

simonBRIEN
RESIDENTIAL

**48 Ballydorn Road,
Whiterock, Killinchy, BT23 6QB**

Asking Price £995,000

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SUMMARY

Built in 1986, 48 Ballydorn Road is a beautifully presented country style home. It is situated on a prime waterfront site with direct access to Strangford Lough where one can enjoy varied water sport activities, making this home very attractive to many buyers. The views from it extend to both Rainey and Mahee Islands, and across Strangford Lough to the Ards Peninsula.

Externally, 48 Ballydorn Road is surrounded by immaculately manicured gardens with secluded lawn areas, mature borders and extensive flagstone patio areas. There is a large, detached garage to the rear with adjoining workshop and artist's studio.

Internally, the accommodation provides a perfect family-orientated living space, meeting modern needs, whilst retaining the original charm of the property. On the ground floor, the accommodation comprises a Reception Hall, Drawing Room, a spacious Farmhouse Kitchen with Aga, and a Living Room that opens into a hardwood Conservatory. In addition downstairs is a bedroom with ensuite, and a cloakroom, study and laundry room.

Of particular note is the swimming pool wing with 33 foot heated pool, shower, sauna, and exposed pine beams and a seating area.

On the first floor there are three bedrooms, one with ensuite, and a family bathroom. The two front bedrooms include a shared balcony which offers uninterrupted views of Strangford Lough.

The property is within walking distance of many local amenities including the historic Ballydorn Lightship, "Petrel", (the clubhouse for the Down Cruising Club), and Strangford Lough Yacht Club in Whiterock. The celebrated restaurant "Daft Eddy's" is equally convenient.

The sale of this magnificent property represents a rare opportunity to acquire a waterfront home on Strangford Lough. Viewing is by private appointment and is highly recommended.

KEY FEATURES

- An impressive waterfront residence
- Located on the western shore of Strangford Lough with views to Rainey and Mahee Islands
- Large, secluded site with exceptional landscaped gardens
- Direct access to Strangford Lough via grass slipway
- Ballydorn Lightship, Daft Eddy's restaurant and Down Cruising Club within a short stroll away
- Large enclosed entrance porch leading to entrance hall
- Drawing room with stove and views to Strangford Lough
- Sitting room with beautiful slate fireplace and direct access to rear gardens
- Elegant hardwood Hampton conservatory with three sets of French doors to gardens
- Farmhouse style kitchen with Pine units and green AGA
- Laundry/ boot room
- Generous sized study
- Bedroom four with ensuite on ground floor
- Large principal bedroom with marble fireplace and Oriel window holding stunning views to Strangford Lough, Rainey and Mahee Islands
- Luxury ensuite and dressing room to principal bedroom
- Bedroom two with views to Strangford Lough, ensuite
- Bedroom three has a period fireplace, countryside views and access to principal bedroom ensuite
- Indoor swimming pool complex with 33 foot heated pool, seating area, shower and Nordic sauna area and exposed pine beams
- Stunning landscaped garden to front, and a private rear garden with lawns, mature trees, hedging topiary, well stocked borders and extensive flagstone patio areas
- Large detached garage outbuilding with adjoining workshop and wood-floored artist's studio with stove and six roof lights. This building was previously a six car garage.
- Double glazed hardwood sash windows
- Oil fired central heating system
- Alarm system





DRAWING ROOM:

17' 8" x 16' 9" (5.38m x 5.11m)

Feature fireplace, wood burning stove, raised hearth, flagstone floor, dual aspect with views to Strangford Lough and Rainey Island, and to side garden.



THE PROPERTY COMPRISES:

ENTRANCE

Flagstone path and steps leading to solid wood front door and side lights.

