

**Tim Martin**  
.co.uk



21 Ringdufferin Road  
Toye, Killyleagh  
BT30 9PH

Offers Around  
£1,200,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 97 568300

## SUMMARY

Set on arguably one of the best sites in Co Down, sits Simmy Bay, an exceptional family residence with separate apartment boasting uninterrupted views of Strangford Lough.

This home has been designed to make the most of the spectacular views over the spacious, private gardens to the Lough, while ensuring the accommodation adapts easily to suit most family needs.

The lounge is flooded with natural light from the floor to ceiling windows, which combined with the wood burning stove, creates an ideal setting to relax or entertain. The garden room opens seamlessly to both the kitchen with walk in pantry, and large decking area, providing a practical and bright space for day-to-day family life, as well as ideal location for summer barbeques. A separate living room is located to the rear of the property overlooking the beautiful countryside.

The four bedrooms all benefit from views of Strangford Lough, with the principal suite including bedroom dressing room, en-suite shower room and private study. The spacious family bathroom completes the accommodation in the main residence.

A separate modern apartment provides accommodation for a family member, or an opportunity for Air BnB. The open plan kitchen / dining opens out to a decking area over-looking the countryside to the rear, while the lounge opens to decking with views of the garden, Strangford Lough and beyond. Two bedrooms, laundry room and a generous shower room completes the luxurious apartment.

The living accommodation is further enhanced by a car port, double garage, laundry room and gym.

Outside the property is equally impressive. A private driveway leads to a car port and garages, and provides ample parking. The gardens, laid out in rolling lawns, surround the residence and include raised timber vegetable beds, a garden store and enclosed hen house with run. Strategically positioned decking areas around the property make the most of the spectacular views.

## FEATURES

- Set on arguably one of the best sites in Co Down
- Lounge and Garden Room Overlooking Strangford Lough and Separate Living Room
- Kitchen with Walk In Pantry
- Four Well Proportioned Bedrooms All Overlooking Strangford Lough - Principal with Dressing Room, En Suite and Study
- Separate Modern Annex with Two Bedrooms
- Gym, Garaging, Car Port and Copious Amounts of Storage
- Strategically Located Decking Around the Residence to Enjoy the Sunshine and Views All Day
- Mature Gardens Laid Out in Lawns Stretching to the Shores of Strangford Lough
- Modern, Recently Installed Pontoon
- Paddock to the Side of the Property with Additional Land Available

## Summary

Set on arguably one of the best sites in Co Down, sits Simmy Bay, an exceptional family residence with separate apartment boasting uninterrupted views of Strangford Lough.

This home has been designed to make the most of the spectacular views over the spacious, private gardens to the Lough, while ensuring the accommodation adapts easily to suit most family needs.

The lounge is flooded with natural light from the floor to ceiling windows, which combined with the wood burning stove, creates an ideal setting to relax or entertain. The garden room opens seamlessly to both the kitchen with walk in pantry, and large decking area, providing a practical and bright space for day-to-day family life, as well as ideal location for summer barbeques. A separate living room is located to the rear of the property overlooking the beautiful countryside.

The four bedrooms all benefit from views of Strangford Lough, with the principal suite including bedroom dressing room, en-suite shower room and private study. The spacious family bathroom completes the accommodation in the main residence.

A separate modern apartment provides accommodation for a family member, or an opportunity for Air BnB. The open plan kitchen / dining opens out to a decking area over-looking the countryside to the rear, while the lounge opens to decking with views of the garden, Strangford Lough and beyond. Two bedrooms, laundry room and a generous shower room completes the luxurious apartment.

The living accommodation is further enhanced by a car port, double garage, laundry room and gym.

Outside the property is equally impressive. A private driveway leads to a car port and garages, and provides ample parking. The gardens, laid out in rolling lawns, surround the residence and include raised timber vegetable beds, a garden store and enclosed hen house with run. Strategically positioned decking areas around the property make the most of the spectacular views. Chestnut, Cherry and Apple trees enhance the delightful gardens. A former tennis court sits below the residence and could either be brought back to use or re purposed to keep animals or grow a market garden. A paddock is situated to the side of the property which is ideal for a pony or hobby farming.

A home of this quality rarely comes to the market, and should be seen to be fully appreciated.

### Entrance Hall

**19'4 x 7'8 (5.89m x 2.34m )**

Storage cupboard; engineered wood floor; LED spotlights; 3 wall lights.

### WC

**8'11 x 6'8 (2.72m x 2.03m )**

White suite comprising WC with concealed cistern; vanity unit with wash hand basin; cupboards and drawers under; built in shelving; formica worktop; Xpelair extractor fan; LED spotlights; engineered wood floor.

### Family Room

**15'4 x 11'3 (4.67m x 3.43m )**

Inglenook fireplace with cast iron Cazoo enclosed gas stove on slate hearth with wooden mantle; engineered wood floor; four wall lights; TV aerial connection points.

### Lounge

**22'8 x 20'2 (6.91m x 6.15m )**

Raised Bronpi enclosed stove with black polished granite hearth; built in cupboard and shelving; recessed wood burning stove; range of book and display shelves; engineered wood floor; LED spotlights; two picture lights.

### Garden Room

**15'6 11'4 (4.72m 3.45m )**

Engineered wood floor; painted tongue and groove ceiling with LED spotlights; 2x double glazed sliding patio door to decking; twin Velux windows; open plan to:-

### Kitchen

**15'5 x 13'9 (4.70m x 4.19m )**

Maximum Measurements

Extensive range of high and low level cupboards and drawers incorporating 1½ tub single drainer stainless steel sink unit with swan neck mixer taps; formica worktop; matching breakfast bar; wine rack; Indesit double electric oven; Russell Hobbs microwave; four ring gas hob with light and extractor fan over; space and plumbing for dishwasher; space for fridge; LED spotlights; part tiled walls; engineered wood floor.

### Rear Hall

Engineered wood floor; storage cupboards; door to decking.

### Pantry

**5'2 x 4'10 (1.57m x 1.47m )**

Range of shelving; ceramic tiled floor; fluorescent light; part tiled walls.

### Principal Suite

#### Dressing Room

**9'2 x 7'4 (2.79m x 2.24m )**

Double built in wardrobe with sliding mirror fronted doors concealing clothes rails and shelving.

#### Bedroom

**16'10 x 12'8 (5.13m x 3.86m )**

White glazed double doors to decking with views of Strangford Lough; TV aerial connection point; LED spotlighting.

#### En-suite Shower Room

**9'9 x 8'3 (2.97m x 2.51m )**

White suite comprising P shaped shower with glazed shower door and side panels with thermostatically controlled shower; close coupled WC; pedestal wash hand basin with mono mixer taps and chrome towel rail; ceramic tiled walls and floor; LED spotlights; extractor fan; heated towel radiator.

#### Study

**8'8 x 8'1 (2.64m x 2.46m )**

Ceramic tiled walls and floor; LED spotlights; glazed double doors to decking with views over Strangford Lough.

#### Bathroom

**12'4 x 9'2 (3.76m x 2.79m )**

Maximum Measurements

White suite comprising bath with chrome mixer taps; quadrant tiled shower cubicle with Triton Ivory II electric shower telephone shower attachment; glass sliding shower door and side panel; semi pedestal wash hand basin with chrome mono mixer taps; close coupled WC; ceramic tiled walls with illuminated recess; wood laminate floor; LED spotlights; extractor fan.

#### Bedroom 2

**15'2 x 8'6 (4.62m x 2.59m )**

Double built in wardrobes with cupboards over; vanity unit with wash hand basin; nest of three drawers and mirror with concealed light over; built in wardrobe with cupboards over.

#### Bedroom 3

**15'4 x 8'11 (4.67m x 2.72m )**

Double built in wardrobe with cupboards over.

