

simon**BRIEN**
RESIDENTIAL

'Carrigullian Cottage'
27A Killyleagh Road,
Killinchy, BT23 6TD



Offers Around £925,000

Telephone 02891 800700
www.simonbrien.com



FEATURES

- A beautiful, detached, country residence
- Ideally set on secluded grounds leading down to Carrigullian Lough, an Area of Special Scientific Interest
- Award winning gardens of around 3.5 acres, including 1 acre of wetland
- The gardens include large lawn areas, mature trees, native hedging, mature orchard, and feature causeway leading to raised decking over Carrigullian Lough
- There are legal rights in place to use the lough for non-motorised water activities
- Large reception dining hall with feature fireplace
- Lounge with attractive inglenook fireplace, wood burning stove
- Luxury kitchen/ casual dining open to Sunroom
- Kitchen laid out with cream painted Oak units, Green "Esse" range and Corian tops
- Sunroom offering views over the gardens
- Downstairs cloakroom comprising White suite
- Study
- Four bedrooms in total, Bedroom two and Three located on ground floor
- Bathroom comprising White suite also on ground floor
- Master bedroom offers a walk in wardrobe and en suite facility
- Large double height stone barn: 51' 12'
- Detached stone cottage (registered as an outhouse), dating back to C. 1883 with sitting room, lounge, kitchen and two first floor bedrooms
- 7KW Electric car charging point
- Beam vacuum system
- Upvc double glazed windows
- Monitored Scan Alarm system with sensor on lane



SUMMARY

An attractive detached country residence set within circa 3.5 acres of landscaped gardens, including 1 acre of wetlands, represents undeniable charm which has been well maintained by our clients and enjoys total privacy. "Carrigullian Cottage" is neatly tucked away along a privately owned concrete laneway, off the Killyleagh Road. As one arrives at this impressive home the size and maturity of the grounds provide an overwhelming feeling of seclusion and calmness, where the award winning gardens have won Comber Horticultural Society Awards on five occasions.

Located amidst beautiful surrounding farmland, the property is ideally positioned with its lower boundary perched on the water's edge of Carrigullian Lough. There is a decked causeway leading out to a large deck with small summerhouse and slipway, and presents breathtaking panoramic views over the lough where one can enjoy the full range of natural habitat, fen, wood and grassland which supports several rare plants and invertebrates. There are legal rights in place to use Carrigullian Lough for non-motorised water activities, further increasing the property's appeal.

The property holds the following accommodation, large reception dining hall, lounge with inglenook fireplace, open plan country kitchen with painted oak units and Esse range cooker, casual dining and open to large sunroom. There is a study, cloakroom in white suite, bedroom two and three and family bathroom all on the ground floor. Progressing to the first floor you will find a further two bedrooms, the master offers a walk in wardrobe and en suite shower room facility.

Of particular note there is a circa 300 year old stone cottage, converted to 2 storeys around 1883 and offers lounge, sitting room, kitchen and two bedrooms. The cottage is registered as a stone outhouse. Additionally, there is a large double height stone barn which would be ideal for those seeking space for garden equipment, secure storage of a sailing boat or vehicles.

All in all "Carrigullian Cottage" represents a rare opportunity to purchase a country residence offering complete seclusion and an overwhelming connection to the natural world. To arrange your private viewing appraisal, please contact our Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

Solid Mahogany front door, outside light.



LOUNGE:

18' 6" x 13' 9" (5.64m x 4.19m)

Feature Inglenook Belfast Brick fireplace with sleeper mantle and wood burning stove, exposed Belfast Brick wall, dual aspect, Canadian pitch pine floor, LED recessed spotlights.



RECEPTION/DINING HALL:

Canadian pitch pine floor, attractive pine fireplace surround, cast iron inset, picture tile detail, open fire, slate tiled hearth, wall light points, dual aspect, part double height ceiling, cloaks cupboard, glazed double doors to Lounge.



STUDY:

8' 9" x 8' 9" (2.67m x 2.67m)

Canadian pitch pine floor, access to roofspace.



CLOAKROOM:

White suite comprising: Pedestal wash hand basin, low flush wC, Canadian pitch pine floor, extractor fan.



