

**RINGAWOODY**  
**7 LISMORE ROAD**  
**DOWNPATRICK**  
**CO. DOWN BT30 7SY**



- Detached Farmhouse
- Three Receptions
- Three Bedrooms
- Oil Fired Central Heating
- Pvc Double Glazing
- Range Of Outbuildings
- Approx 2 Acres Of Land
- Additional 1 Acre To Rent

**Offers Around £350,000**



This beautifully restored country house is approached by a sweeping driveway which culminates in a courtyard of character with an extensive range of outbuildings. The unique accomodation has been tastefully extended and the recent modernisation enhances the quality of life to be enjoyed in this excellent family home. Those with equestrian interests have ample scope with the stabling complementing the adjacent land.

Tenure:

Viewing: Please contact UPS Downpatrick Branch

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**PVC FRONT DOOR TO  
ENTRANCE PORCH**

Tiled floor.

**BREAKFAST ROOM 5.49m x 2.90m (18'0" x  
9'6")**

High and low level units with glazed display cabinets and plate racks. Solid fuel 'Francobelge' range. Quarry tiled floor. Storage understairs.



**FAMILY ROOM 3.96m x 3.40m (13'0" x 11'2")**

Feature brick fireplace with tiled hearth with wood burning stove and wooden mantle. Solid wooden floor.

**SITTING ROOM 5.41m x 3.96m (17'9" x 13'0")**

Tiled floor. Feature red brick fireplace with raised tiled hearth. Storage cupboard.



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**KITCHEN 3.43m x 2.82m (11'3" x 9'3")**

Low level units with recess for cooker and stainless steel extractor fan. Plumbed for dishwasher and recess for fridge. Stainless steel sink unit. Back door.



**REAR HALL**

Plumbed for washing machine. Tiled floor. Downstairs toilet.

**BATHROOM**

White suite comprising panelled bath and corner shower cubicle with pedestal wash hand basin. Tiled floor. Hotpress.

**FIRST FLOOR**

**BEDROOM ONE 5.49m x 3.96m (18'0" x 13'0")**

Solid wooden floor. Lovely views to the Mourne Mountains. Built in cupboards with shelving. Windows to the front and side.



**BEDROOM TWO 4.52m x 2.92m (14'10" x 9'7")**

Laminated wooden floor. Built in robes.



**BEDROOM THREE 5.51m x 3.99m (18'1" x 13'1")**

Built in cupboards. Solid wooden floor. Cast iron fireplace. Views to front and side.

## OUTBUILDINGS

Excellent range of stone outbuildings including utility, tool shed, garaging and an array of stabling and store.



## GARDENS

Gardens laid out in lawns to front and side with mature shrubs and trees. One acre of land





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## Energy Performance Graphs













