



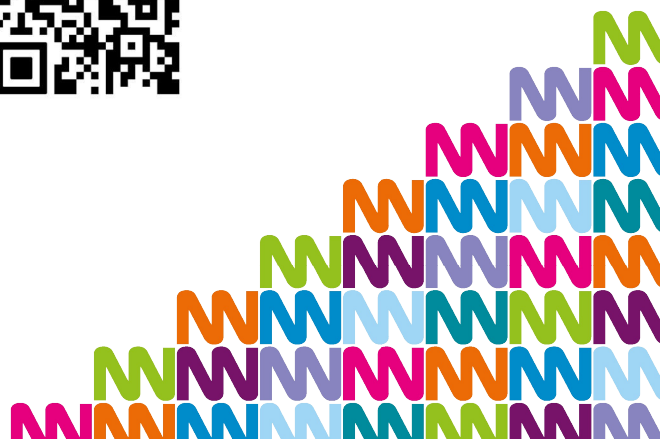
**The Pheantry**  
**20 Church Road**  
**Downpatrick**  
**BT30 9BH**

**Offers In The Region Of**  
**£425,000**

- Detached Country Cottage
- Flexible Accommodation
- Ground Floor Bedroom Suite
- Two Reception Rooms
- Wrap Around Kitchen, Dining Area & Utility Room
- Ground Floor Shower Room
- Two First Floor Bedrooms
- Oil Fired Central Heating
- Mature Gardens & Double Garage
- c8 Acres Adjoining Land



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		21	28
(1-20) G			
Not energy efficient - higher running costs			





Seldom does a home of such character, charm and history come onto the market. Formally part of the Finnebrogue Estate, affectionately known as 'The Pheasantry', the original cottage dates back to the early 1800's, and has been extended in more recent times, offering an abundance of adaptable accommodation.

The Pheasantry has been sympathetically looked after, retaining many period features creating a fabulous home.

In addition to the cottage, double garage and mature gardens, the sale includes c8 acres of land adjoining the property.

### GROUND FLOOR

An impressive bedroom with en-suite facilities and access to the paved court yard is accessed off the main hall, which leads on to the family room, lounge/formal dining room, utility area, shower room, kitchen/breakfast room and 'scullery'.

### FIRST FLOOR

The first floor accommodation boasts two further double bedrooms and family bathroom, all of which offer breathtaking views over the surrounding countryside.

### OUTSIDE

Approached by gravel driveway, offering ample parking space, the property boasts double garage, paved entertaining areas and extensive mature landscaped gardens laid in neat well tended lawn to front, side and rear, stocked with a variety of shrubs and plants.

### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk

Donnan is based in our Downpatrick branch.

### CONTACT US

For further information or to organise your viewing, please contact Edel Curran on 07703 612 257 or edel@quinnestateagents.com



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For any enquiry relating to this property, please contact

**Edel Curran**

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### Ballynahinch Branch

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028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

sales@quinnestateagents.com



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.

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