

simon**BRIEN**  
RESIDENTIAL

'The Old School House',  
115 Killyleagh Road,  
Killinchy, BT23 6TR



Offers Around £425,000

Telephone 028 9066 8888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Impressive Detached Family Home
- Five Double Bedrooms
- Four Reception Rooms
- High Quality Cream And Walnut Fitted Kitchen With Granite Worktops And Integrated Appliances
- Bathroom, Shower Room And Two Luxury Ensuites
- Utility Room
- Detached Double Garage
- Light Oak PVC Double Glazing
- Oil Fired Central Heating
- Floor Coverings Throughout To Include Solid Maple Floors, Carpeting And Ceramic Tiling
- Intruder Alarm System
- Security Lighting And Driveway Lighting
- Landscaped Gardens Extending To Approximately 0.75 Acres
- High Quality Finish Throughout
- Popular And Convenient Location

## SUMMARY

This most impressive detached family home, formerly Tullycorr Primary School, has been extensively renovated and extended to provide exceptionally well appointed and presented accommodation to approximately 3,700 sq ft.

With enough space for all the family to enjoy, the accommodation comprises of five double bedrooms, two with luxury ensuite shower rooms, ground floor living room, a first floor mezzanine providing a drawing room with Lough views, and a separate games room, fully fitted kitchen open to dining, sun room, bathroom on ground floor and bathroom on first floor. Externally the site, which is fully enclosed extends to approximately 0.75 acres and has the added benefit of electric gates, driveway parking and detached double garage.

Situated in this exceptionally desired location between Killinchy and Killyleagh, the property provides ease of access to a wide range of outdoor pursuits including golf and tennis at Ringdufferin and sailing at Strangford, and is also within comfortable commuting distance to Belfast, Newtownards and Downpatrick.

We recommend immediate inspection of this superb family home, so that one can fully appreciate all it has to offer.





## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

Hardwood door to entrance hall with ceramic tiled floor. Low voltage lighting.

#### DRAWING ROOM:

**24' 0" x 19' 10" (7.32m x 6.05m)**

Solid maple floor. Low voltage lighting.

#### KITCHEN/DINING :

**18' 10" x 15' 6" (5.74m x 4.72m)**

Range of high and low level units with granite work surfaces, inset sink unit, 4 ring hob, electric oven, microwave, stainless steel extractor, integrated dishwasher. Central island unit. Ceramic tiled floor. Low voltage lighting.

#### UTILITY ROOM:

Plumbed for washing machine and single drainer sink unit.

#### DINING ROOM:

**21' 5" x 12' 4" (6.53m x 3.76m)**

Door to rear. Low voltage lighting.





**BEDROOM (2):**

**13' 0" x 11' 9" (3.96m x 3.58m)**

Low voltage lighting.

**BEDROOM (2) ENSUITE WET ROOM:**

Low flush WC, pedestal wash hand basin, heated towel rail. Part wall tiling. Tiled floor.

**MASTER BEDROOM:**

**14' 10" x 13' 0" (4.52m x 3.96m)**

Low voltage lighting.

**MASTER ENSUITE WET ROOM:**

Low flush WC, pedestal wash hand basin, heated towel rail. Part wall tiling. Tiled floor.

**BEDROOM (3):**

**19' 10" x 9' 8" (6.05m x 2.95m)**

Low voltage lighting.

**BATHROOM:**

White suite panelled bath with mixer taps. Separate fully tiled shower enclosure. Low flush WC, pedestal wash hand basin. Ceramic tiled floor. Heated towel rail.





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## FIRST FLOOR

### BEDROOM (4):

**19' 10" x 13' 10" (6.05m x 4.22m)**

Low voltage lighting.

### BEDROOM (5):

**19' 10" x 9' 10" (6.05m x 3m)**

Low voltage lighting.

### SHOWER ROOM:

Shower enclosure with jet shower system. Low flush WC, pedestal wash hand basin. Heated towel rail. Ceramic tiled floor.

## MEZZANINE LEVEL:

### LIVING ROOM:

**33' 8" x 15' 2" (10.26m x 4.62m)**

Solid maple floor. Low voltage lighting.

### PLAY ROOM:

**20' 0" x 19' 0" (6.1m x 5.79m)**

Low voltage lighting.