#### Bedroom 4

**18'11 x 13'11 (5.77m x 4.24m )**

Painted tongue and groove floor and ceiling.

## Apartment

### Extrance Hall

Approached via composite entrance door with glazed side panel; wood laminate flooring; LED spotlighting.

### Kitchen / Dining

**20'0 x 10'10 (6.10m x 3.30m )**

Good range of high and low level cupboards and drawers incorporating 1½ tub single drainer compound sink unit with swan neck mixer taps; formica worktop; Cooke and Lewis electric oven and microwave; Cooke and Lewis four ring induction hob with stainless steel extractor unit and light over; integrated Beko fridge / freezer; integrated Cooke and Lewis dishwasher; wine fridge; LED spotlighting; wood laminate floor; sliding patio doors to decking area; open plan to:-

### Living Room

**14'3 x 11'7 (4.34m x 3.53m )**

Raised enclosed stove with slate hearth and wooden mantle; glazed sliding doors to decking with views over gardens and Strangford Lough; LED spotlighting; wood laminate floor; TV aerial.

### Bedroom 1

**11'6 x 11'3 (3.51m x 3.43m )**

Wood laminate flooring; LED spotlighting.

### Bedroom 2

**12'4 x 11'4 (3.76m x 3.45m )**

Wood laminate flooring; LED spotlighting.

### Laundry Room

**6'1 2'11 (1.85m 0.89m )**

Space and plumbing for washing machine and tumble dryer; built in shelving; wood laminate floor.

### Shower Room

**9'2 x 7'8 (2.79m x 2.34m )**

White suite comprising walk-in tiled shower cubicle with tiled recess and thermostatically controlled shower with adjustable and rain shower heads; glass shower panels; vanity unit with wash hand basin and chrome mono mixer taps with drawers under; close coupled WC; hotpress with ideal gas fired boiler and shelving; chrome heated towel radiator; part tiled walls; wood laminate floor; LED spotlights; oak tongue and groove flooring.

### Gym

**18'6 x 14'0 (5.64m x 4.27m )**

Built in work bench; fluorescent lights; sliding patio doors.

### Car Port

**18'11 x 18'9 (5.77m x 5.72m )**

Pine tongue and groove ceiling; 12v fluorescent lights; Tesla electric charging point.

### Double Garage

**18'6 x 18'0 (5.64m x 5.49m )**

Twin up and over doors; light and power.

### Laundry Room

**13'2 x 11'11 (4.01m x 3.63m )**

Patterson oil fired boiler; Steel oil storage tanks; range of low level cupboards incorporating double drainer stainless steel sink unit with mixer taps; plumbed for washing machine and tumble dryer; low flush WC.

### Driveway

Two rendered entrance pillars; cattle grid and sweeping illuminated bitmac drive to matching parking to garaging and rear of the residence.

### Gardens

The extensive landscaped gardens surrounding the residence are designed for ease of maintenance.

Enjoying a south easterly aspect, the gardens catch the sun throughout the day and have been planted with beds of ornamental and flowering shrubs. A selection of mature trees including Chestnut, Cypress and Palm provide privacy and a pleasing setting for the residence.

Spacious timber decking is designed to enjoy the views and catch the sun, providing al fresco extension to the accommodation.

A former tennis court is tucked in one corner which can be reconstituted together with raised vegetable beds and combine to create a most pleasing setting for the residence.

### Pontoon

Located in Simmy Bay, this modern, recently installed pontoon provides anchorage and access to Strangford Lough. The pontoon is situated at the bottom of the garden.

### Garden Store

**8'6 x 6'6 (2.59m x 1.98m )**

### Enclosed Hen House and Run

### Store

**22'0 x 18'5 (6.71m x 5.61m )**

Up and Over door; fluorescent lighting and power.

