

Bill McKelvey

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Estate Agent
Auctioneer
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FOR SALE

Tonaghnieve 14 Ballygowan Road Saintfield



Rarely does such an impressive Georgian property on the edge of a quintessential village come to the market. Tonaghnieve is an elegant country home set in mature, landscaped gardens and enclosed by land extending to 17 acres offering complete privacy. The house is of solid stone construction and dates from the late 1700's to the early 1800's and was believed to be the home of the land agent for the Saintfield Demesne Estate. Located within walking distance of the coffee shops and boutiques of the historic Main Street, Saintfield's conservation area. The property is accessed by a tree lined, sweeping driveway offering seclusion. The property also benefits from a range of outbuildings and the land has a further access from the A7 Belfast Road.

- **5 Bedrooms 1 with en suite bathroom**
 - **3 Reception rooms**
- **Mature landscaped gardens**
 - **Range of outbuildings**
 - **17 acres of land**

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ACCOMMODATION

Entrance porch

Wooden front door with glass side panels and fan light over.
Tiled floor.
Glass door to:

Entrance hall

Stairs to first floor with mahogany balusters and cupboard under.
Dado rail.
Corniced ceiling.
Wired for walls lights.
Double panel radiator.
Telephone point.

Drawing room

22'8 x 13'8 / 6.9 x 4.2m
Tiled fireplace with wooden surround and gas fire.
Corniced ceiling.
2 Double panel radiators.

Dining room

22'8 x 11'11 / 6.9 x 3.6m
Tiled fireplace.
2 Double panel radiators.
Corniced ceiling and rose.

Kitchen

12'2 x 15'8 / 3.7 x 4.8m
Excellent range of high and low level oak units with glass display cabinet and under lighting.
Integral fridge, dishwasher, oven, microwave and 5 ring gas hob with extractor over.
Stainless steel single drainer sink unit with 1½ basins and mixer tap.
Serving hatch to dining room.
Corniced ceiling.
Bulls eye spot lights to ceiling.
Walls tiled.
Telephone point.
Double panel radiator.

Sitting room

15'10 x 13'3 / 4.9 x 4m
Tiled fireplace.
Corniced ceiling.
2 Double panel radiators.
Telephone point.

Rear hall

Wood and double glazed door.
Double panel radiator.
Hot press with copper tank and shelving.
Storage cupboard.

Cloak room

Wash hand basin and WC.
Walls part tiled.

First floor

Split landing.
Cornice and ceiling rose.
Double panel radiator.

Study / Bedroom 2

15'10 x 13'11 / 4.9 x 4.2m
Corniced ceiling.
Picture rail and dado rail.
Double panel radiator.

Bedroom 5

9'8 x 12'3 / 3 x 3.7m
Corniced ceiling.
Picture rail and dado rail.
Double panel radiator.
Telephone and TV aerial points.

Bathroom

5'8 x 12'3 / 1.8 x 3.7m
Bath with mixer tap and telephone style shower attachment.
Vanity sink unit with mixer tap.





Range of low and high level cupboards with mirror and lights.
Shower with sliding doors.
WC.
Corniced ceiling.
Tiled floor and part tiled walls.
Antique style radiator with chrome towel rail.
Extractor fan.

Stairs to split landing.
Dado rail.
Ceiling rose and corning.
Access to loft.
Single panel radiator.

Bedroom 3

12' x 12'8" / 3.7 x 3.9m
Double panel radiator with decorative wooden cover.
Integral wardrobe.

Bedroom 4

10'2" x 12'7" / 3.1 x 3.9m
Double panel radiator with decorative wooden cover.
Corniced ceiling.
Dado rail.
TV aerial point.

Bedroom 1

13'5" x 16'7" / 4.1 x 5m
Window seat with views over the front garden.
Range of integral wardrobes.
2 Double panel radiators.
TV aerial and telephone points.

En suite

13'8" x 5'2" / 4.2 x 1.6m min.
Bath with mixer tap and telephone style shower attachment.
Shower with folding doors.
WC and bidet.

Range of low and high level cupboards with mirrors and lights.
Plumbing for vanity sink unit.
Corniced ceiling with spot lights.
Tiled floor and part tiled walls.
Antique style radiator with chrome towel rail.
Extractor fan.

Exterior

Detached 3 car garage

34' x 19' / 60 sq. m. max. (External measurements)

Utility room

16' x 17' / 25 sq. m. max.
Plumbed for washing machine.

Machinery shed

33' x 17' / 52 sq. m. max.
Vehicle door.

Shed 1

49' x 20' / 91 sq. m. max.

Shed 2

63'6" x 17' / 100 sq. m. max.
4 Loose boxes.
Part with loft over.

Stone byre

35' x 18' / 59 sq. m. max.

Lying shed

35' x 17' / 55 sq. m. max.

Exterior lights around house and yard.
Outside tap.
PVC oil tank.

The house is set in private landscaped gardens and is enclosed by land totalling 17 acres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F	31 F	
1-20	G		

Price: Offers in the region of £799,000.

Rateable Capital: £232,000 (From lpsni.gov.uk).

Rates payable per annum: Approximately £2,144.

Tenure: Freehold.

Viewing: Strictly by appointment with agent.

Directions: Coming into Saintfield on the A7 from Belfast Ballygowan Road is the first road on the left. After quarter of a mile the lane is on the left.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary).