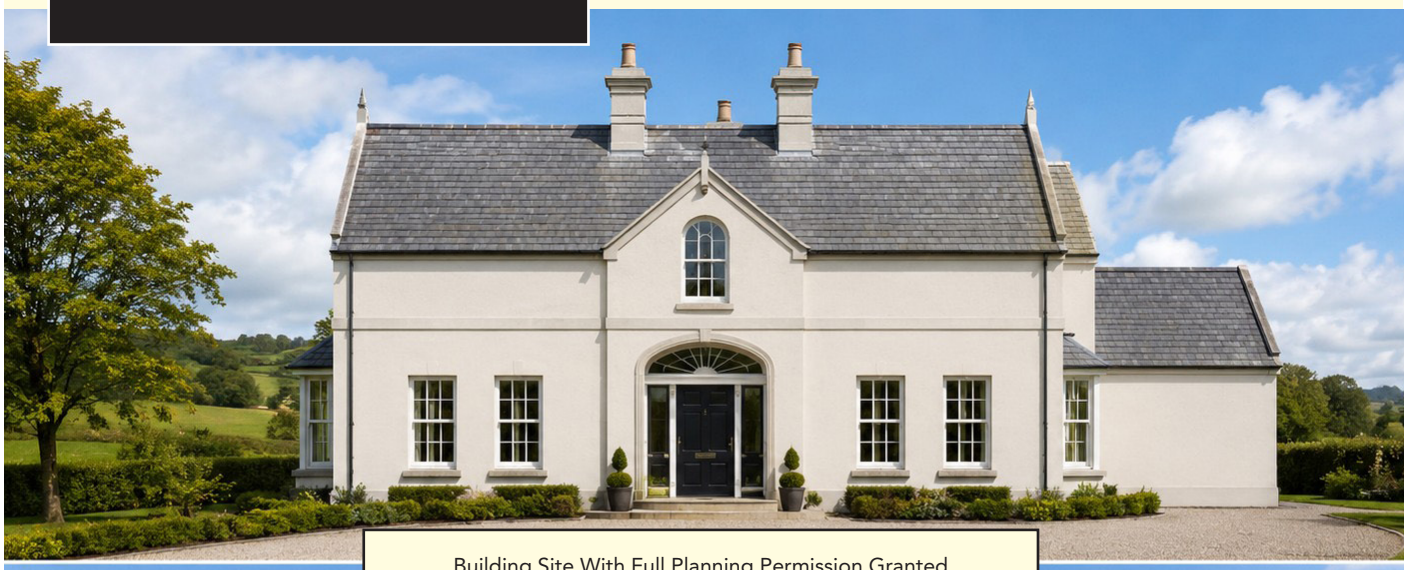
RODGERS & BROWNE

'Perceval House', Building Site @
52 Greystown Road, Downpatrick BT30 9BJ

offers around £149,950



Building Site With Full Planning Permission Granted
(Images shown are CGI Created and for illustrative purposes only)

THE AGENTS PERSPECTIVE...

"A superb opportunity to purchase a ready to go building site which benefits from having full planning permission. Set in a private mature site which offers picturesque views both to the front and the rear.

The footprint of the property provides a real sense of the house design and the surrounding views, whilst in a semi-rural position it is within a few miles from amenities within Crossgar, Saintfield and Downpatrick.

An ideal self build or indeed for a private developer"

76 High Street, Holywood, BT18 9AE T 028 9042 1414

THE FACTS YOU NEED TO KNOW...

Beautifully appointed building site set in a semi-rural position with views over the countryside

Extending to 0.8 acres of mature grounds

Designed by the renowned Bowsie Partnership

The property benefits from being c.3,265 sq ft

Comprising drawing room, dining room, family room opening to kitchen and casual dining, pantry and utility room

Four well proportioned bedrooms, two with ensuite facilities and walk-in wardrobes.

Spacious bathroom

Planning permission application No R/2012/0226/F

Ground works have commenced on site incorporating the foundations

Mains water, electric and telephone are available on site

Convenient to Crossgar and Downpatrick each within seven minutes drive, 20 minutes from Sainfield and only thirty minutes from Belfast City Centre

For those with a yachting interest there are 3 sailing clubs within a 6 mile radius or for those who enjoy outdoor activities Delamont Country Park is less than 2.5 miles away

FLOOR PLANS

Please note that the floor plans are not to scale and are for identification purposes only

The property comprises...

Ground Floor

ENTRANCE HALL
Staircase to first floor.

CLOAKS CUPBOARD
6' 3" x 5' 6" (1.91m x 1.6755m)

STOREROOM
3' 0" x 2' 10" (at widest points) (0.915m x 0.860m)

DRAWING ROOM
19' 8" x 17' 5" (into bay window) (6.0m x 5.3m)

DINING ROOM
19' 8" x 17' 5" (into bay window) (6m x 5.3m)

FAMILY ROOM
19' 8" x 16' 5" (6m x 5m)
French doors to garden area.

KITCHEN WITH CASUAL DINING
19' 8" x 16' 5" (6m x 5m)
French doors to garden.

PANTRY
5' 11" x 3' 5" (1.800m x 1.05m)

UTILITY ROOM
7' 10" x 6' 7" (2.4m x 2m)

WC
7' 7" x 3' 11" (2.3m x 1.2m)

First Floor

MAIN BEDROOM
20' 5" x 14' 6" (6.230m x 4.415m)

ENSUITE SHOWER ROOM
9' 3" x 8' 10" (at widest points) (2.812m x 2.7m)

BEDROOM (2)
20' 5" x 14' 6" (6.230m x 4.415m)

BEDROOM (3)
11' 6" x 11' 5" (3.5m x 3.480m)

ENSUITE SHOWER ROOM
12' 6" x 7' 10" (3.8m x 2.4m)

DRESSING ROOM
7' 6" x 3' 7" (2.280m x 1.1m)

BEDROOM (4)
16' 5" x 14' 1" (5m x 4.3m)

ENSUITE SHOWER ROOM
8' 0" x 5' 2" (2.450m x 1.580m)

DRESSING ROOM
8' 0" x 5' 3" (2.450m x 1.60m)

Location

From Downpatrick drive out on the Belfast Road for approximately two miles, turn right into the Greystown Road, continue for just over a mile and the site will be on your left.

From Killyleagh drive towards Downpatrick on the Downpatrick Road for 3.9 miles turn right onto Scaddy Road and the first left into Greystown Road and the site will be 800 yards on your right

Site Map

Please note the site layout is not to scale and is for identification purposes only

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EXPERIENCE | EXPERTISE | RESULTS

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