**LUXURY OPEN PLAN KITCHEN/
CASUAL DINING/SUN ROOM:
39' 6" x 17' 0" (12.04m x 5.18m)**

White twin tub sink unit with mixer taps, range of high and low level cream painted oak units, Corian work surfaces, green Esse Sovereign range, 2 ring gas hob, sleeper mantle with Inglenook and Belfast Brick, plumbed for dishwasher and washing machine, plumbed for American style fridge freezer, concealed lighting, wall tiling, ceramic tiled floor, LED recessed spotlighting, Canadian pitch pine floor to Sun Room area, beautiful views over gardens, recessed spotlighting and uPVC double glazed French doors to side.



**BEDROOM (3):
14' 0" x 11' 9" (4.27m x 3.58m)**

At widest points. Built in robe, polished floorboard.

**BEDROOM (4):
18' 7" x 11' 8" (5.66m x 3.56m)**

At widest points. Dual aspect, built in robe, polished floorboards, access to roofspace.



BATHROOM:

White suite comprising: Panelled corner bath, separate fully tiled shower cubicle with Mira thermostatically controlled shower unit, pedestal wash hand basin, low flush WC, wall tiling, ceramic tiled floor, extractor fan.



Solid pitch pine staircase leading to:

FIRST FLOOR

LANDING:

Wall light points, arch window with views over gardens, Canadian pitch pine floor.



MASTER BEDROOM:
18' 6" x 13' 7" (5.64m x 4.14m)

Dual aspect, views over gardens, LED recessed spotlighting.



BEDROOM (2):
17' 1" x 9' 2" (5.21m x 2.79m)

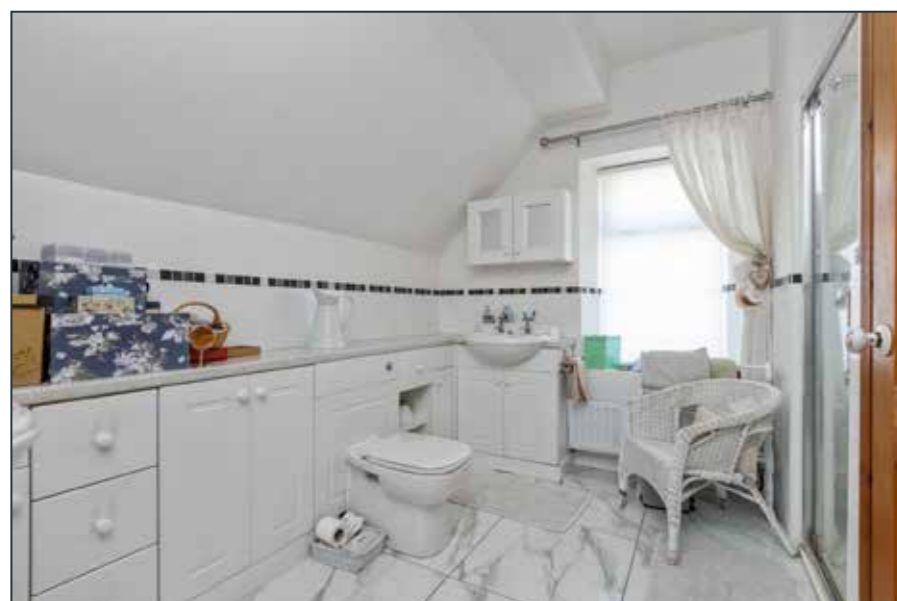
LED recessed spotlighting, dual aspect, velux window.



WALK IN WARDROBE:
8' 5" x 6' 4" (2.57m x 1.93m)

DETACHED STONE COTTAGE:

Steps leading to solid wood front door, outside light.



ENSUITE:

White suite comprising: Separate fully tiled shower cubicle with Aqualisa thermostatically controlled shower, built in vanity units and cupboards, twin wash hand basins, push button WC, concealed cistern, wall tiling, marble effect ceramic tiled floor, extractor fan, access to roofspace, concealed hotpress with copper cylinder and immersion heater.



GROUND FLOOR

LIVING ROOM:

Cottage style fireplace, sleeper mantle, wood burning stove, double height ceiling, flagstone floor, spiral staircase to First Floor, timber door to rear, exposed beams.



KITCHEN:

11' 0" x 7' 10" (3.35m x 2.39m)

Belfast sink with mixer taps, range of high and low level cream shaker style units, polished mahogany work surfaces, tongue and groove ceiling, quarry tiled floor.



BEDROOM

14' 6" x 13' 11" (4.42m x 4.24m)

Dual aspect, flagstone floor, tongue and groove ceiling, exposed stone wall.