### Covered Storage Area

### Former Tennis Court

### Tenure

Freehold

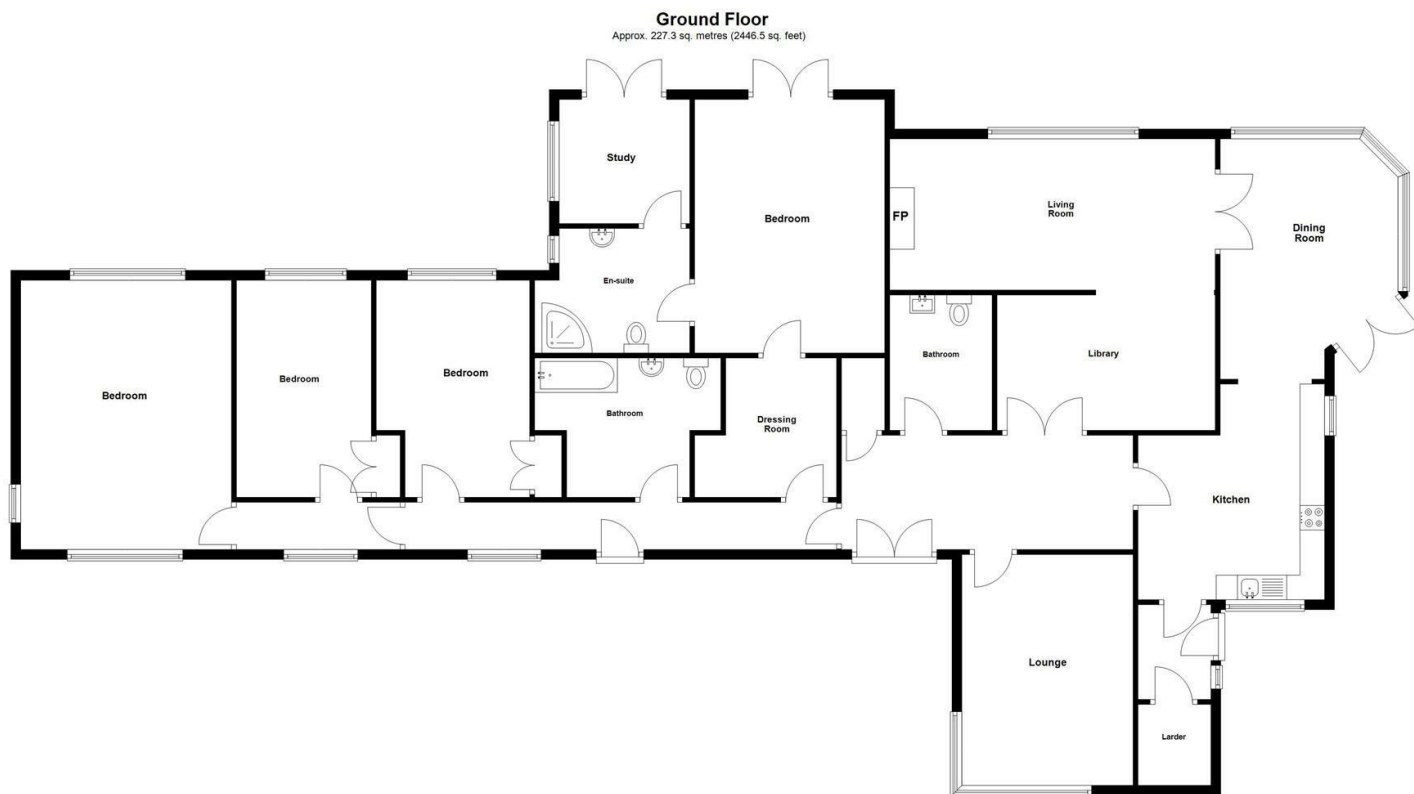
### Capital / Rateable Value

£430,000. Rates Payable = £3,887.20 Per Annum (Approx)









**21 Ringdufferin Road, Toye**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**Saintfield**  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

**Comber**  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.