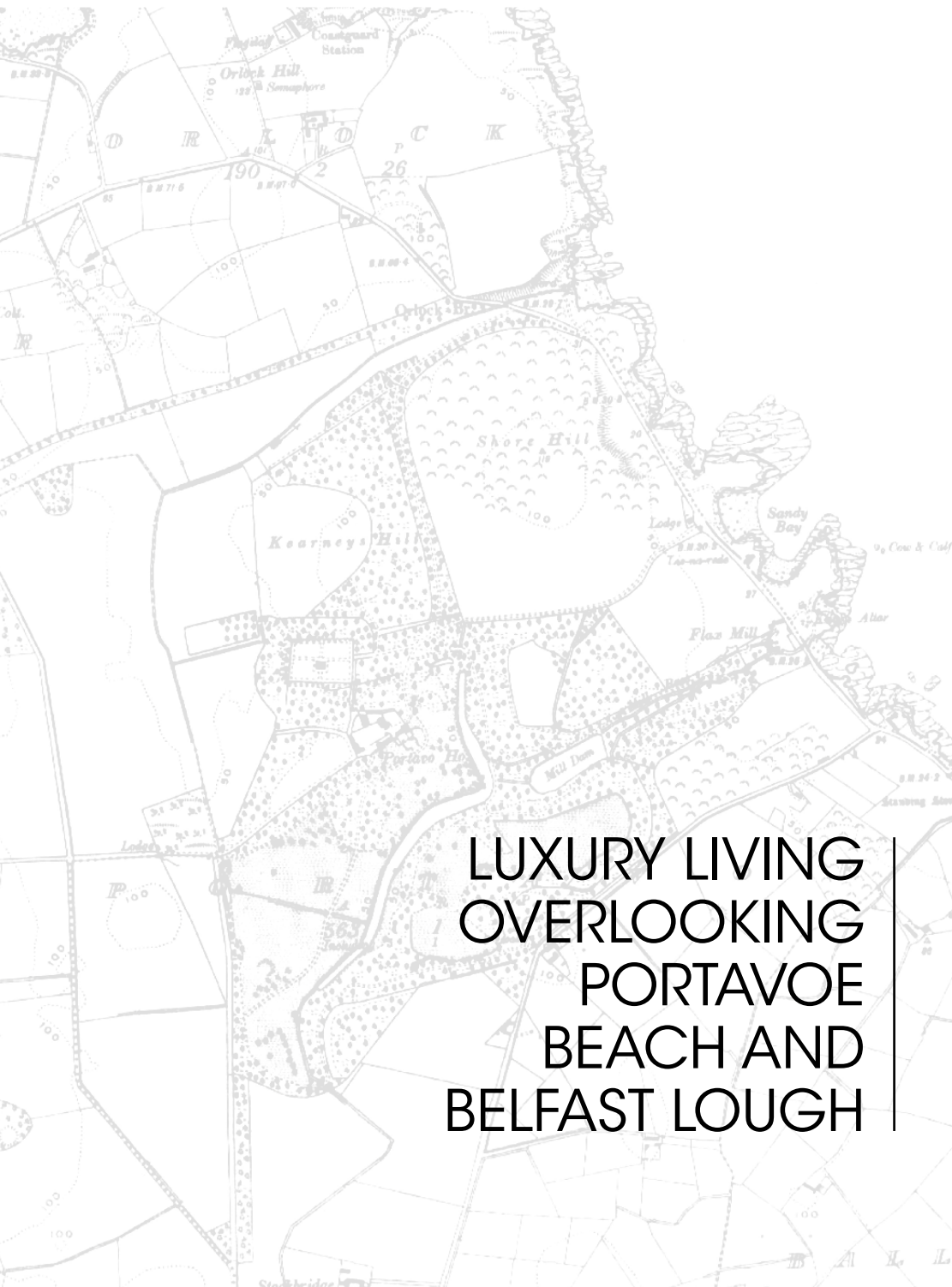




LISNAREDE & HOUSE

176A WARREN ROAD
DONAGHADEE



LUXURY LIVING
OVERLOOKING
PORTAVOE
BEACH AND
BELFAST LOUGH



B A I L L Y W I L L I A M



Computer Visual showing aerial montage of Lisnarede House and Portavoe Beach

NEAR TO
EVERYTHING FAR
FROM ORDINARY



Fishing Nets, Donaghadee Harbour



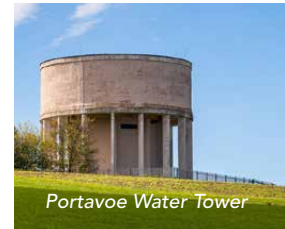
Stand Up Paddleboarding off Lemon's Wharf



Donaghadee Lighthouse and Harbour



Portavoe Beach (Opposite Lisnarede House)



Portavoe Water Tower



The Copeland Distillery

Proudly positioned on the sandy shores of Portavoe Beach, overlooking the tranquil waters of Belfast Lough, Lisnarede House offers a once in a lifetime opportunity to inhabit an extraordinary, unique and uncompromising home.

With an array of notable landmarks and excellent activities located nearby, homeowners will be spoilt for choice when it comes to exploring neighbouring areas. Situated just a stone's throw away from the quaint town of Donaghadee and the charming Groomsport village, Lisnarede House truly lends itself to convenience and accessibility. Why not enjoy an evening stroll along the cobbled seawalk of Donaghadee Harbour to reach the striking Donaghadee Lighthouse, or unwind after a long day thanks to the delicious cuisine and relaxing ambiance at one of the many local, award-winning eateries.

Appropriately named after the famous Copeland Islands which can be spotted from a number of coastal viewpoints including Lisnarede House, the renowned Copeland Distillery, steeped in a wealth of history,

can be found right on the doorstep. What's more, with the Irish Sea directly adjacent to Lisnarede House, homeowners have endless opportunities to partake in an array of water sports. From sailing and paddleboarding, to fishing and kayaking, the abundance of open water is sure to appeal to every member of the family.

Carefully designed and exceptionally crafted, the outstanding Lisnarede House boasts nothing other than exclusivity, style, and sophistication. Featuring a spacious layout, with generously sized living, dining, and lounge areas, homeowners are guaranteed both luxury and comfort. The arresting outward appearance of Lisnarede House is certainly carried throughout the property, with no detail overlooked in the pursuit to ensure a contemporary and elegant home.



Harbour & Company Bar & Restaurant



Grattan's Family Greengrocer



The Bull & Claw Restaurant

IDEALLY LOCATED FOR
WORK, REST AND PLAY |

Computer Visual showing aerial montage view from above Lisnarede House looking towards the Copeland Islands





