



# BALLYHENRY HOUSE

3 LOUGHSHORE ROAD, PORTAFERRY, BT22 1PD





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Downpatrick 16 km, Bangor 38 km, Newtownards 41 km, Belfast 53 km, Newry 64 km, Dublin 173 km (All Distances Approximate)

## 5 Bedroom Detached Country Residence with Spectacular Views over Strangford Lough

Accommodation extending to approximately 3,904 sq. ft

Planning permission for a distillery (Ref: X/2014/0169/F)

Detached garage with annex suitable for teenage den or granny flat (subject to relevant permissions)

Rural, scenic appointed location

Additional lands of approx. 15.6 acres.



**Savills Belfast**  
2nd Floor Longbridge House  
16-24 Waring Street  
Belfast BT1 2DX  
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[belfast@savills.ie](mailto:belfast@savills.ie)



## LOCATION

Portaferry is a small town in county down, at the southern end of the Ards Peninsula, near the narrows at the entrance to Strangford Lough.

The Portaferry area is popular with local and foreign tourists for its beauty, history, wildlife and other visitor attractions. Strangford Lough is the largest sea inlet in the British Isles. It is Northern Ireland's first Marine Nature Reserve and is renowned as an Area of Outstanding Natural Beauty and Special Scientific Interest, with six National Nature Reserves within its reaches. Over 2000 species of marine animals have been found in the Lough and internationally important flocks of wildfowl and wading birds converge there in winter. The Lough is also the most important site in Ireland for breeding common seals.

The Portaferry - Strangford Ferry service operates daily at 30-minute intervals (7.45am to 10.45pm) between the villages of Portaferry and Strangford, less than 1500 metres apart, conveying about 500,000 passengers per annum.

Whilst Ballyhenry House benefits from an extremely private setting and a wonderful feeling of remoteness, it is only a short walk away from a number of amenities in Portaferry.

An abundance of sporting and leisure activities are also available nearby, with Clearsky Adventure Centre a short 7 km distant offering kayaking, canoeing, archery, and mountain biking to name a few. The National Trust Castle Ward, Portaferry Marina, Corrog Wood, National Trust Ballyhenry Island, Cloughey Bay Beach, Winterfell Castle, and Delamont Country Park are all within close proximity.

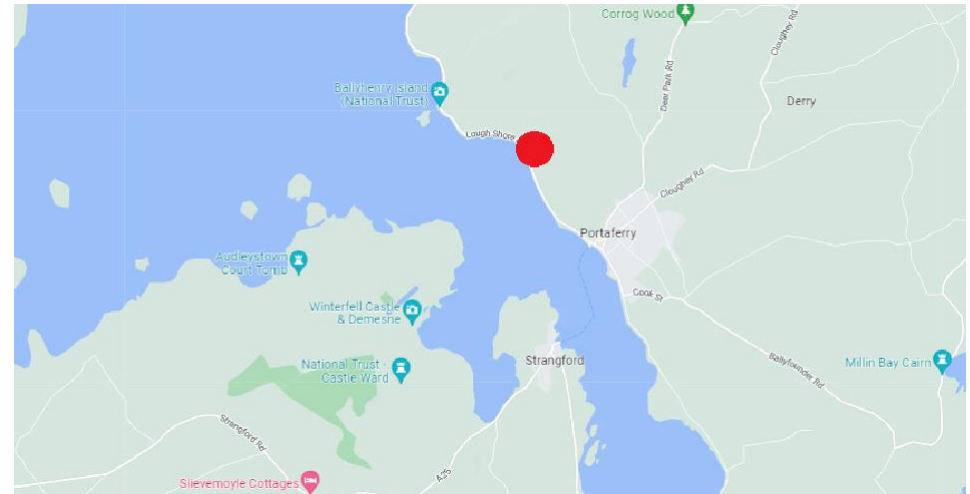
For boating enthusiasts, there are a number of yacht/sailing clubs nearby to include Portaferry sailing club, Strangford sailing club, Quoile Yacht Club, Killyleagh Yacht Club & East Down Yacht Club.

Local schooling is available at Portaferry Integrated Primary School (2 km), St Columba's College (3 km), St Mary's Primary School (3 km), St Joseph's Primary School (3 km), Down High School (16 km) and Downpatrick Primary School (16 km).

## DESCRIPTION

Ballyhenry House comprises a detached country residence occupying an elevated site, with breath taking views over Strangford Lough & The Narrows. The property is approached via a sweeping driveway flanked by traditional stone walls and an array of trees, leading to parking to the east of the dwelling. The bright accommodation is laid out over two floors of generous and elegant proportions, as shown on the accompanying plans.

The house has been beautifully designed to take advantage of the spectacular views over Strangford Lough & the surrounding scenery. Notable period features include the sliding sash hardwood double glazed windows, as well as the beautiful ornate ceiling roses and corning throughout.



