



Cunningburn Corn Mill was constructed in 1776 by Alexander Stewart, the owner of Mountstewart Estate. A water driven mill, it is situated two miles north of the Estate, close to Strangford Lough and was a working mill until 1932.

The Mill has now been ingeniously converted into a two storey dwelling and retaining many of the original features.

Nearby recreational facilities including sailing on Strangford Lough, golf and Mountstewart Estate.

Rarely does a property of such character come to the market in Northern Ireland and we urge those interested in being part of the legacy of our forefathers, not to miss this unique opportunity.

Offers Around  
£345,000

'Cunningburn Mill'  
6C Cunningburn Road,  
NEWTOWNARDS,  
BT22 2AN

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Viewing by  
appointment  
through agent  
028 9042 4747



- Converted Corn Mill now an Impressive Dwelling
- Well Presented Throughout yet Retaining Many of the Original Features
- Drawing Room with Cathedral Ceiling & Feature Brick Fireplace
- Contemporary Kitchen with Spacious Dining Area
- Bedroom & Bathroom on Ground Floor
- Gallery with Study Area on First Floor
- Lower Level: Garden Room with Cast Iron Wood Burning Stove & Door to Courtyard
- Principal Bedroom & Guest Room with Ensuite Shower Rooms
- Oil Heating / Hardwood Windows
- Walled Patio Garden Ideal for Outdoor Entertaining
- Store / Workshop
- Detached Garage with Parking Area to Front



The Property Comprises:

Ground Floor

ENTRANCE HALL: Tiled floor.



DRAWING ROOM: 17' 7" x 16' 9" (5.36m x 5.11m) Exposed granite walls, brick type chimney breast, granite hearth, high level mantle, glass fronted cast iron Deville stove, cathedral ceiling, exposed beams and rafters, concealed lighting, pine tongue and groove floor.





KITCHEN: 17' 0" x 16' 0" (5.18m x 4.88m) (at widest points) Exposed stone walls, tiled floor. German fitted units, island sink unit with granite work top, gas and electric cooking range, beech work surfaces, glass top table, timber beams and exposed rafters.



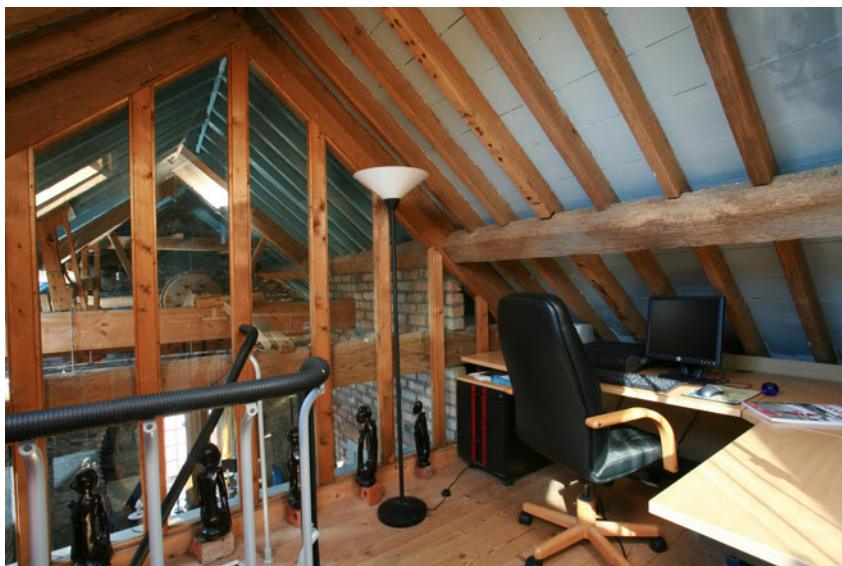
BEDROOM (3): 15' 2" x 9' 6" (4.62m x 2.9m) Built-in robe, pine tongue and groove floor, sloping ceiling with beams, low voltage lighting.



BATHROOM: White suite comprising panelled bath, low flush wc, vanity unit, wall and ceiling tiling, low voltage spotlights.



GALLERY STUDY AREA: Accessed by open tread staircase.





## Lower Level

GARDEN ROOM: 26' 3" x 9' 0" (8m x 2.74m) Cast iron free standing stove. French window to gardens, stone floor tiling beams, low voltage lighting. Sink / tea making facilities.



PRINCIPAL BEDROOM: 17' 9" x 14' 9" (5.41m x 4.5m) Plus twin built-in robes, recessed dressing table, tongue and groove floor, feature exposed stone wall.



ENSUITE SHOWER ROOM: Mosaic tiled shower cubicle with electric shower, low flush wc, pedestal wash hand basin, tiled floor.

BEDROOM (2): 16' 5" x 14' 8" (5m x 4.47m) Tongue and groove floor, feature exposed stone wall, built-in robe.



ENSUITE SHOWER ROOM: Mosaic tiled shower cubicle with electric shower, low flush wc, pedestal wash hand basin, tiled floor.

Outside

Walled patio garden with Japanese maples, acers, barbeque area.

STORE/WORKSHOP: 16' 4" x 15' 9" (4.98m x 4.8m)

DETACHED GARAGE: 15' 6" x 10' 6" (4.72m x 3.2m) Up and over door.



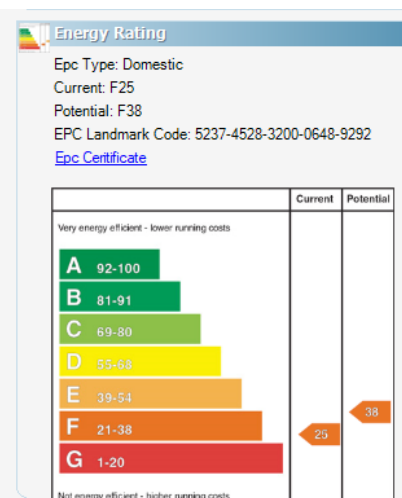




## Location:

Travelling from Newtownards, take the coastal Portaferry Road. Cunningburn Road is on the left hand side before Ards Sailing Club and Mountstewart.

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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