ENTRANCE PORCH:

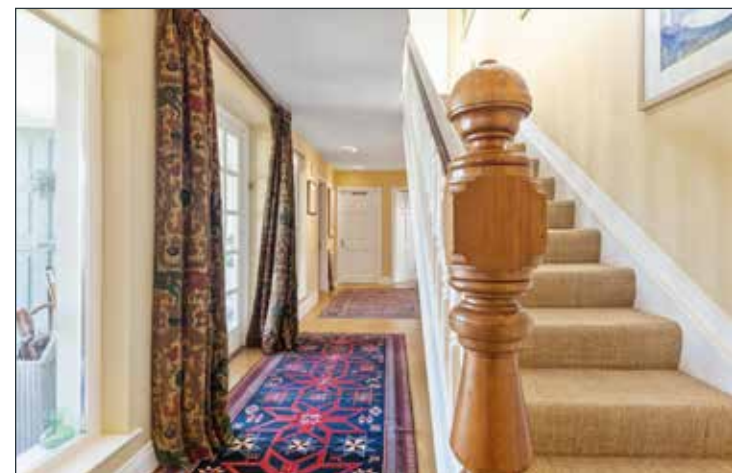
Flagstone floor, views to Strangford Lough and Rainey & Mahee Islands, glazed double doors to Entrance Hall.

GROUND FLOOR

ENTRANCE HALL:

17' 5" x 7' 6" (5.31m x 2.29m)

Polished oak floor, recessed spotlighting, views to Strangford Lough and Rainey & Mahee Islands.



SITTING ROOM:

17' 9" x 14' 8" (5.41m x 4.47m)

Attractive slate fireplace, granite inset and hearth, gas fire, recessed spotlighting, French doors with direct access to rear garden. Additional French doors leading to Conservatory.



FARMHOUSE KITCHEN:

18' 5" x 15' 5" (5.61m x 4.7m)

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level handmade pine units, Corian work surfaces, green Aga range cooker with timber pelmet over, built in oven, stainless steel extractor hood, integrated dishwasher, recess housing for new Fisher & Paykel fridge freezer, handmade Terracotta tiled floor, LED recessed spotlighting, access to sitting room, views to rear garden.



TIMBER CONSERVATORY:

28' 7" x 15' 5" (8.71m x 4.7m)

Built by Hampton Conservatories in 2009, and regularly serviced. Light and power, marble tiled floor, triple aspect views over gardens and Strangford Lough, three sets of French doors to stunning gardens.



LAUNDRY/BOOT ROOM:
12' 1" x 6' 4" (3.68m x 1.93m)

Recessed butler sink with mixer taps, range of high and low level units, Corian roll edge work surfaces, plumbed for washing machine, dog bed, handmade Terracotta tiled floor, uPVC double glazed door to rear, concealed hotpress with copper cylinder and immersion heater, handmade Terracotta tiled floor.

STUDY:
12' 11" x 9' 10" (3.94m x 3m)

Bookcase, views to Strangford Lough and Mahee Island, uPVC double glazed French doors to Swimming Pool area.



BEDROOM (4):
19' 4" x 10' 10" (5.89m x 3.3m)

At widest points, recessed spotlighting. Views to rear garden.

ENSUITE:

Modern white suite comprising: Large walk in fully tiled shower cubicle with Aqualisa thermostatically controlled shower, glass panel, pedestal wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, towel radiator, LED recessed spotlighting, extractor fan, shaver point.



Beautiful solid wood staircase leading to **FIRST FLOOR**

LANDING:

Lovely views to Strangford Lough and Rainey and Mahee Islands. Access to partially floored roof-space via Fakro ladder

PRINCIPAL BEDROOM:
32' 7" x 17' 7" (9.93m x 5.36m)

Attractive marble fireplace surround, cast iron gas stove, slate tiled hearth, triple aspect with uninterrupted views to Strangford Lough, Rainey & Mahee Islands, Sketrick Island and rear garden. Oriel window, French doors providing access to Balcony.



BALCONY:
18' 0" x 10' 9" (5.49m x 3.28m)

Uninterrupted views to Strangford Lough, Rainey, Mahee and Sketrick Islands and rear garden.

