

simonBRIEN
RESIDENTIAL

**'Laureldene',
75 Comber Road, Killinchy, BT23 6PF**

Asking Price £775,000

Telephone: 028 91 800700

Website: www.simonbrien.com





KEY FEATURES

- A beautiful significantly extended and refurbished Victorian farm cottage
- Originally dating back to 1897, extended 1907, further extended and refurbished in 2000 by our client
- Set at the end of a short private laneway offering security and privacy
- Ideally positioned on c.1 acre of mature gardens
- Small collection of stone outbuildings which offer multiple uses and stone barn games room
- Detached 2 storey converted stone barn which provides additional, self-sufficient, guest accommodation
- Impressive entrance hall with beautiful, tiled floor
- Four plus receptions including: Living Room, Formal Dining Room, Conservatory, Snug, and Family Room off Kitchen
- Five double bedrooms and four ensuite facilities. Principal suite located on the ground floor
- Home office/ playroom or possible 6th bedroom on first floor
- Impressive luxury kitchen in Cream powder coated solid wood units, 110 Rangemaster, island and integrated appliances
- Separate utility room in matching units and stable style door. Downstairs WC
- Beautiful family bathroom in traditional style White suite with roll top bath and separate shower cubicle
- Re-roofed, re-wired, re-plumbed and re-plastered as part of the extension and refurbishment works carried out in 2000
- 2 zone oil fired central heating system
- uPVC double glazed windows
- Zoned alarm system
- Bio Disc septic tank installed. Consent to discharge in place
- Water rates of C.£70 per annum



SUMMARY

“Laureldene” affords the quality of life that the countryside can offer and is well placed within the commuter belt for Belfast and Lisburn and the towns of Downpatrick, Saintfield, Newtownards, and Comber. Originally constructed as a Victorian farm cottage in 1897 this beautiful country home is set on a level c.1 acre plot, offers undeniable charm which has been incredibly well maintained of the years and enjoys a high level of privacy. Our clients purchased “Laureldene” 24 years ago and set about a comprehensive refurbishment programme, sympathetically modernising, and significantly extended and improved the property to provide a beautiful and desirable, character filled, family home.

The property is neatly tucked away off the Comber Road at the end of a private laneway on the cusp of the Balloo settlement, offers mature gardens with ample areas to dine, relax or for children to play, a small collection of stone outbuildings and extensive concrete drive leading to ample parking area. Living in “Laureldene”, you will enjoy a host of local amenities including a handy Post Office, country store, farm shop, café, the Michelin award winning Balloo House, Poachers Pocket in Lisbane and Daft Eddies on Sketrick Island. From a lifestyle perspective, the location is unrivalled – Strangford Lough Yacht Club/ Activity Centre, Ringhaddy Cruising Club and East Down Yacht Club are all close by for sailing enthusiasts, Killinchy Primary School, coastal walks, Mahee Island, Delamont Country Park and the National Trust properties at Rowallane and Castle Ward are all easily accessible.

The accommodation has been painstakingly redesigned to provide an extremely deceptive family oriented space, meeting modern day living needs, whilst retaining the original charm of the property. Externally, there are a collection of stone outbuildings which could have many uses, a games room in a stone barn and, of particular note, a fabulous detached 2 storey converted stone barn which provides additional self-sufficient guest accommodation or may be ideal for a dependant relative.

The sale of “Laureldene” presents a fabulous opportunity to acquire a substantial family home, set amidst beautiful countryside and within the commuter belt only 10 minutes from Comber and 25 minutes from Belfast.

To arrange a viewing appraisal, please contact our Newtownards office on 02891800700.





THE PROPERTY COMPRISES:

GROUND FLOOR

OPEN ENTRANCE PORCH:

Outside light, original mosaic tiled floor, original solid wood front door with leaded glass, side and fan lights to Entrance Hall.

ENTRANCE HALL:

Ceramic tiled floor, wall panelling, original corniced ceiling.



**LIVING ROOM:
19' 3" x 14' 7" (5.87m x 4.44m)**

Original mahogany fireplace surround, cast iron inset, open fire, granite hearth, original corniced ceiling, ceiling rose, polished oak floor, uPVC double glazed French doors to Conservatory.



**UPVC DOUBLE GLAZED CONSERVATORY:
12' 2" x 11' 4" (3.71m x 3.45m)**

Ceramic tiled floor, uPVC double glazed door to front.



