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Carryduff Branch

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General Enquiries

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For any enquiry relating to
this property, please contact

Carrie Mackin

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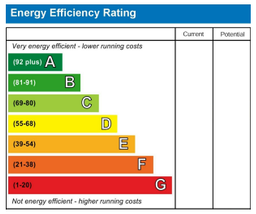
07803626095

70 Crabtree Road
Ballynahinch
BT24 8RJ

Offers In The Region Of
£365,000

- Detached Home
- Set on Approx. 5 Acres
- Large Shed and Range of Versatile Outbuildings
- Converted Self Contained Outbuilding With Full Planning Permission R/2001/1525/F
- Three Reception
- Three Bedrooms, Master to include Ensuite
- Kitchen with Featured Aga Range
- Ground Floor WC
- Boasts Incredible Potential



Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

quinnestateagents.com

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Ballynahinch, BT24 8RJ

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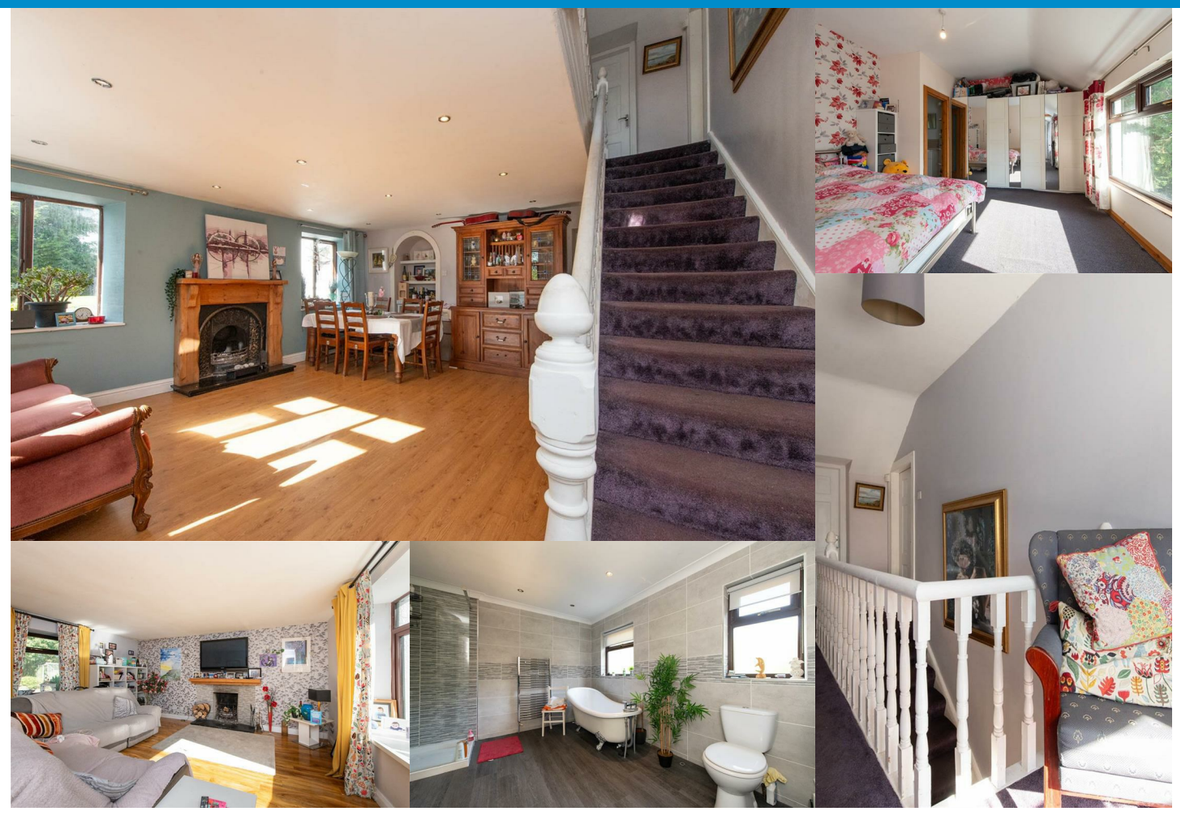