The ground floor comprises a luxury open plan kitchen and living area with double doors that open out to the front garden, an exceptional drawing room, dining room, sitting room, utility room, and cloakroom with WC. On the first floor, there is a luxury main bathroom, and five well-proportioned bedrooms, two of which have en suite shower rooms and enjoy uninterrupted views of the Lough. The property further benefits from an air exchange system throughout, as well as underfloor heating on the ground floor.

Externally the property boasts a beautifully landscaped garden to the front, with a sundeck that benefits from an idyllic setting overlooking Strangford Lough. The garden is bound by a variety of trees and hedgerow that offers added privacy. To the rear of the property there is a walled garden, restored barn with stabling, and detached double garage with an annex above, suitable for a granny flat or teenage den subject to the relevant permissions. The property further benefits from planning permission for a distillery to the northeast of the main dwelling, under planning reference X/2014/0169/F. Full planning documents and drawings can be made available upon request.

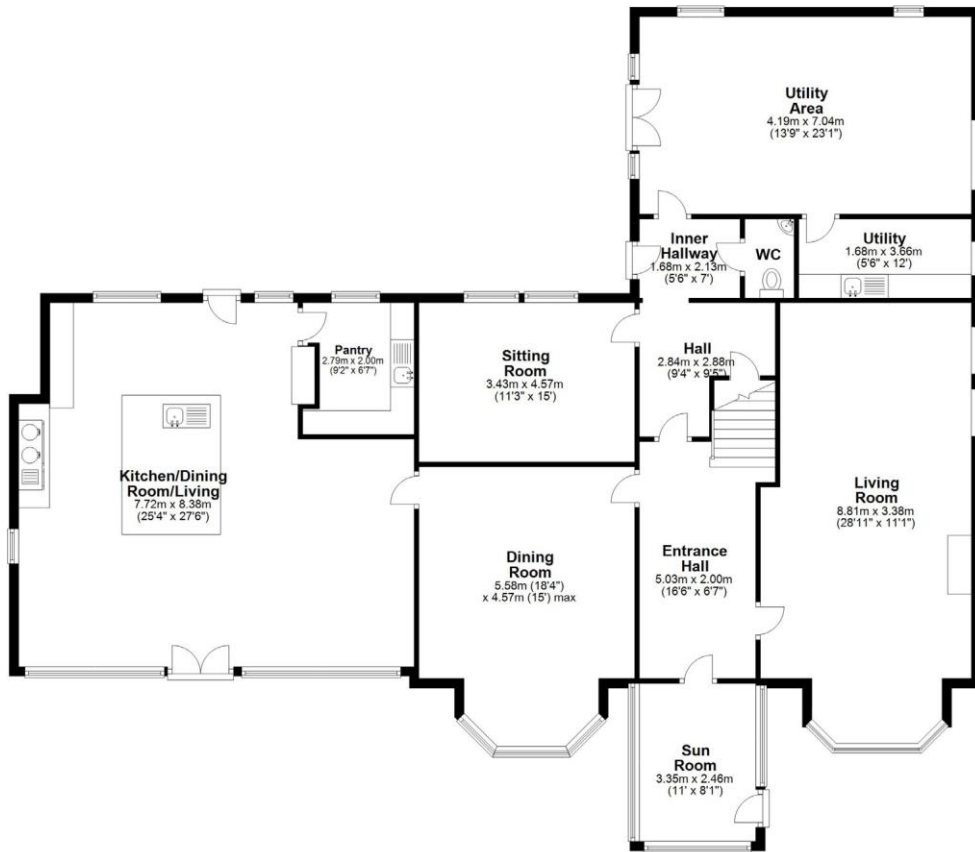
The farmland at Ballyhenry House extends to approximately 15.6 acres (6.07 ha) and is currently laid in grass. The land comprises two rectangular fields, one of which is accessed from the yard, whilst the other is accessed off an internal farm track.