FORMAL DINING ROOM:

21' 4" x 14' 10" (6.5m x 4.52m)

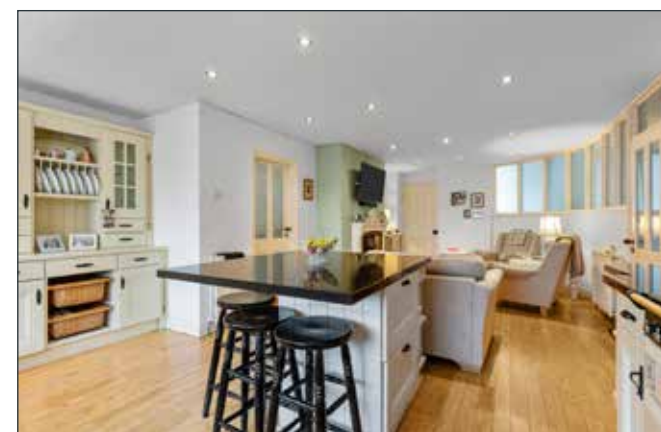
Attractive original marbleised slate fireplace surround, cast iron inset, granite hearth, open fire, bay window, original corniced ceiling, ceiling rose, glazed door to Kitchen.



OPEN PLAN LUXURY KITCHEN/FAMILY ROOM:

26' 8" x 16' 0" (8.13m x 4.88m)

Belfast sink with mixer taps, excellent range of high and low level cream powder coated solid wood units, Formica roll edge work surfaces, Rangemaster classic 110 with 5 ring gas hob unit and electric hob, 2 ovens, grill and warming drawer, Inglenook style extractor hood with spice cupboards and wall tiling, integrated under counter fridge and dishwasher, island and breakfast bar with granite tops, matching dresser, recessed spotlighting, polished oak floor, attractive fireplace with cast iron inset, open fire, granite hearth, cloaks cupboard, telephone point.



UTILITY ROOM:
11' 4" x 10' 0" (3.45m x 3.05m) (L Shaped)

Single drainer stainless steel sink unit with mixer taps, range of high and low level cream powder coated solid wood units, Formica roll edge work surfaces, plumbed for washing machine, vented for tumble dryer, recess for American style fridge freezer, ceramic tiled floor, stable style door to rear.

CLOAKROOM:

White suite comprising: Pedestal wash hand basin, push button WC, ceramic tiled floor.



SNUG:
15' 5" x 9' 8" (4.7m x 2.95m)

Currently being utilised as a bedroom.



PRINCIPAL BEDROOM:
24' 2" x 15' 0" (7.37m x 4.57m) (At widest points)

Recessed spotlighting, uPVC double glazed French doors to rear.



DELUXE ENSUITE:

White suite comprising: Separate fully tiled shower cubicle with thermostatic shower, wooden floor stand, wash hand basin, low flush WC, towel radiator, fully tiled walls, ceramic tiled floor.



FIRST FLOOR

LARGE LANDING:

Recessed spotlighting, 2 light wells, velux window, access to roofspace, luggage room.



BEDROOM (3):

19' 4" x 16' 8" (5.89m x 5.08m) (L Shaped)

Polished laminate floor, recessed spotlighting, countryside views.



DELUXE ENSUITE:

Modern white suite comprising: Separate fully tiled shower cubicle, thermostatically controlled shower, vanity unit with cupboards and drawers, wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, recessed spotlighting, extractor fan.



BEDROOM (2):

16' 0" x 14' 7" (4.88m x 4.44m)

Polished laminate floor, countryside views.



OFFICE/ BEDROOM (6):
14' 5" x 10' 6" (4.39m x 3.2m) (At widest points)
 Polished laminate floor, velux window.



LUXURY FAMILY BATHROOM:
 Traditional style 'Sanitan' white suite comprising: Roll top bath with mixer taps and telephone hand shower over bath, separate fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin, low flush WC, towel radiator, wall panelling, ceramic tiled floor, recessed spotlighting, extractor fan, countryside views.



BEDROOM (4):
22' 11" x 12' 2" (6.98m x 3.71m) (At widest points)
 Range of modern built in robes, dual aspect, countryside views, recessed spotlighting.



DELUXE ENSUITE:
 White suite comprising: Separate fully tiled shower cubicle, Mira sport thermostatically controlled shower, pedestal wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, recessed spotlighting, extractor fan.



BEDROOM (5):
22' 5" x 18' 2" (6.83m x 5.54m) (L Shaped)

Range of modern built in robes, desk, cupboards and shelves, polished laminate floor, recessed spotlighting, dual aspect, countryside views.



DELUXE ENSUITE:

White suite comprising: separate fully tiled shower cubicle with Mira sport thermostatically controlled shower unit, pedestal wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, recessed spotlighting, extractor fan.