## OUTSIDE

### DETACHED DOUBLE GARAGE:

**20' 10" x 20' 5" (6.35m x 6.22m)**

Twin electric doors. Oil fired boiler. Light and power.

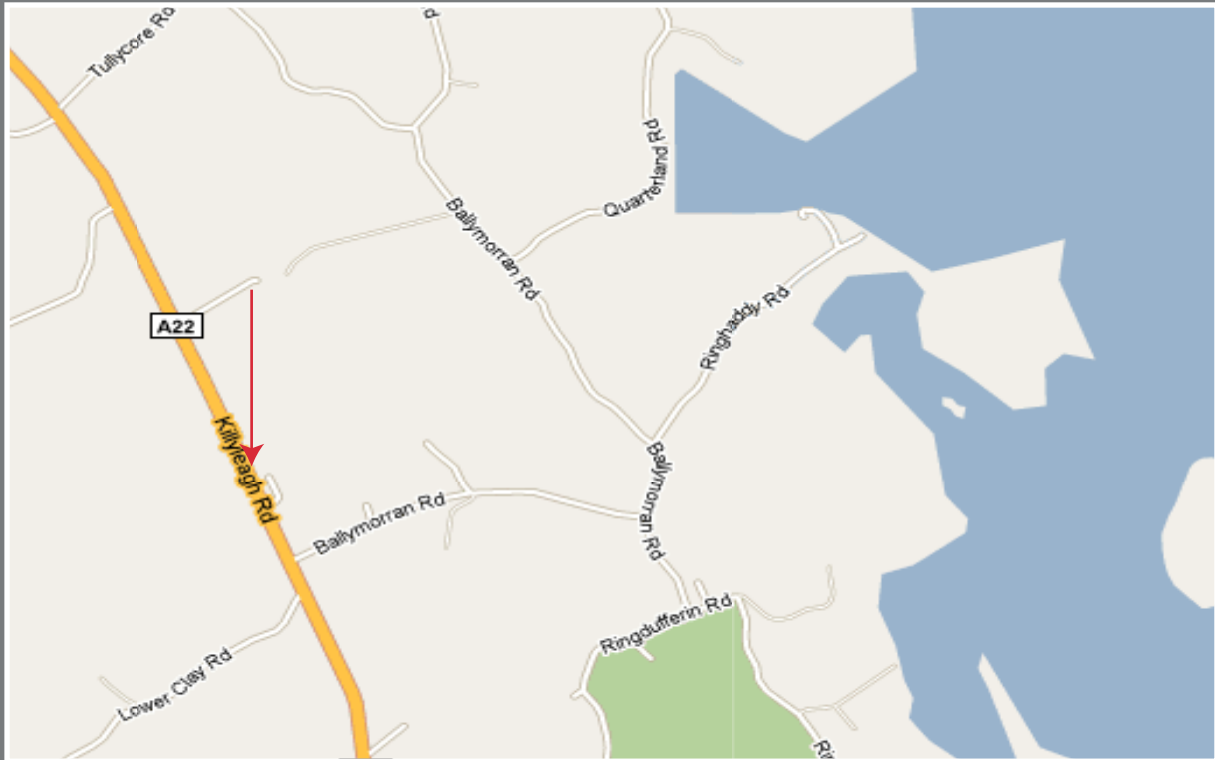
Extensive site extending to approximately 0.75 acres, laid mostly in lawns. Stone entrance pillars and electric gates. Stone driveway. External security lighting.





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# Location



Heading out of Killinchy towards Killyleagh, the property is on the right hand side.

## 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](http://www.simonbrien.com)



## Lettings Department

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REF: ML/B/14/PM

EPC REFERENCE NUMBER:

TBA



	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		

Awaiting EPC Rating Information



**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 028 9066 8888  
F 028 9068 3330  
E southbelfast@simonbrien.com

**North Down**  
60 High Street  
Holywood BT18 9AE  
T 028 9042 8989  
F 028 9042 8844  
E holywood@simonbrien.com

**East Belfast**  
225-227 Upper Newtownards Road  
Belfast BT4 3JF  
T 028 9059 5555  
F 028 9059 5556  
E eastbelfast@simonbrien.com

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