## LONGITUDE/LATITUDE

54.391613, - 5.564985





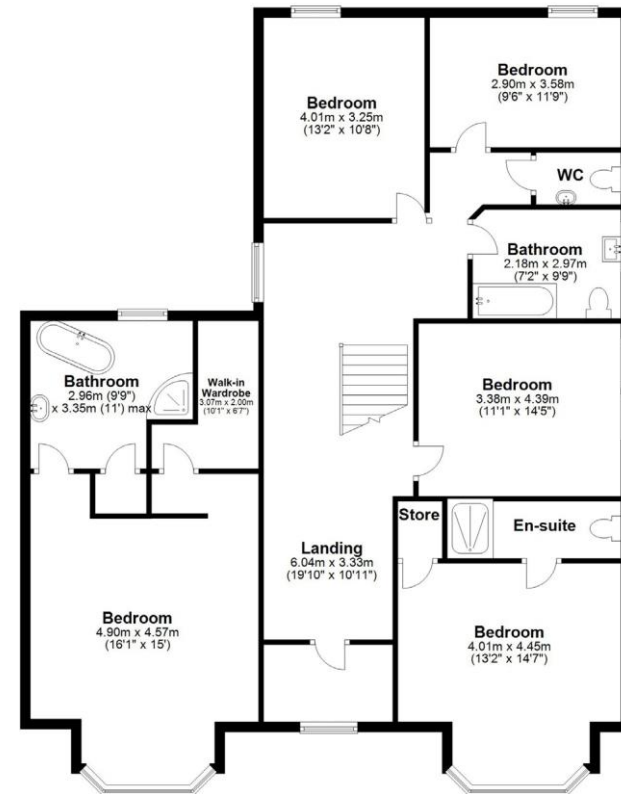


# FLOOR PLANS

## BALLYHENRY HOUSE

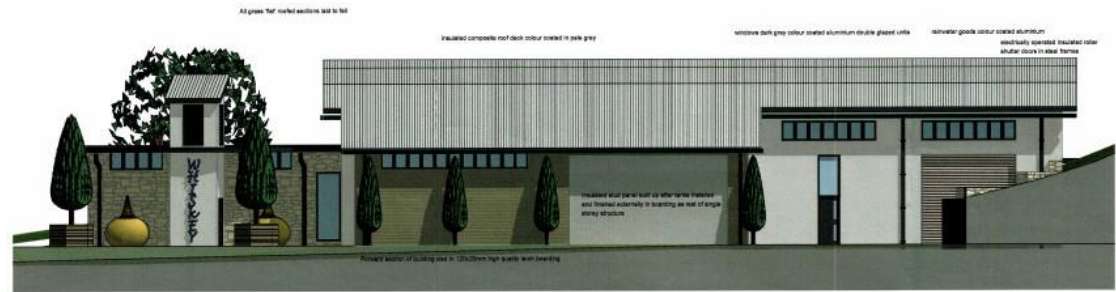
### 3 LOUGHSHORE ROAD, PORTAFERRY, BT22 1PD

FOR ILLUSTRATIVE PURPOSES ONLY

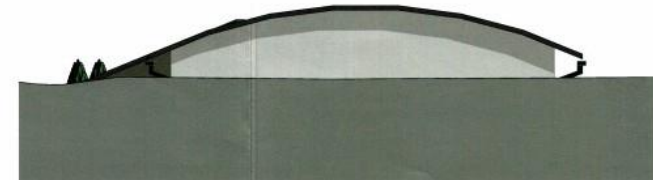


# PLANNING PERMISSION/ DRAWINGS FOR THE DISTILLERY

FOR ILLUSTRATIVE PURPOSES ONLY



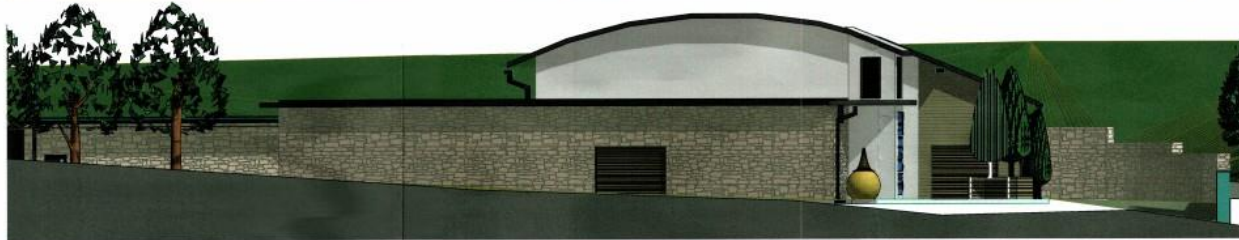
E-03 Existing single storey building sections clad in min 100mm locally sourced stone facing  
South Elevation  
1:100



E-02 East Elevation  
1:100



E-01 North Elevation  
1:100



E-04 West Elevation  
1:100



S-02 Building Section  
1:100

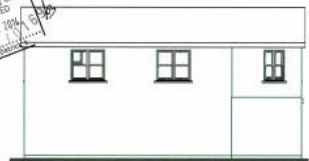


E-05 Barn Rear  
1:100

E-07 Barn Front  
1:100



E-06 Barn Side  
1:100



E-08 Barn Side to Lane  
1:100

Area Planning Office  
Received  
31 MAR 2013  
11:30 AM  
Planning Department

## ■ BHL12-16-102

■ South Elevation, East Elevation, North Elevation, West Elevation, Building Section, Barn Rear, Barn Side to Lane, Barn Front, Barn Side

1:100

Oct 2013

## ■ Fero (NI) Ltd

■ Distillery at Ballyhenry House, Lough Shore Road, Portaferry

**Ballantyne Hollinger Ltd**  
ARCHITECTURE • PLANNING • DESIGN

2 May Avenue, Bangor, Co. Down, N. Ireland BT20 4JT  
Tel 028 91270576





## GENERAL REMARKS

### Viewings

Strictly by appointment by the sole selling agents:  
Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX  
Tel: +44 (0) 28 9026 7820  
Email: [belfast@savills.ie](mailto:belfast@savills.ie)

Given the water side location, we would ask you to be as vigilant as possible when making your inspection.