OUTSIDE

CONVERTED BARN AUXILIARY ACCOMMODATION: Tourist Board NI Certified.

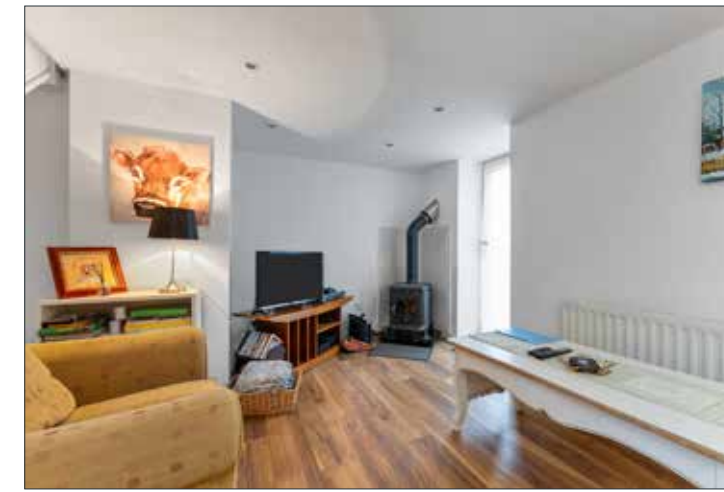
GROUND FLOOR

uPVC double glazed door with outside light to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE:

22' 3" x 15' 8" (6.78m x 4.78m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level Pitch Pine units, Formica roll edge work surfaces, 4 ring ceramic hob unit, double built in oven, extractor hood, polished laminate floor to Living area, wood burning stove, recessed spotlighting, uPVC double glazed door to rear.



HALLWAY:

Joule high efficiency water cylinder.

LARGE LUXURY BATHROOM:

Traditional style white suite comprising: Roll top bath with mixer taps and telephone hand shower, separate fully tiled shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush WC, recessed spotlighting, extractor fan.

REAR HALLWAY:

16' 4" x 4' 0" (4.98m x 1.22m)

Recessed spotlighting, uPVC double glazed door to rear.

FIRST FLOOR

BEDROOM (1):

22' 8" x 11' 6" (6.91m x 3.51m)

Feature exposed beams, velux window.

BEDROOM (2):

22' 8" x 11' 6" (6.91m x 3.51m)

Feature exposed beams, 2 low level windows and 2 velux windows.



OUTSIDE

STONE BARN GAMES ROOM:

21' 3" x 17' 4" (6.48m x 5.28m)

Light and power.

Small collection of stone outbuildings.

OUTBUILDING 1:

16' 6" x 13' 0" (5.03m x 3.96m)

Light and power.

OUTBUILDING 2:

22' 5" x 13' 3" (6.83m x 4.04m)

Light and power.

OUTBUILDING 3:

18' 6" x 13' 2" (5.64m x 4.01m)

OUTBUILDING 4:

34' 9" x 13' 5" (10.59m x 4.09m)

OUTBUILDING 5:

20' 7" x 14' 5" (6.27m x 4.39m)

OUTBUILDING 6:

15' 5" x 15' 0" (4.7m x 4.57m)

