

'THE BARN',  
19 TRENCH ROAD,  
RINGNEILL, COMBER, BT23 6EH



TEMPLETON  
ROBINSON



PRICE: OFFERS OVER £850,000

A truly exceptional country home, thoughtfully designed with family living in mind.

Idyllically nestled among rolling fields, no.19 is a beautifully renovated stone barn, complete with matching outbuildings. The property has been intelligently designed to incorporate a glass atrium connecting the two stone-built wings of the house. On entering, one is immediately struck by the attention to detail throughout, seamlessly blending old with new.

We are drawn into the heart of the home; a spacious ink blue kitchen, open plan to casual dining with adjoining sunroom. Original stone walls have been tastefully incorporated into the room, as well as granite worktops and rustic pine mantles, adding a sense of character and warmth. This theme continues throughout the home, with many rooms benefiting from vaulted beamed ceilings.

Of particular note is a large drawing room, situated above the kitchen. The room provides the perfect venue for year-round entertaining, with a sunny south facing terrace for warmer evenings and a cosy woodburning stove with original stone chimney breast to retreat to in the colder months.

Enjoying panoramic views across the countryside to Strangford Lough, it is hard to imagine a more tranquil plot. The surrounding landscaped gardens have been well maintained, featuring a large pond and pergola.

Included in the sale is a 1 acre field adjacent to the property, stone built barn and store (with potential for conversion to stables), and a double storey, detached garage, providing excellent potential for conversion into an annex.

Homes as elegant as this, yet practical, rarely come onto the market. We strongly advise internal inspection to appreciate all that is on offer.





- Beautifully renovated stone barn in idyllic setting
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- Thoughtfully designed with family living in mind
  - Two stone-built wings connected by glass atrium
  - Many original features incorporated; stone walls, vaulted beam ceilings and stone chimney breast
  - Shuttered, double glazed windows in hardwood frames
  - Network cabling for strong wifi signal throughout

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- Ink blue kitchen with bespoke cabinetry open plan to casual dining
  - Versatile adjoining sunroom
  - Impressive first floor drawing room with sun terrace
  - Boot room and utility room
  - 5 well-proportioned bedrooms and cosy sitting room in east wing

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- Underfloor heating from atrium through to sunroom
  - Fitted intruder alarm and fire alarm
  - Detached double storey garage; suitable for conversion to annex (subject to necessary approvals)
  - Stone outbuilding; 3 double doors and adjoining store
  - Well maintained landscaped garden with pond and pergola
  - Oil heating
  - Stunning views over countryside to Strangford Lough
  - Situated on a no-through traffic road ideal for family walks







## THE PROPERTY COMPRISES:

### GROUND FLOOR

DOUBLE GLAZED HARDWOOD ATRIUM: Ceramic tiled heated floor, double glazed double doors to front and rear patios.

TILED RECEPTION HALL: Ceramic tiled heated floor, hardwood staircase to first floor drawing room.

CLOAKROOM: Low flush wc, feature wash hand basin with tiled splash back, heated towel rail, illuminated mirror. Separate hall with storage cupboard housing Megaflow pressurised water tank with immersion heater.

MODERN FULLY FITTED KITCHEN: 28' 10" x 18' 4" (8.8m x 5.6m) Ink blue hardwood kitchen with range of high and low level units, bespoke cabinetry, concealed bins, integrated appliances and ceramic tiled heated floor. Kinawa granite work surfaces, recessed Stanley range with double oven and six ring gas hob, overhead extractor fan with pine mantle, Blanco built-in sink unit with Quooker boiling water tap, integrated full height fridge, separate freezer and concealed larder cupboard, integrated dishwasher, island unit with Kinawa granite top, drawers, integrated wine fridge and breakfast bar, Jotul wood burning stove, pine mantle, double glazed door to front patio.

DOUBLE GLAZED HARDWOOD SUN ROOM: 14' 5" x 12' 10" (4.4m x 3.9m) Wood effect ceramic tiled heated floor, fitted blinds, cushioned bench seating, stone feature wall, double glazed doors to front terrace.

BOOT ROOM: 10' 6" x 4' 11" (3.2m x 1.5m) Bench seating, shelving and built-in utilities cupboard, door to outside.