FIRST FLOOR

LANDING:

Pine floorboards, tongue and groove ceiling.

BEDROOM (2):

14' 6" x 14' 2" (4.42m x 4.32m)

Original pine floorboards, exposed beams, tongue and groove ceiling.



BEDROOM (3):

14' 1" x 10' 11" (4.29m x 3.33m)

Pine floorboards, exposed beams, tongue and groove ceiling.



Extensive award winning gardens of circa Three acres (including One acre in wetlands) adjoins the Carrigullian Lough and Area of Special Scientific Interest.



OUTSIDE

**LARGE STONE BARN:
51' 11" x 12' 6" (15.82m x 3.81m)**

Electric roller door, double height ceiling, exposed beams, concrete floor, light and power, oil fired boiler, plumbed for washing machine, double drainer stainless steel sink unit with mixer taps, outside tap, rear pedestrian door, slate tiled roof.



The garden features Hyacinthus, Bluebells, Daffodills and Tulips in Spring, Followed by Roses, Peonies, Geraniums and many more flowers and shrubs.

There are large lawn areas, substantial range of mature trees, fruit trees, gravel patio areas and paths, thick boundaries in native hedging and trees, well stocked rockery and further features a large mature orchard.

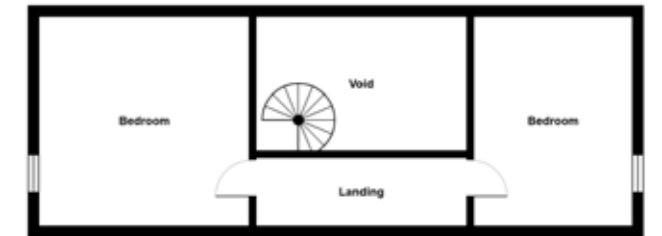
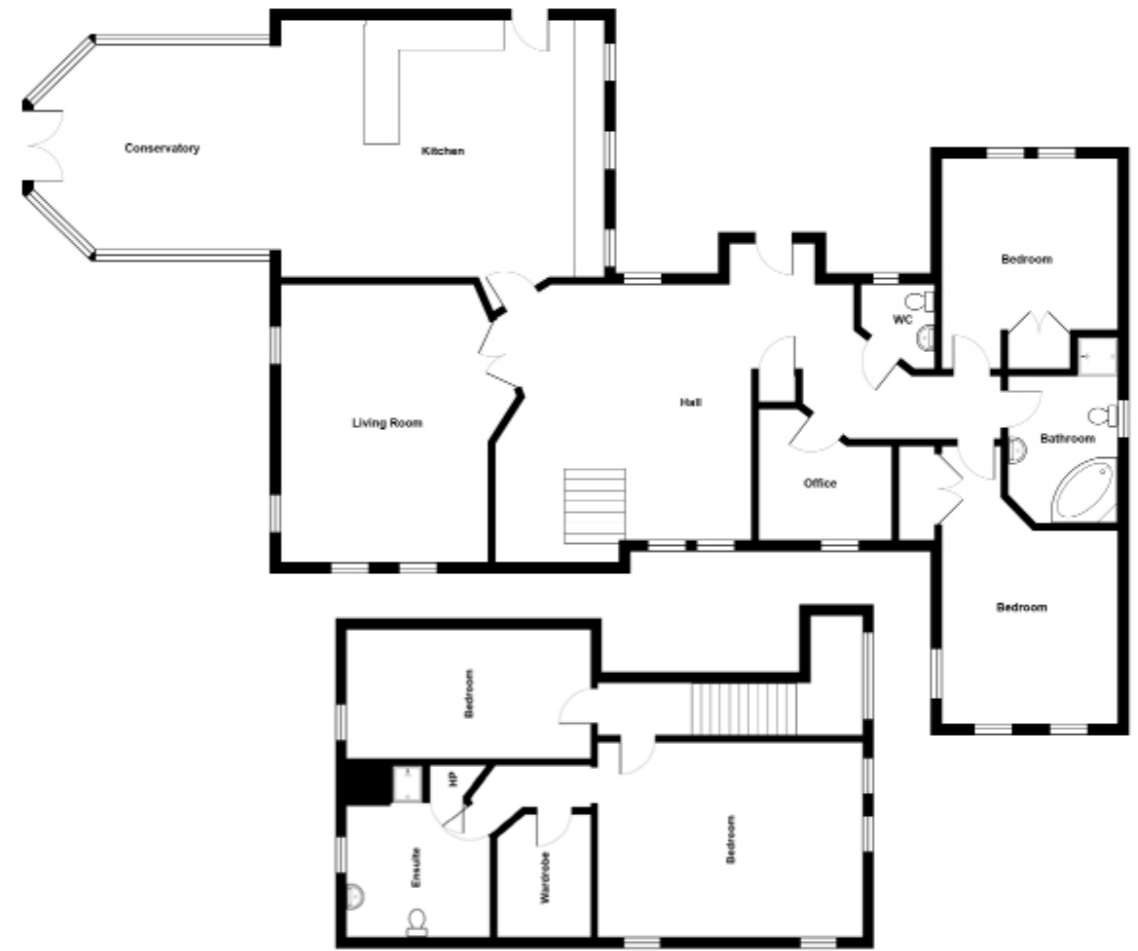
Wildlife around the gardens include Otters, Foxes, Badgers, Pine Martins, Squirrels and a wide variety of birds.

