

 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**15 BARN HILL, DONAGHADEE, BT21 0QA**  
**OFFERS AROUND £474,950**

**Scan for Property Details  
and to Arrange a Viewing**



# The Property

Occupying a truly outstanding site backing onto the golf course here is an ideal opportunity to purchase an exceptional detached family home which is finished to an excellent standard throughout leaving little left to do but move your furniture in and enjoy.

The accommodation is bright, spacious and flexible and has been cleverly designed to maximise the fabulous outlook to the rear. The ground floor comprises living room with cast iron wood burning stove and solid oak floor, large open plan family room with dining area and solid oak floor, superb modern fitted kitchen open plan to casual dining area and bedroom with double built in wardrobe, solid wood floor and en suite shower room, on the ground floor. Upstairs this fine home is further enhanced by having two well proportioned bedrooms, including main bedroom with extensive range of built-in wardrobes. Please note that the main bedroom is two bedrooms knocked into one so it would be quite easy to change it back to its original four bedroom layout. There is also a bathroom with four piece suite which includes panelled bath and separate built-in shower cubicle.

Outside does not disappoint either. There is a well presented front garden in lawns with flowerbeds in plants and shrubs and outstanding fully enclosed rear garden in lawns with fabulous aspect backing onto the golf course, picturesque views, extensive terrace areas in attractive brick paviour and southerly aspect making an ideal space for children at play, outdoor entertaining or enjoying the sun. Other benefits include recently installed double glazed windows (June '23), Phoenix Gas heating, downstairs WC and integral garage with electric remote roller door.

This property is conveniently positioned with easy access into Donaghadee's thriving town centre and all its amenities such as shops, cafes, restaurants, the Moat, schools and, of course, the iconic lighthouse and harbour. There is a variety of activities for the sporting enthusiast such as golf, sailing, rugby, hockey, cricket and football.

Properties of this calibre rarely make it to the open market and as a result we expect demand to be high and to a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.

## Property Features

- Outstanding Detached Property Backing onto the Golf Course
- Fabulous Aspect with Picturesque Views and Excellent Degree of Privacy
- Prestigious Location Off Highly Desirable Warren Road
- Well Presented Throughout Leaving Little Left to do but Move Your Furniture in and Enjoy
- Versatile and Flexible Accommodation
- Living Room with Cast Iron Wood Burning Stove and Solid Oak Floor
- Fantastic Family Room Open Plan to Dining Area
- Superb Fitted Kitchen Open Plan to Casual Dining Area
- Three Well Proportioned Bedrooms, Was Originally a Four Bedroom Property and Would be Easy to Convert Back
- Main Bedroom with Extensive Range of Built-in Wardrobes
- Ground Floor Bedroom with En Suite Shower Room
- Bathroom with Four Piece Suite to Include Bath and Separate Shower
- Additional Downstairs WC
- Newly Installed Double Glazed Windows (June '23)



**Offers Around £474,950**  
Detached  
3 Bedrooms  
3 Receptions

## Property Features

- Phoenix Gas Heating
- Well Presented Front Garden in Lawns with Flowerbeds in Plants and Shrubs
- Tarmac Driveway and Forecourt with Parking for Cars, Caravans, Boats and Horse Boxes, etc
- Integral Garage with Electric Remote Roller Door and Utility Area with Roller Door to Rear
- Outstanding Fully Enclosed Rear Garden in Lawns with Fabulous Aspect Backing onto the Golf Course
- Picturesque Views and Extensive Terrace in Attractive Brick Paviour, Southerly Aspect
- Rear Garden is an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Easy Access into Donaghadee's Thriving Town Centre and Its Amenities Such as Shops, Cafes, Restaurants, Moat, School and Iconic Lighthouse and Harbour
- Many Activities Close by for the Sporting Enthusiast Such as Golf, Sailing, Rugby, Cricket, Hockey, Tennis, Football and Bowls
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers

# Accommodation

## Ground Floor

Enclosed Entrance  
Porch

Reception Hall

Living Room  
20' x 12'

Dining/Family Room  
14' x 21'