UTILITY ROOM: 10' 6" x 10' 2" (3.2m x 3.1m) Range of high and low level units, single drainer stainless steel sink unit with mixer tap, built-in housing for washing machine and tumble dryer, ceramic tiled floor, broom cupboard.

### FIRST FLOOR

DRAWING ROOM: 27' 3" x 18' 4" (8.3m x 5.6m) Floor to ceiling fireplace incorporating original stone and wood burning stove, beamed vaulted ceiling, thermostatically controlled Velux windows, double glazed door to south facing terrace with lough views. Open plan to . . .

READING ROOM: 18' 4" x 12' 2" (5.6m x 3.7m) Double glazed door to rear steps to courtyard.

## GROUND FLOOR

Atrium connecting to . . .

EAST WING:

ENTRANCE HALL: Beamed ceiling.

BEDROOM (5)/PLAYROOM: 11' 10" x 11' 6" (3.6m x 3.5m)

BEDROOM (4)/ OFFICE: 16' 1" x 11' 6" (4.9m x 3.5m) Wiring for wifi access point.

## MIDDLE LEVEL

BEDROOM (2): 12' 6" x 12' 6" (3.8m x 3.8m) Range of built-in wardrobes.

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with overhead shower and body spray, vanity unit with splash back, low flush wc, heated towel rail, steam-free illuminated mirror, electric shaver point, wood effect ceramic tiled floor.

HALLWAY: Double glazed door to garden, wiring for ceiling-mounted wifi access point, access to fully-floored roofspace.

BEDROOM (3): 12' 6" x 9' 10" (3.8m x 3m)

BATHROOM: Free standing roll-top bath with claw feet, mixer tap and telephone hand shower, feature wash hand basin with tiled splash back, low flush wc, wood effect ceramic tiled floor, heated towel rail, steam-free illuminated mirror, built-in linen cupboard.

SITTING ROOM: 18' 4" x 17' 5" (5.6m x 5.3m) Beamed vaulted ceiling, Jotul wood burning stove with pitch pine mantle and concrete hearth, ceramic tiled floor, double glazed door to side courtyard. Stairs to . . .

MEZZANINE LIBRARY/HOME OFFICE: 16' 1" x 11' 2" (4.9m x 3.4m) Bespoke range of built-in shelving and low level cupboards/drawers.

## UPPER LEVEL

PRINCIPAL SUITE: 15' 5" x 15' 1" (4.7m x 4.6m) Extensive range of bespoke built-in wardrobes and drawers, Velux windows, double glazed door to sun terrace.

LUXURY ENSUITE SHOWER ROOM: Vanity unit with tear drop sink, granite display shelf and built-in cupboards, fully tiled walk-in shower cubicle with overhead shower and body spray, contemporary wall mounted radiator, steam-free illuminated mirror, vaulted beam ceiling, automated Velux window, part tiled walls.