Of particular note: A decked causeway leads through wetlands to a large raised deck overlooking Carrigullian Lough, complete with small summer house and timber slipway. Rights to use Carrigullian Lough for non motorised water activities.

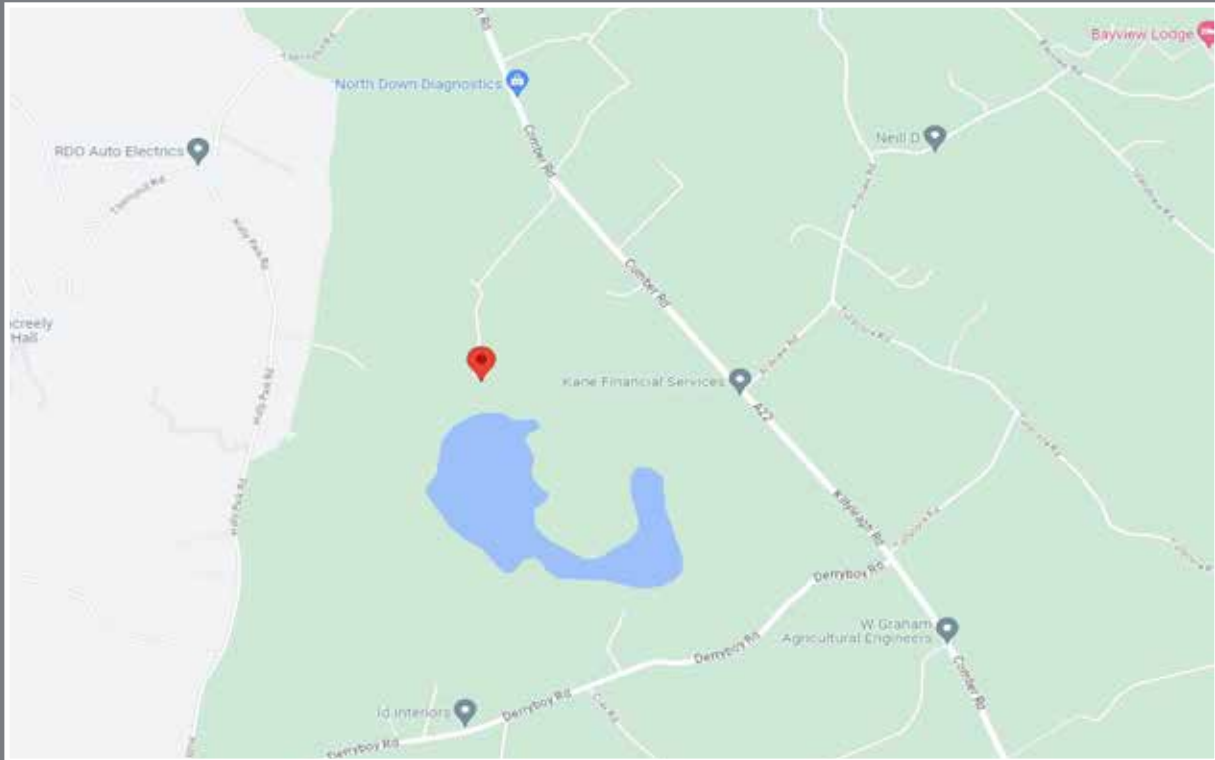




FLOOR PLANS



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.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/E/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	54 E	
21-38	F		
1-20	G		

EPC REF: 9043-3027-1206-8167-6204

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.