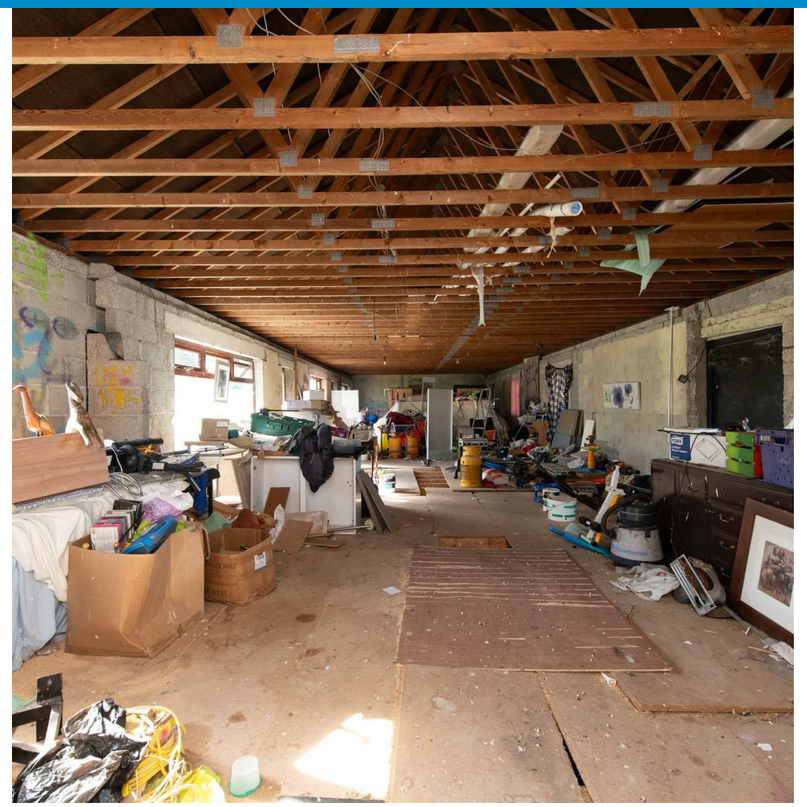

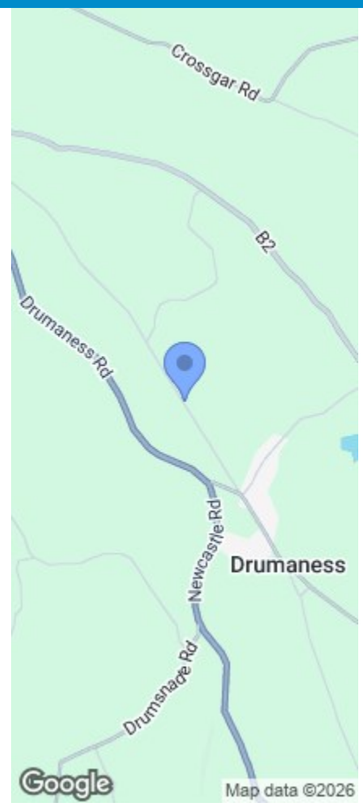

This exceptional property on the Crabtree Road offers a rare opportunity to transform the footprint of this smallholding into your dream lifestyle or execute a high-potential project, perfectly blending rural tranquillity with urban convenience. Set on approximately five acres just off the main Newcastle Road for effortless commuting and public transport access, the property features a spacious three-bedroom, two-bathroom family home complete with three flexible reception rooms.

Outside, the expansive grounds boast a large shed and an old piggery, offering incredible potential for a two bedroom bungalow that is already in receipt of full planning permission R/2001/1525/F.

Whether you want to renovate the functional existing house or completely reimagining the layout and land, this property serves as the ultimate canvas for your grand vision.

Accommodation

Th property comprises the front entrance hall that guides you into two bright, forward-facing reception rooms, each featuring a traditional open fireplace. The principal living room frames spectacular, undisturbed views over the countryside. The second reception room enjoys exceptional natural light courtesy of triple-aspect windows; it also provides access to the first floor and leads seamlessly into the rear of the home. The kitchen, complete with a range of high and low level units, a stunning feature Aga, and views over the side garden. The kitchen also benefits from direct external access an adjacent snug and a practical guest WC complete the ground-floor layout. Upstairs, the property offers three well proportioned bedrooms. The primary bedroom benefits from its own dedicated en-suite shower room. The remaining bedrooms are served by a family bathroom with a freestanding bath and a separate shower cubicle.

Outside

Situated just of the Crabtree Road along a quiet shared lane. The thoughtfully arranged property features a substantial, versatile large shed on one side of the lane, while the opposite side hosts the main residence, complete with surrounding land and a range of useful outbuildings, Among these, a premier highlight is a converted outbuilding that now offers self-contained accommodation, featuring a dedicated kitchen, a comfortable living area, a convenient WC, and a practical store room. On approach, you are welcomed by maintained, mature lawned gardens that frame both the front and rear of the home. A generous tarmacked area wraps around the front and side of the property, providing seamless access to the outbuildings and abundant space for parking, making it an ideal choice for those seeking a practical country lifestyle with endless potential.

Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchiemclean.co.uk

Contact

To book a private viewing please contact Carrie on 02897564400/07803626095 or email - ballynahinch@quinnestateagents.com