and low level units. 1.5 bowl stainless steel sink unit with mixer tap. Four ring ceramic hob with under oven and extractor over. Integrated fridge freezer and dishwasher. Breakfast bar area. Ceramic tiled floor kitchen area.

UTILITY ROOM / CLOAKROOM:

Plumbed for washing machine. Low flush WC. Pedestal wash hand basin.

OUTSIDE:

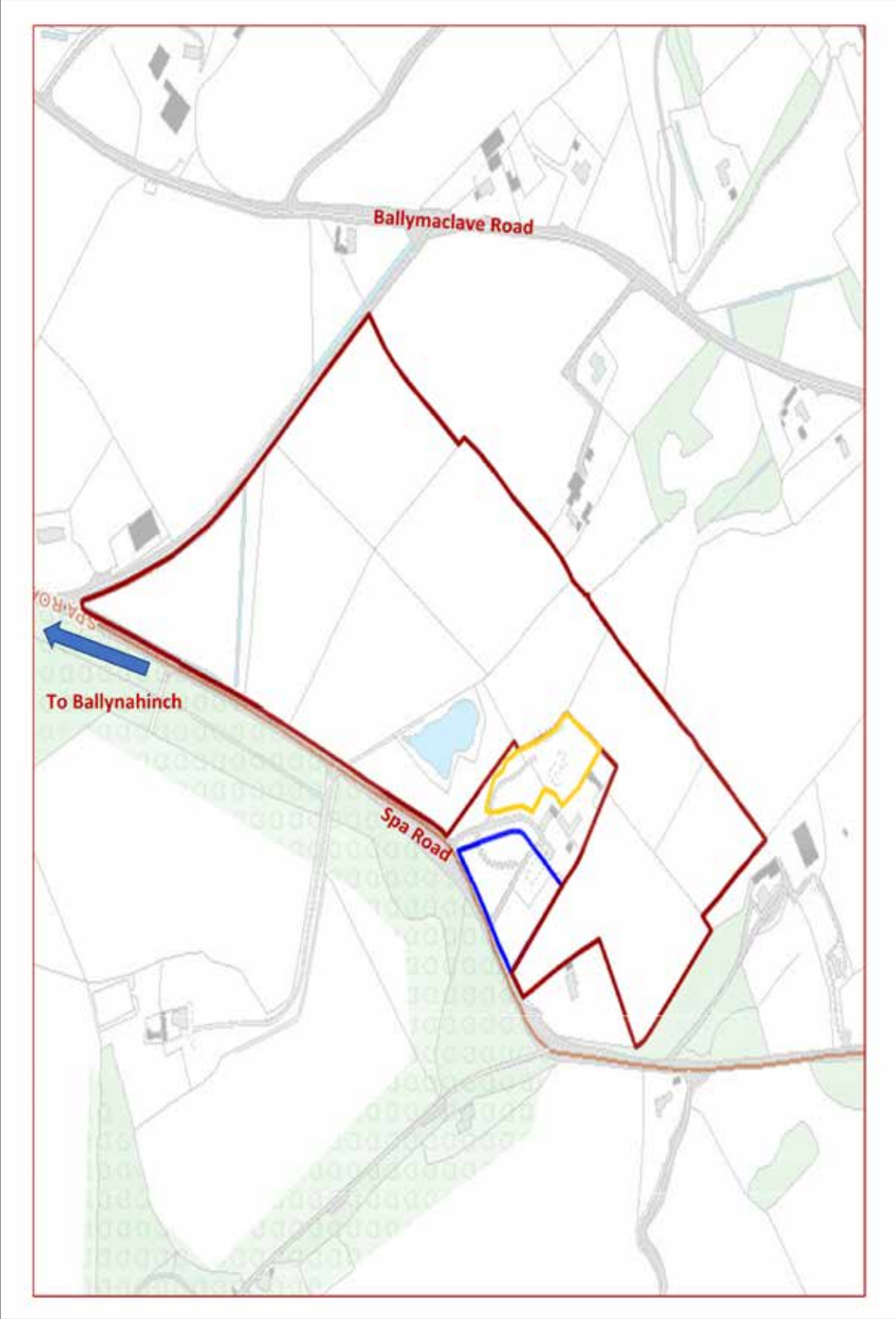
Driveway parking and garden.



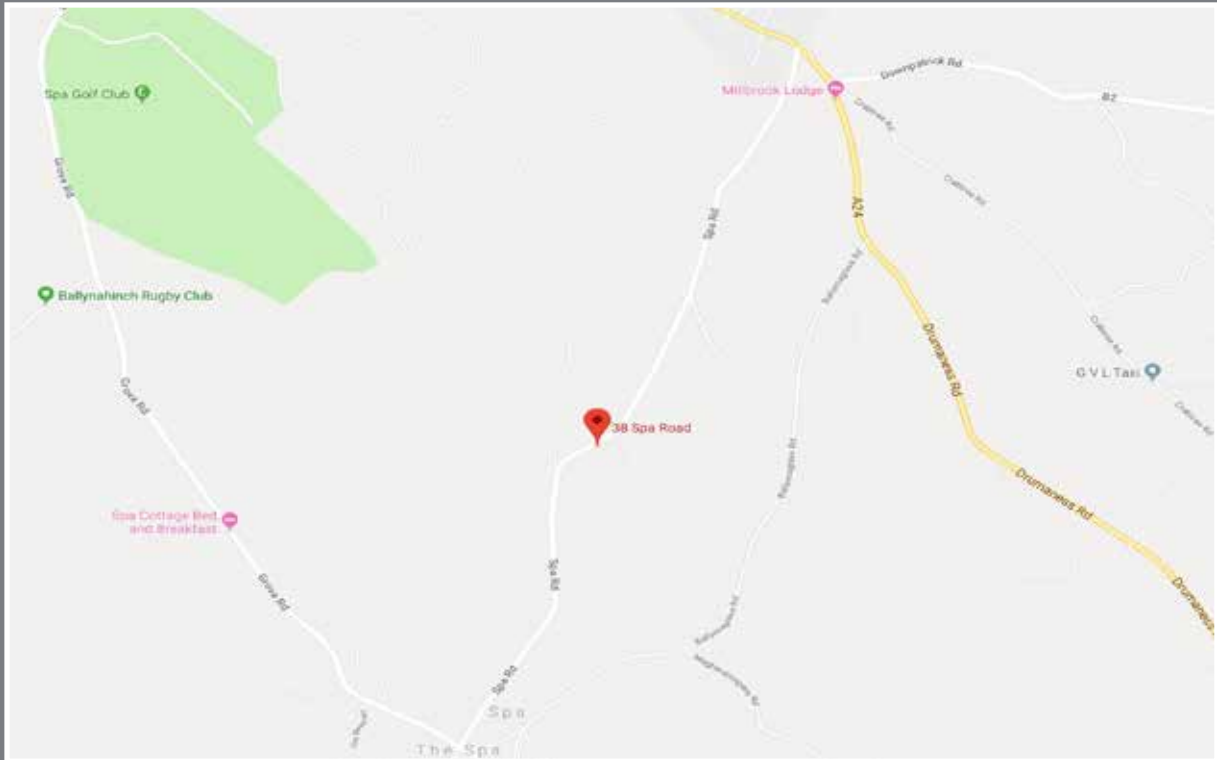
IDENTIFICATION PLAN



SITE LOCATION MAP



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



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