ENSUITE BATHROOM:

Modern white suite comprising: Panelled bath with mixer taps and telephone hand shower over, large walk in fully tiled shower cubicle with Axor thermostatically controlled shower, Rain head and telephone hand shower, glass panel, wall mounted wash hand basin with mixer taps, concealed cistern push button WC, wall tiling, Amtico floor, LED recessed spotlighting, access to Bedroom 3.

DRESSING ROOM:

9' 10" x 7' 2" (3m x 2.18m) At widest points.

Range of mirror fronted Sliderobes, Amtico floor, recessed spotlighting, access to Bedroom 3.



BEDROOM (2):

18' 1" x 11' 10" (5.51m x 3.61m)

Triple aspect views to Strangford Lough Rainey and Mahee Islands, and to side garden, recessed spotlighting, French doors to balcony off Principal Bedroom.

ENSUITE SHOWER ROOM:

Modern white suite comprising: Large separate fully tiled shower cubicle with thermostatically controlled shower, wash hand basin with mixer taps on chrome and glass stand, push button WC, large towel radiator, fully tiled walls, ceramic tiled floor, recessed spotlighting, extractor fan.



BEDROOM (3):

18' 3" x 14' 4" (5.56m x 4.37m)

Attractive period fireplace, open fire, slate tiled hearth, recessed spotlighting, dual aspect with countryside views to rear.



OUTSIDE

INDOOR SWIMMING POOL COMPLEX

POOL ROOM:

42' 9" x 26' 4" (13.03m x 8.03m)

10m heated pool, graduate depth to 7ft. Roller cover replaced 2022. Ceramic tiled floor, feature exposed beams and vaulted ceiling, two Keylite windows, exposed red brick walls, patio door to rear terrace.



SHOWER AND SAUNA AREA:

Shower, ceramic tiled floor, six person Nordic Sauna.

PLANT ROOM:

Two oil fired boilers (pressurised system), pool filter etc. Separate chemical cupboard.

GARDENS:

Landscaped and private gardens to front, side and rear laid out in manicured lawns, range of mature trees, well stocked borders and flowerbeds, fruit trees and vegetable garden, topiary, box hedging, large flagstone terrace with steps leading to vast flagstone patio and parking area.

DETACHED GARAGE:

23' 9" x 19' 8" (7.24m x 5.99m)

Large twin timber doors, light and power, Belfast sink, Keylite window, stud wall with glazed door to Workshop.

WORKSHOP:

19' 8" x 11' 8" (5.99m x 3.56m)

Keylite window, light and power, Stud wall with glazed door to Studio.

STUDIO:

19' 7" x 19' 5" (5.97m x 5.92m)