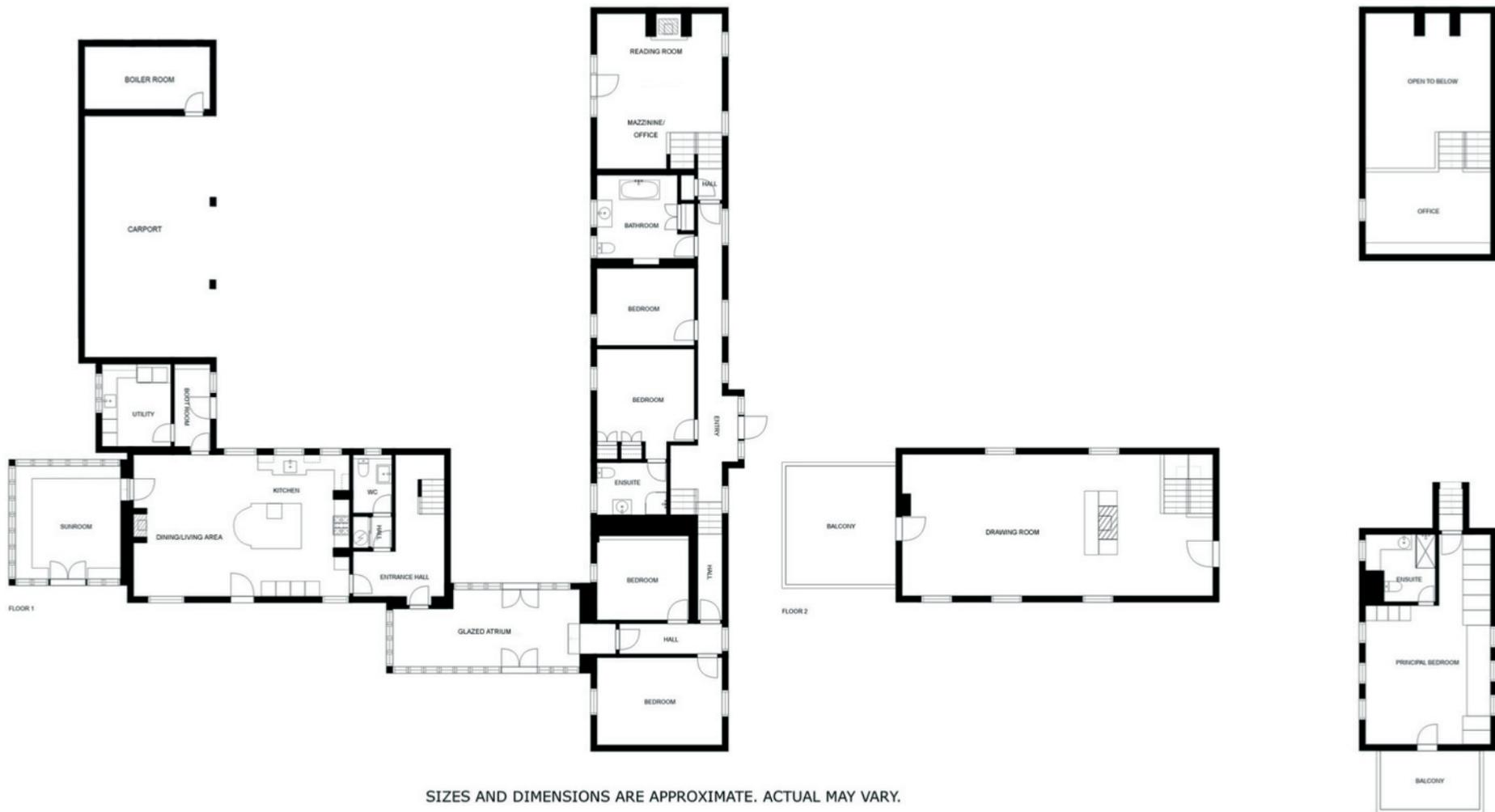










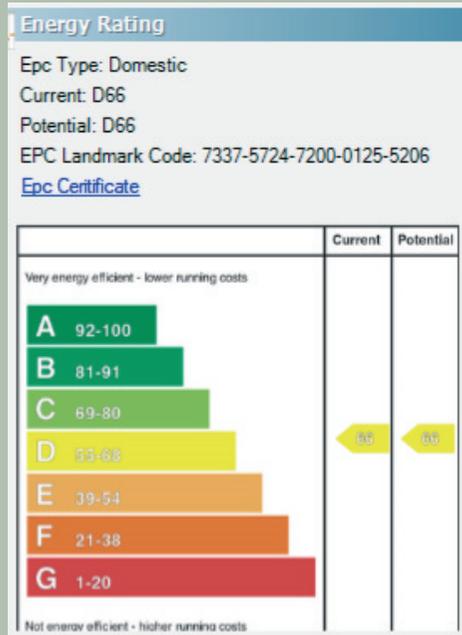


## OUTSIDE

Sweeping gravel to paved driveway to ample parking. Private rear courtyard, large car port with 3 bays and boiler/storage room, security lighting, SIM operated electric gates.

DETACHED DOUBLE GARAGE: 19' 8" x 14' 5" (6m x 4.4m) Twin electric up and over doors, light and power, and games room/gym above with Velux windows, storage in eaves, pitch pine floor, electric wall heaters.

Large private surrounding gardens in lawn, flower beds, paved patio areas, pergola patio, direct access to 1 acre field, additional stone barn with three double doors and separate garden store, fenced pond area with water feature, walking path and grass meadow.



**LOCATION:**

From Comber travel south along the Killinchy Road towards Carnesure Park. Turn left onto Ballydrain Rd. Turn left onto Ringneill Rd

- North Down - 028 90 42 4747
- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- Lisburn - 028 92 66 1700
- [www.templetonrobinson.com](http://www.templetonrobinson.com)

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