STYLISH, CONTEMPORARY
AND UNCOMPROMISED

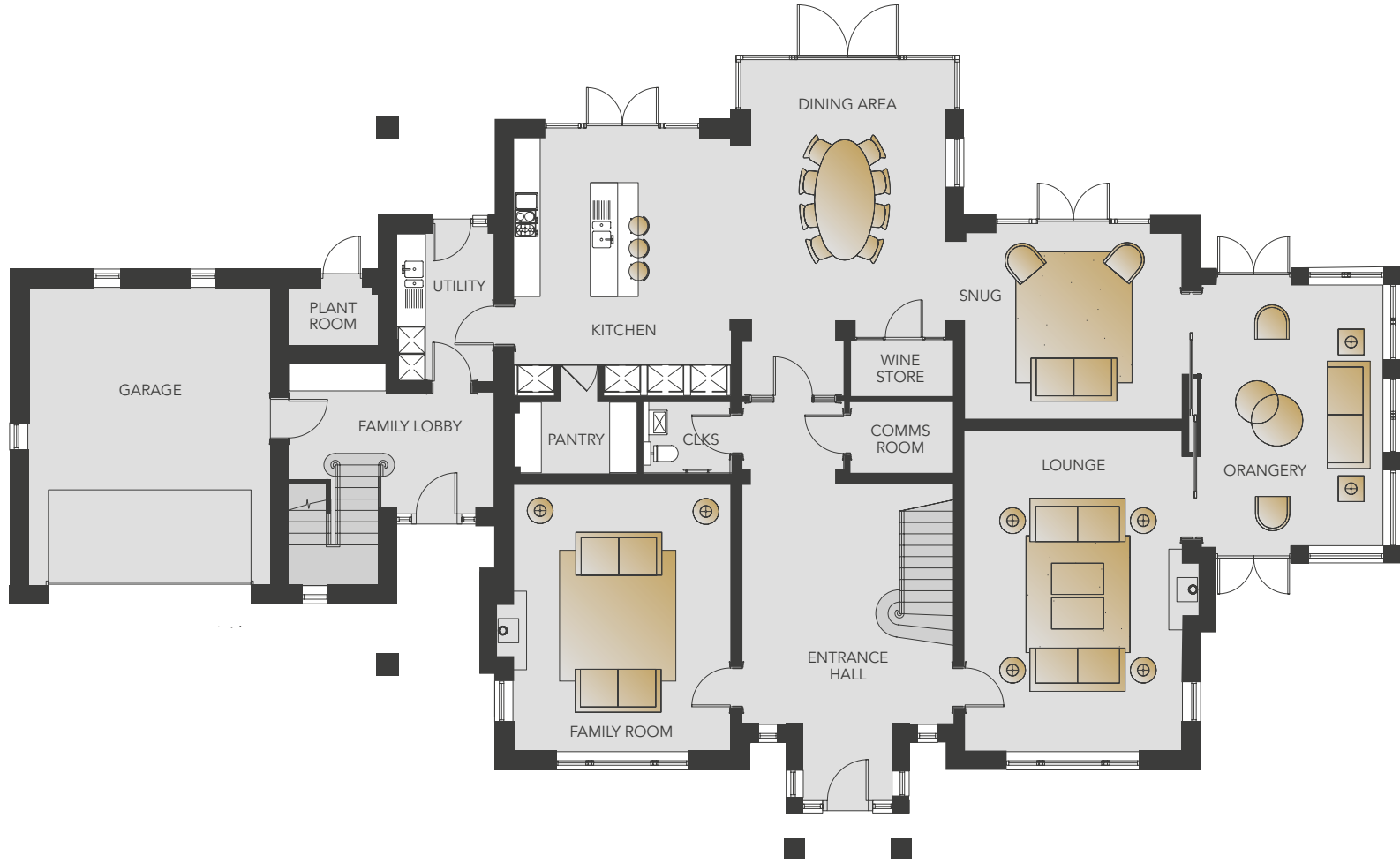
INSPIRED
HOUSE



SITE LAYOUT
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



Lounge	7.07 x 4.80m	23'2" x 15'8"	Kitchen	5.56 x 4.80m	18'2" x 15'8"
Family Room	5.88 x 4.80m	19'3" x 15'8"	Dining Area	7.47 x 4.75m	24'6" x 15'7"
Orangery	5.77 x 4.02m	18'11" x 13'2"	Utility Room	3.28 x 2.15m	10'9" x 7'0"
Snug	4.75 x 4.30m	15'7" x 14'1"	Garage	6.50 x 5.30m	21'3" x 17'4"