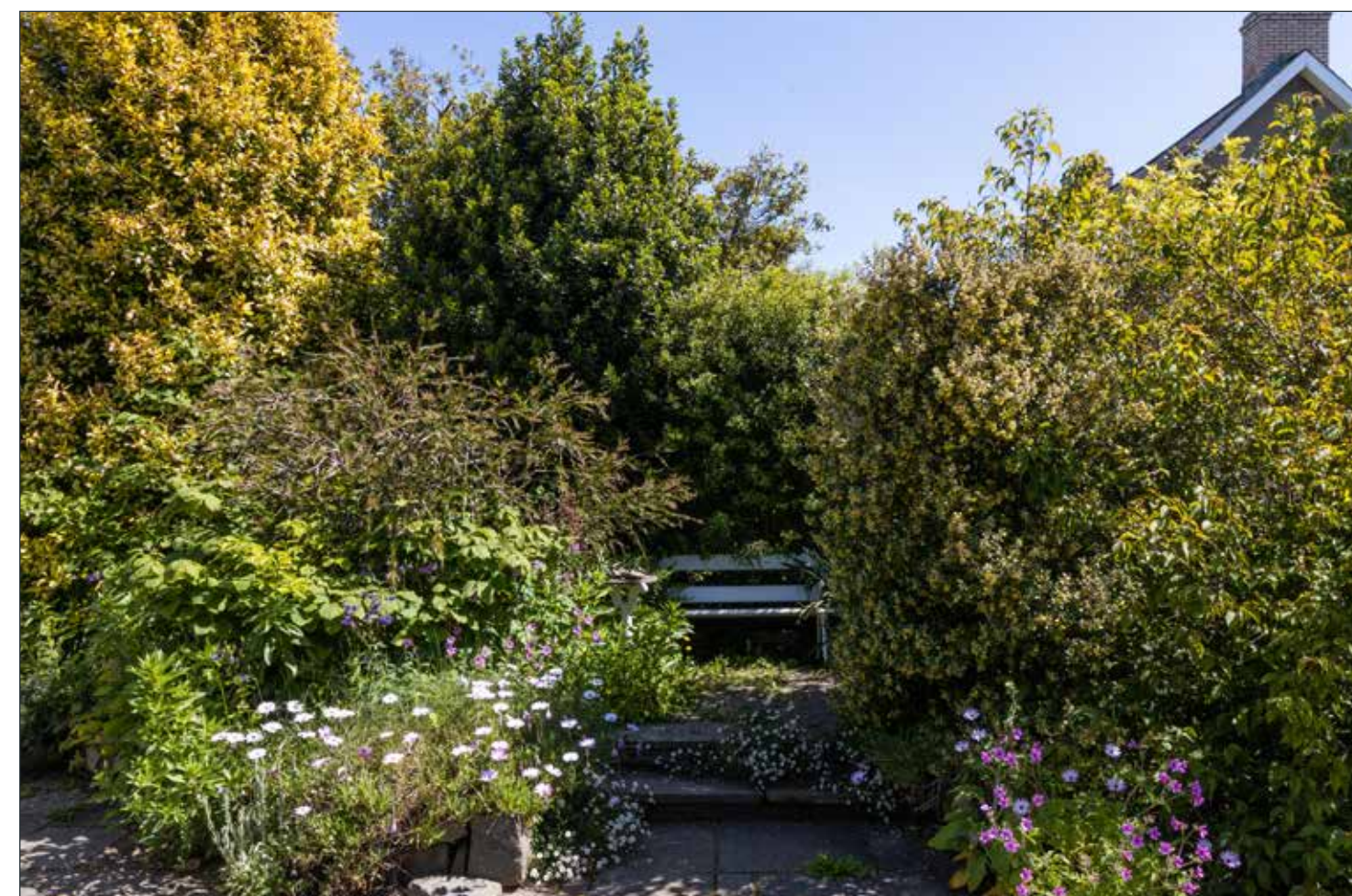
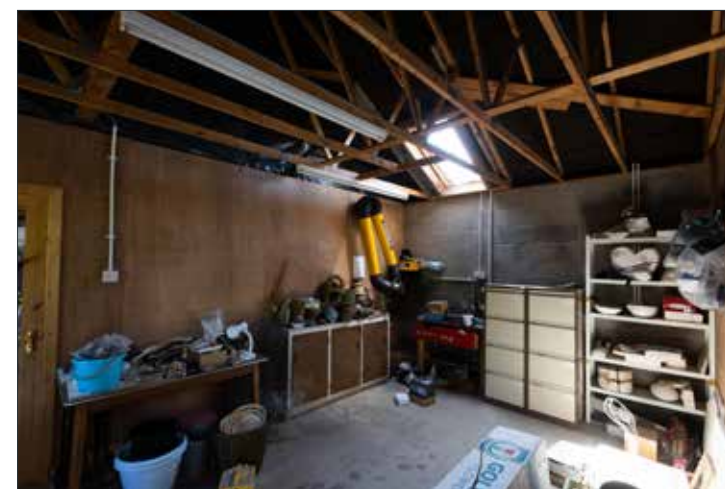
Solid pine floor, six Keylite windows, wood burning stove on slate hearth, four floor level windows and glazed door accessing gardens.