Kitchen with Casual  
Dining Area  
30'11" x 11'2"

Bedroom Two  
14' x 11'9"  
En Suite Shower Room

## First Floor

Spacious Landing

Bedroom One  
26'11" x 13'5"

Bedroom Three  
12'11" x 12'

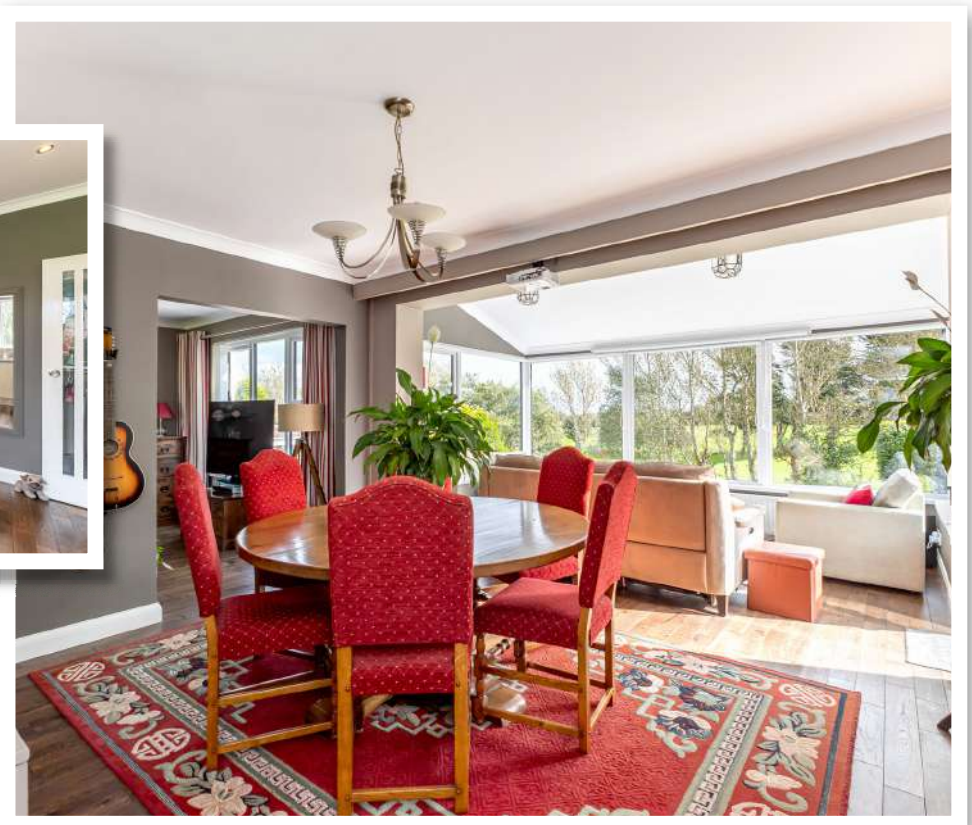
Bathroom

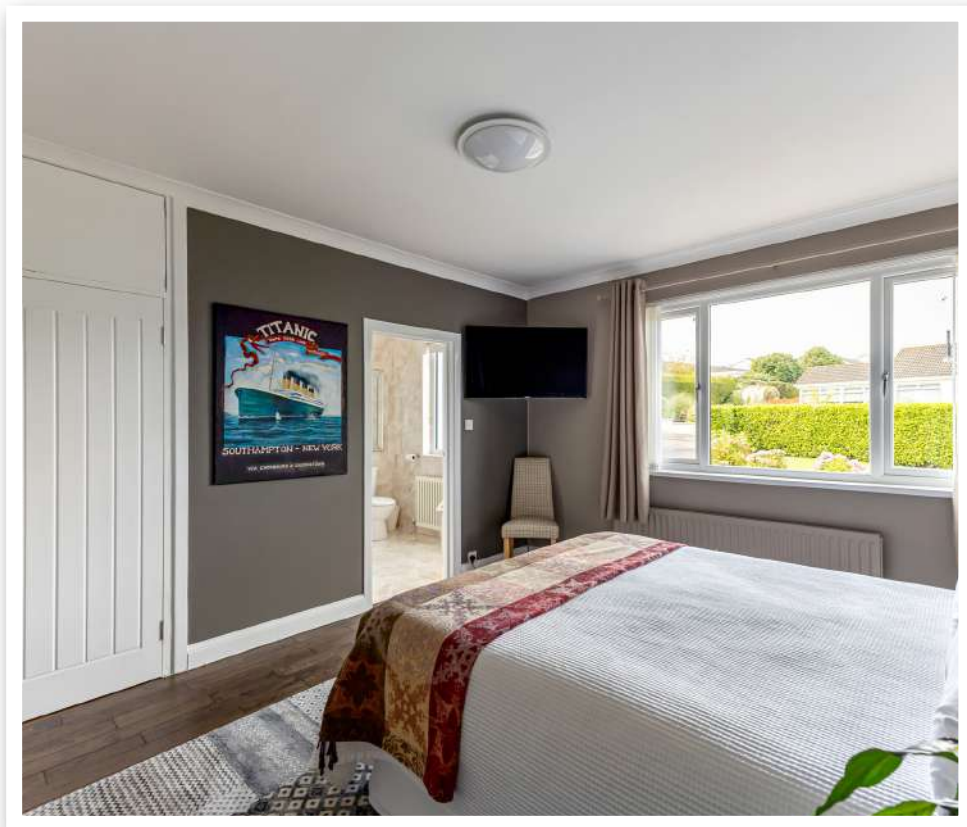
## Outside

Integral Double Garage  
21'5" x 15'8"

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)



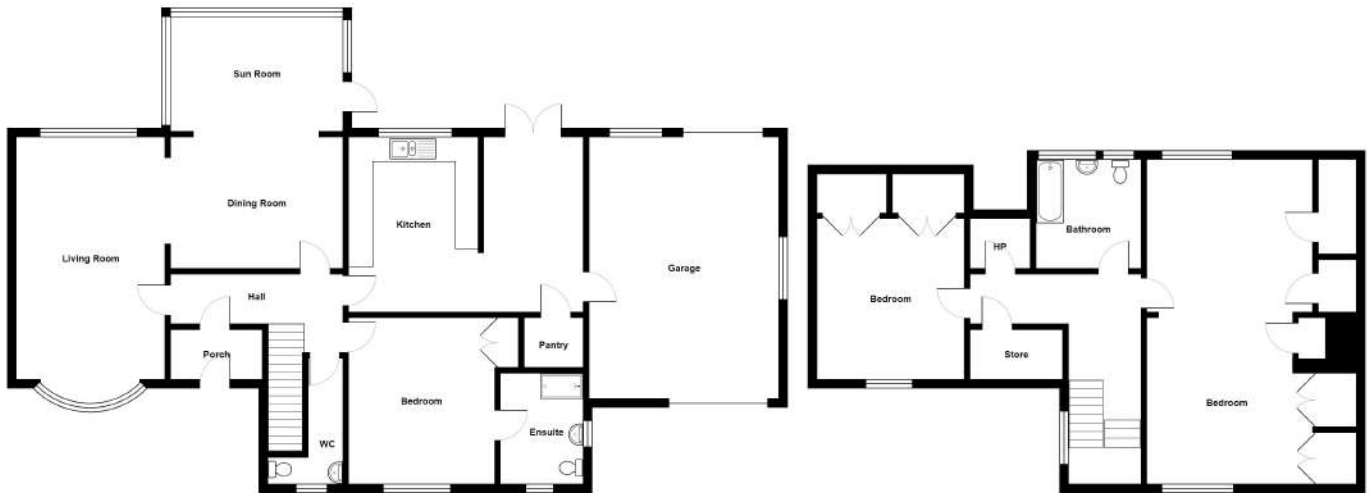






# Directions

Heading into Donaghadee, along the Warren Road, Barn Hill is the last turn on your right just before the golf course.



All measurements are approximate and for display purposes only.



## Viewing

By appointment through agent.

## Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		71	76
(55 - 64) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

## Bangor/Ards Peninsula

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