GROUND FLOOR



Computer Visual of Front Elevation



Master Bedroom	4.80 x 3.77m	15'8" x 12'4"	Bedroom 3	3.55 x 3.17m	11'7" x 10'4"
Dressing Room <i>max</i>	4.80 x 2.97m	15'8" x 9'8"	Ensuite	2.65 x 1.52m	8'8" x 4'1"
Ensuite <i>max</i>	2.92 x 2.30m	9'6" x 7'6"	Bedroom 4	3.60 x 3.10m	11'9" x 10'2"
Bedroom 2	4.80 x 3.28m	15'8" x 10'9"	Ensuite	3.60 x 1.60m	11'9" x 5'2"
Dressing Room	2.30 x 1.65m	7'6" x 5'4"	Play Room	6.45 x 5.60m	21'1" x 18'4"
Ensuite	2.30 x 1.65m	7'6" x 5'4"	Shower Room	2.15 x 2.08m	7'0" x 6'9"

FIRST FLOOR



Computer Visual of Front Elevation

OFFICE OF
ARCHITECTURE

CAREFULLY CRAFTED AND BEAUTIFULLY FINISHED



GENERAL INTERIOR

- Contemporary finished solid interior doors
- Stylish satin chrome door furniture
- Walls and ceilings painted throughout
- White satin painted oversized skirting and architraves
- High level of insulation offering the benefit of low heating costs
- Plaster corning in the Hall, Lounge and Family Room

KITCHEN

- Luxurious fitted kitchen with soft close doors and drawers
- Choice of door finishes
- High finish granite or silostone worktops and up stands in choice of colours
- Branded integrated appliances to include hob, oven, fridge freezer, dishwasher and microwave
- Modern white recessed down lights
- Fitted Pantry
- Wine Store / Bar Area

UTILITY

- High quality low level units below appliances for storage and ease of use
- Plumbed for Washing machine & Tumble drier
- Completed with modern thin edge worktops

BATHROOM & ENSUITE

- Luxury sanitary ware in both bathroom and ensuite complete with concealed cisterns and elegant wall mounted vanity units with stone surface
- Thermostatic shower in ensuite
- Anti-steam illuminated mirror with sensor switch
- Recessed down lights
- Chrome heated towel radiators

CARPET AND TILING

- Choice of luxury carpet with high quality underlay to all bedrooms
- Floor tiling to hall, kitchen / living / dining, utility, bathroom and ensuite

- Choice of realistic wood effect porcelain tiling, Italian stone effect tiling or LVT / engineered wooden flooring
- Half wall tiling to ensuite and Bathrooms
- Single supplier / designer / flooring consultant who will meet and tailor all flooring and tiling to the clients specific needs

HEATING & ELECTRICAL

- Eco friendly and sustainable Air Source Heat Pump and roof PV panels offering huge energy cost benefits
- Underfloor heating throughout
- Pre-wired for high speed internet with fibre optic broadband
- Wired for SKY TV, Freeview
- CAT 6 cabling throughout the entire house
- Generous provision of electrical sockets and lighting points
- USB charging port to living area and bedrooms
- Pre wired for security alarm
- Smoke detectors & Carbon Monoxide monitor fitted

EXTERNAL

- Off white external render
- Recon stone cladding to front porch
- Grey window frames
- Recon stone cills and copings
- Black PVC fascia, guttering and downpipes
- Natural slate roof tiles
- Garage same finish as main house with electric door
- Extensive landscaping and new hedging
- x3 separate terraces including high level sunset patio at the top rear of the garden
- Electrical, wirelessly operated entrance gates
- Extensive further land available to purchase to the side of the site

WARRANTY

- 10 Year National House Building Council Warranty

Images are merely indicative of the style of finish that can be achieved at Lisnarede House and are for illustrative purposes only.



Corn Point



Rogers Point



Telephone 028 9024 4000
www.colliersni.com

25 Talbot Street, Belfast BT1 2LD



Misrepresentation Act

Colliers N.I. Residential Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers N.I. Residential Limited has any authority to make any representation or warranty whatsoever in relation to this property.

Colliers N.I. Residential Limited is Registered in Northern Ireland - No. NI637450.
Registered office: 25 Talbot Street, Belfast BT1 2LD.