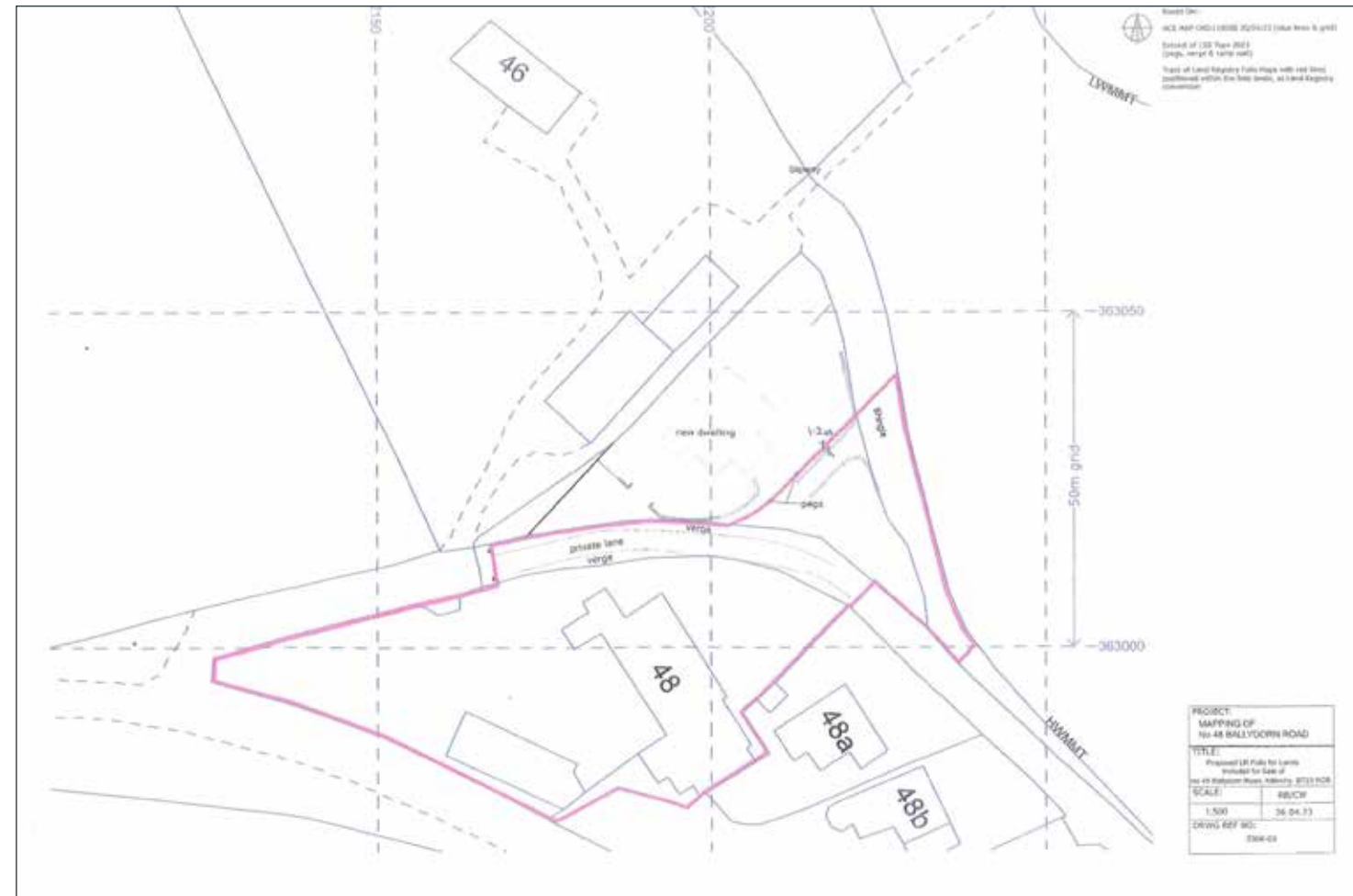
The Garage/Workshop and Studio were formerly a six car garage.

