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FOR SALE

Oakleigh House, 736 Saintfield Road, Carryduff, Belfast, BT8 8AT

6 Bedroom Detached House Situated on a c. 6.15 Acre Site.

LOCATION

Carryduff is a popular suburban commuter town located c. 6 miles south of Belfast City Centre. The town has grown into a thriving residential hub, offering convenient access to the city, modern amenities including a surgery, pharmacy, Eurospar, and LIDL, and strong transport links connecting Downpatrick, Ballynahinch, Comber and Newcastle via key road networks (A24, A7 and B178).

The subject property is situated on the Saintfield Road, c. 0.7 miles southeast of the town centre. The immediate area offers a peaceful rural setting with scenic views, while remaining just a stone's throw from the town centre.

DESCRIPTION

The subject comprises a substantial detached two storey house with annex, outbuildings, and landscaped gardens that benefit from sweeping views of the local countryside.

The house was thoughtfully built in the 1970s and benefits character features throughout. Currently laid out to provide main residence with attached annex accommodation, the property would be suitable for conversion into one large dwelling.

The ground floor is laid out to provide reception hall, open plan drawing room / dining room, family room, sitting room, 2 no. kitchens, utility room, multi-purpose room and 3 no. WCs. On the first floor there are four bedrooms (master with ensuite), 2 no. reception rooms which could be further bedrooms, upstairs lounge, 2 no. bathrooms and 2 no. storerooms. In addition the first floor provides access to fully floored roof space areas with built in cupboard storage via stairs / slingsby ladder.

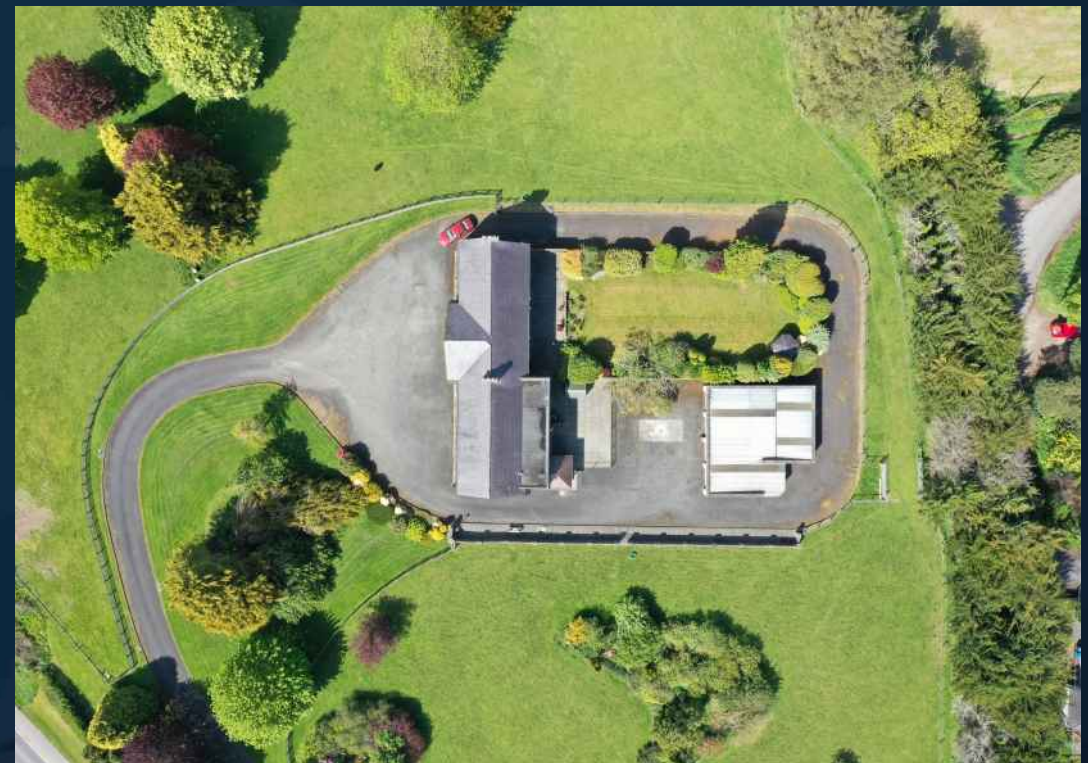
Externally the house is set within extensive grounds of c. 6.5 acres with mature landscaped gardens and a large four-door garage and adjoining single garage to the rear of the house.

Note: Further land may be available - further details on request.