### Solicitor

King & Gowdy, 298 Upper Newtownards Road, Belfast, BT4 3EJ.

### Plans, Areas and Schedules

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Sale Details

Asking Price: £550,000 (Five Hundred and Fifty Thousand Pounds Sterling).

### Energy Performance Rating

F24.

### Rateable Value

We are advised by the land and property services website that the NAV for Ballyhenry House is £330,000. The rate in the £ for 2024-2025 in Ards & North Down is £0.009137.

Based on the above information the rates payable are £3,015.21 per annum.

### Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

### Title

We understand that the property is held freehold.

### VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

### Generally

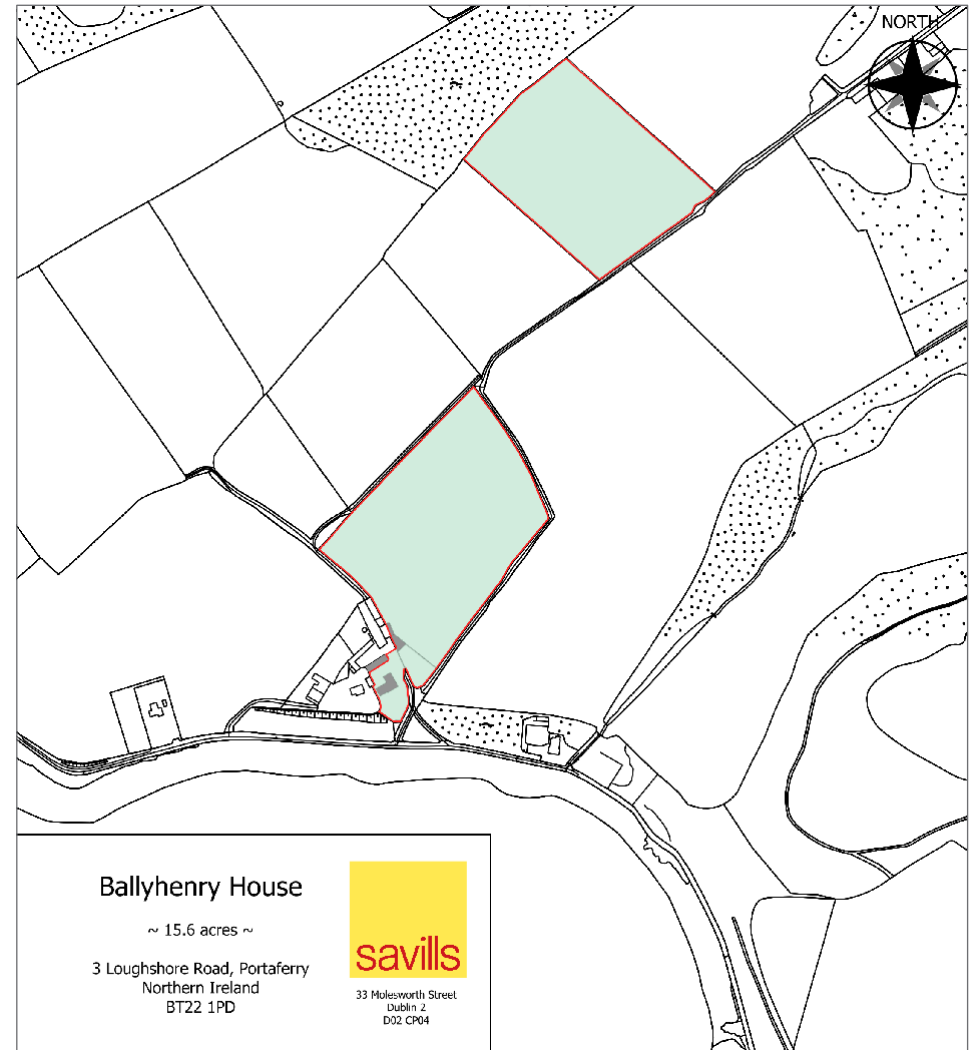
Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

## Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure & photography prepared June 2022.



Boundary for indicative purposes only.





FOR FURTHER  
INFORMATION OR TO  
ARRANGE A VIEWING,  
PLEASE CONTACT:

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