SEPARATE LOG STORE:

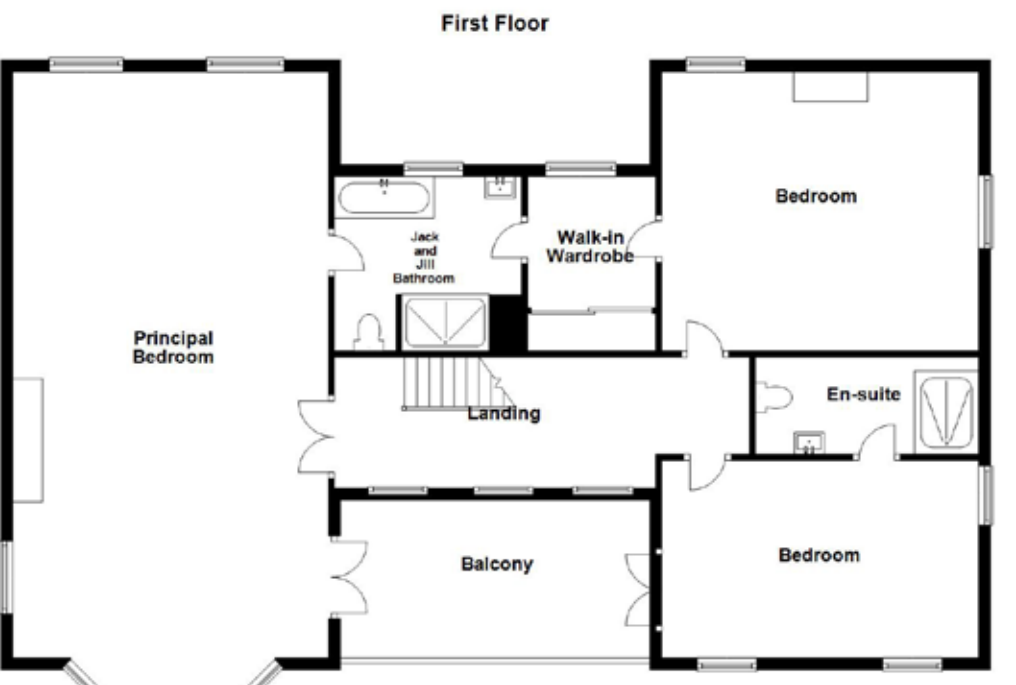