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

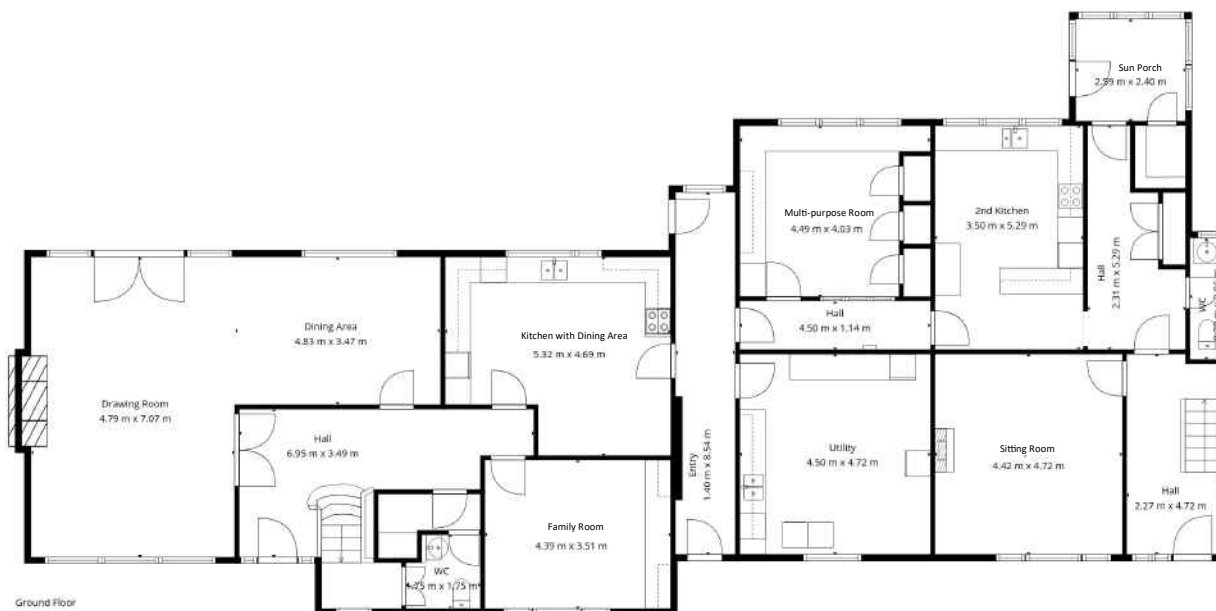
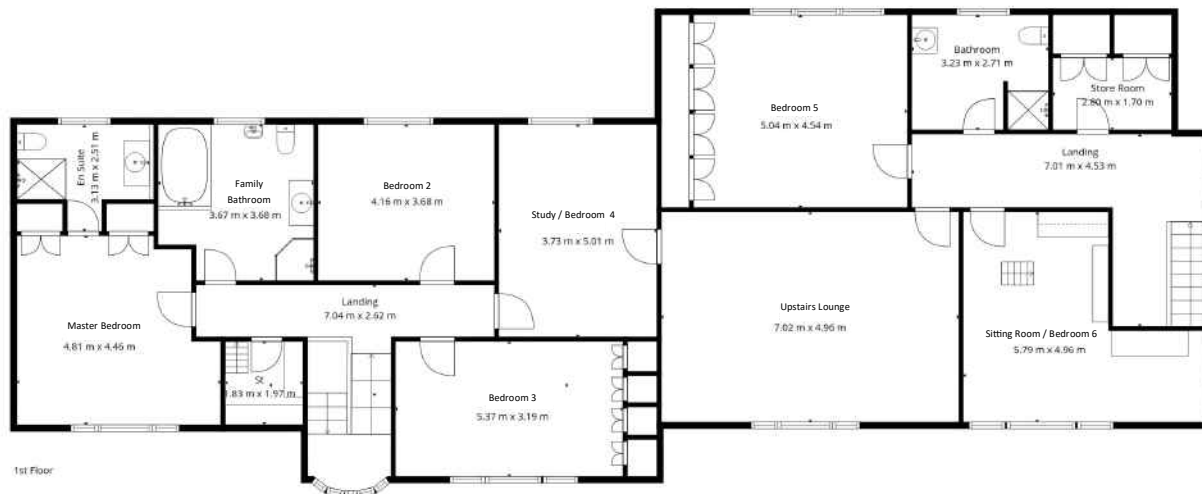
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ACCOMMODATION

DESCRIPTION	AREA (M)
GROUND FLOOR	
Drawing Room	4.79 x 7.07
Dining Area	4.83 x 3.47
Cloak Room / WC	4.75 x 1.75
Family Room	4.42 x 4.72
Kitchen with Dining Area	5.32 x 4.69
Utility Room	4.50 x 4.72
Multi-purpose Room	4.49 x 4.03
Kitchen 2	3.50 x 5.29
Sitting Room	4.39 x 3.51
Sun Porch	2.59 x 2.40
WC	0.78 x 2.86
FIRST FLOOR	
Master Bedroom	4.81 x 4.46
En-suite Shower Room	3.13 x 2.51
Family Bathroom	3.67 x 3.68
Bedroom 2	4.16 x 3.68
Bedroom 3	5.37 x 3.19
Study / Bedroom 4	3.73 x 5.01
Walk in Hot Press with Stairs to Attic Room / Office	1.83 x 197
Bedroom 5	5.04 x 4.54
Sitting Room / Bedroom 6	7.02 x 4.96
Office	5.79 x 4.96
Bathroom	3.23 x 2.71
Store Room	2.80 x 1.70
OUTSIDE	
Garage 1	
Garage 2	
Garage 3	
Garage 4	
Garage 5	





FLOOR PLANS

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SALES DETAILS

PRICE: Offers over £750,000
TITLE: Assumed freehold
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £640,000

Estimated rates payable in accordance with LPS Website: £3,810

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

EPC (ENERGY PERFORMANCE CERTIFICATE)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