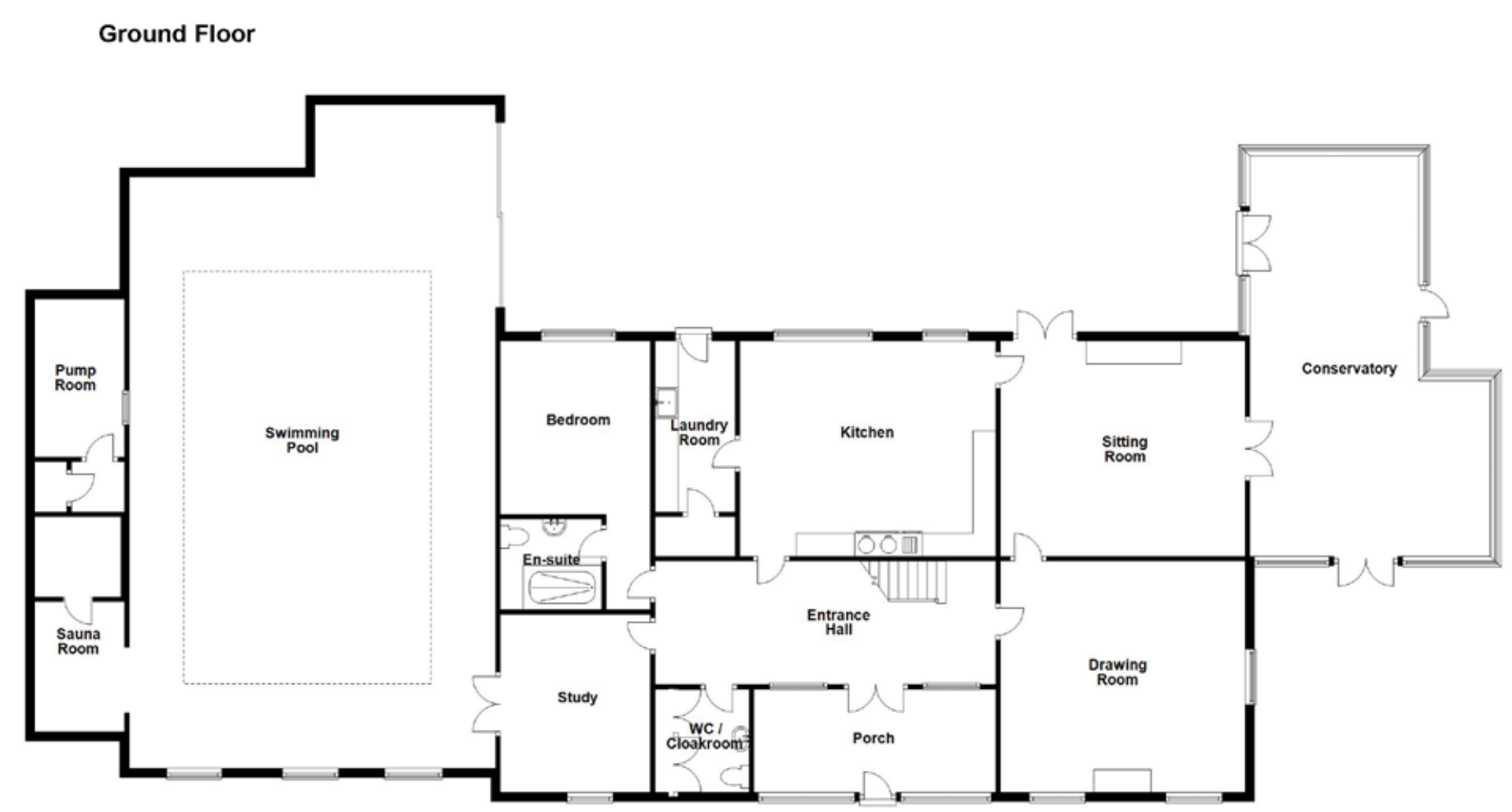
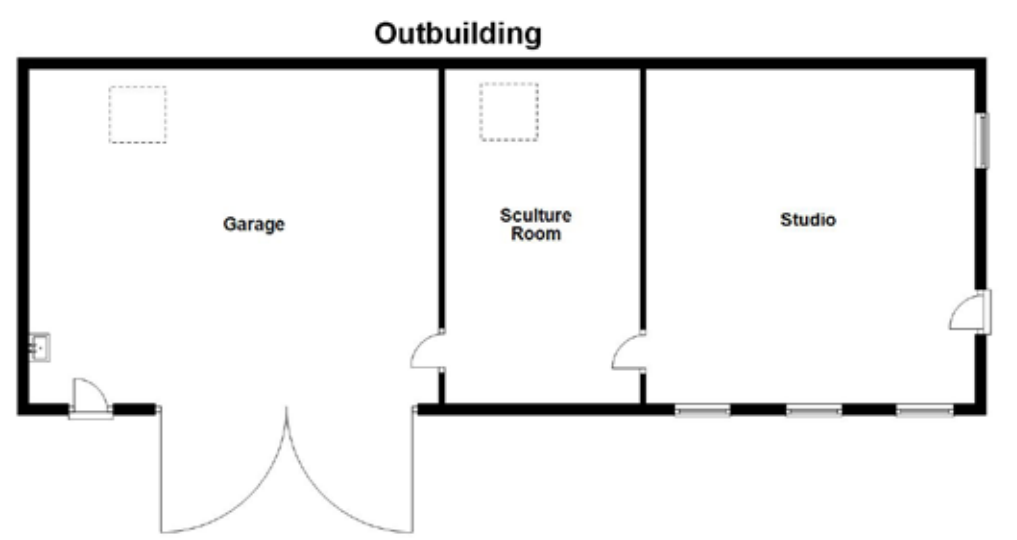
Light and power.

Vehicular access from laneway through double gates.



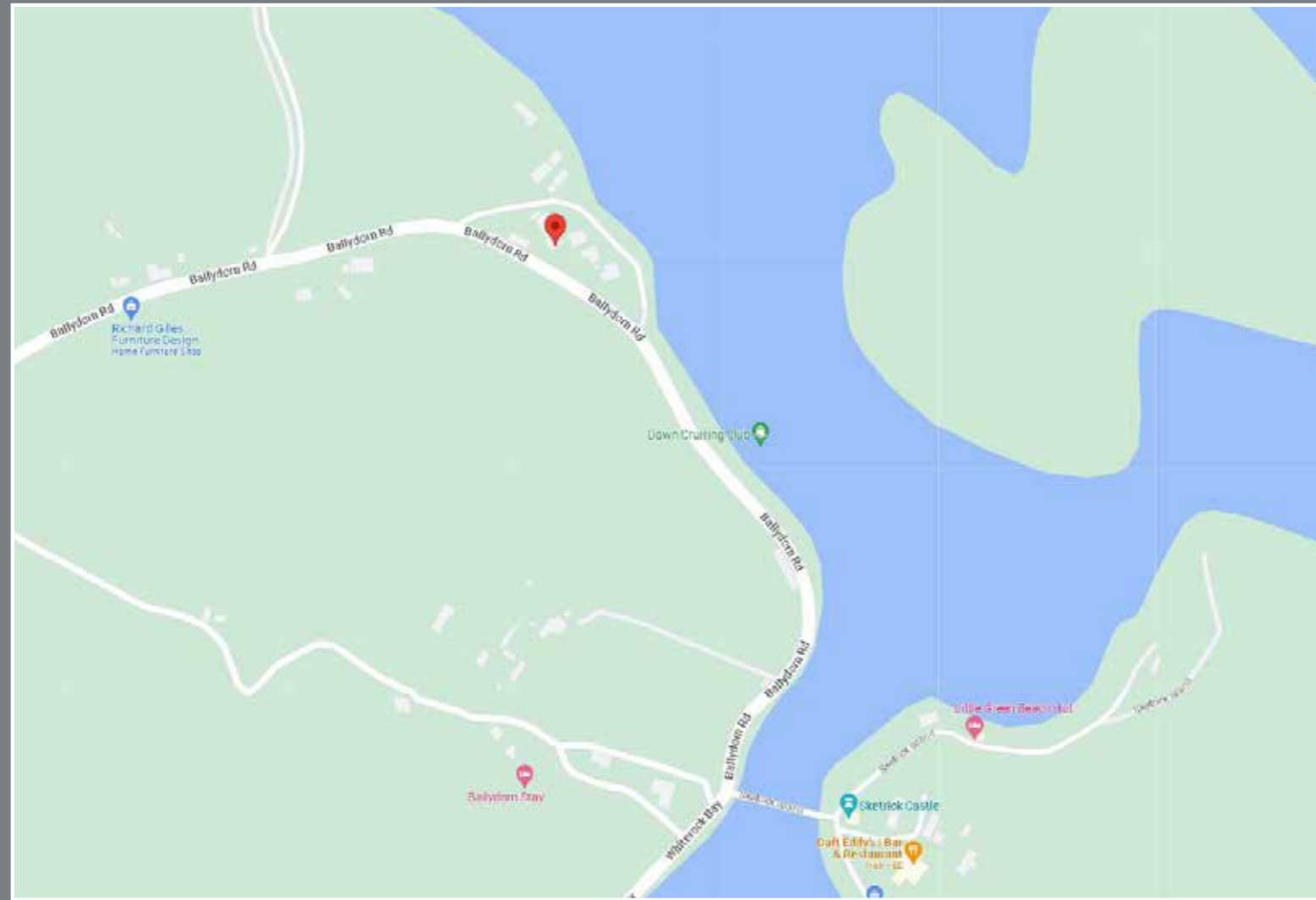


FLOOR PLANS



The plan is for illustrative purposes only, and should not be relied upon. Plan produced using Planity.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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