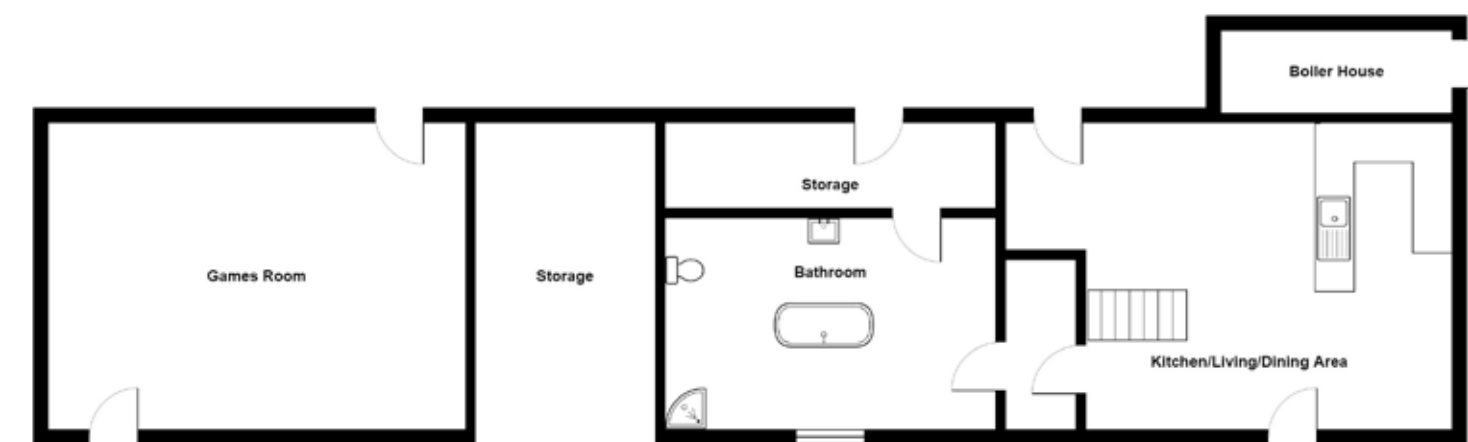
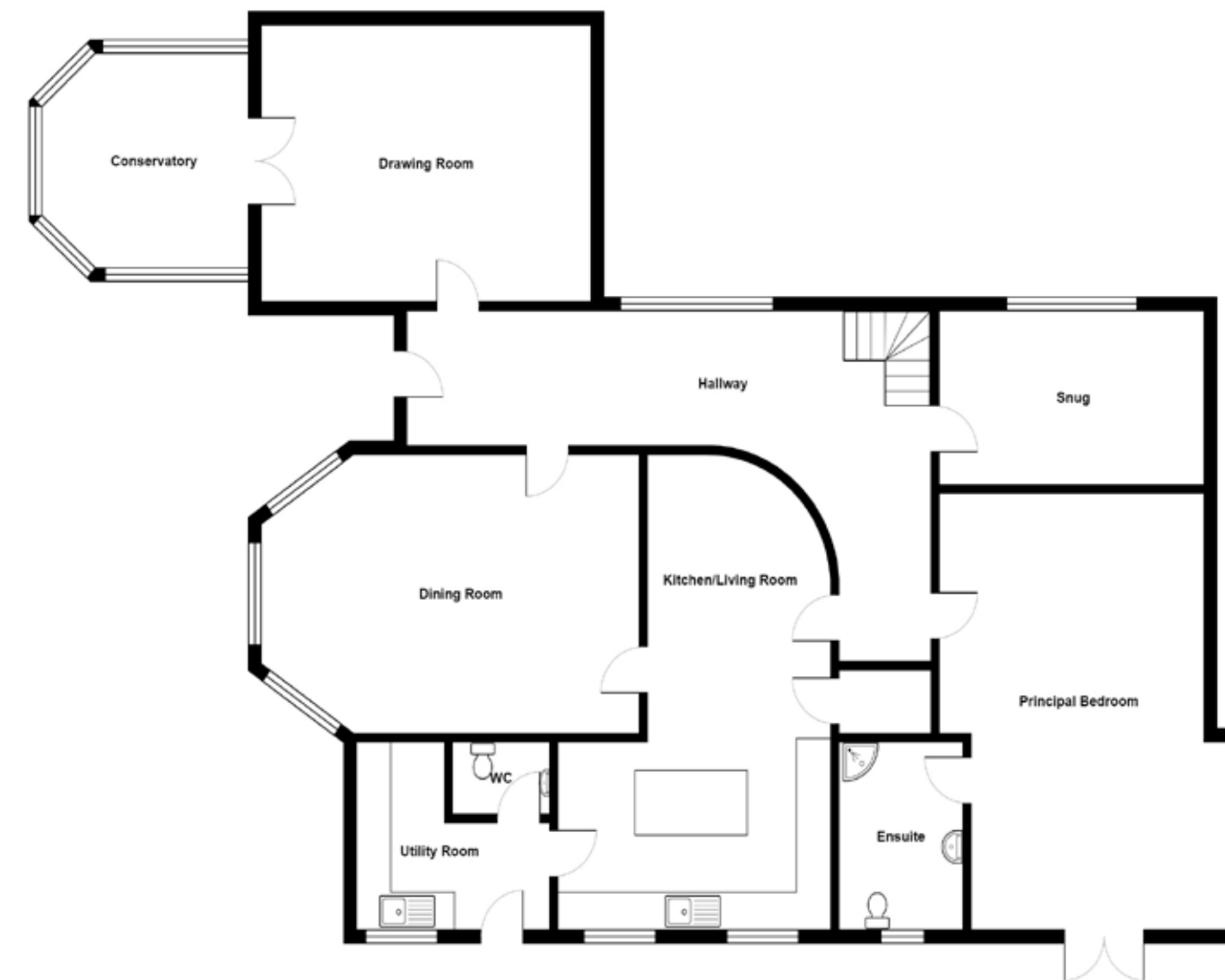
TOOL SHED:

13' 8" x 7' 7" (4.17m x 2.31m)



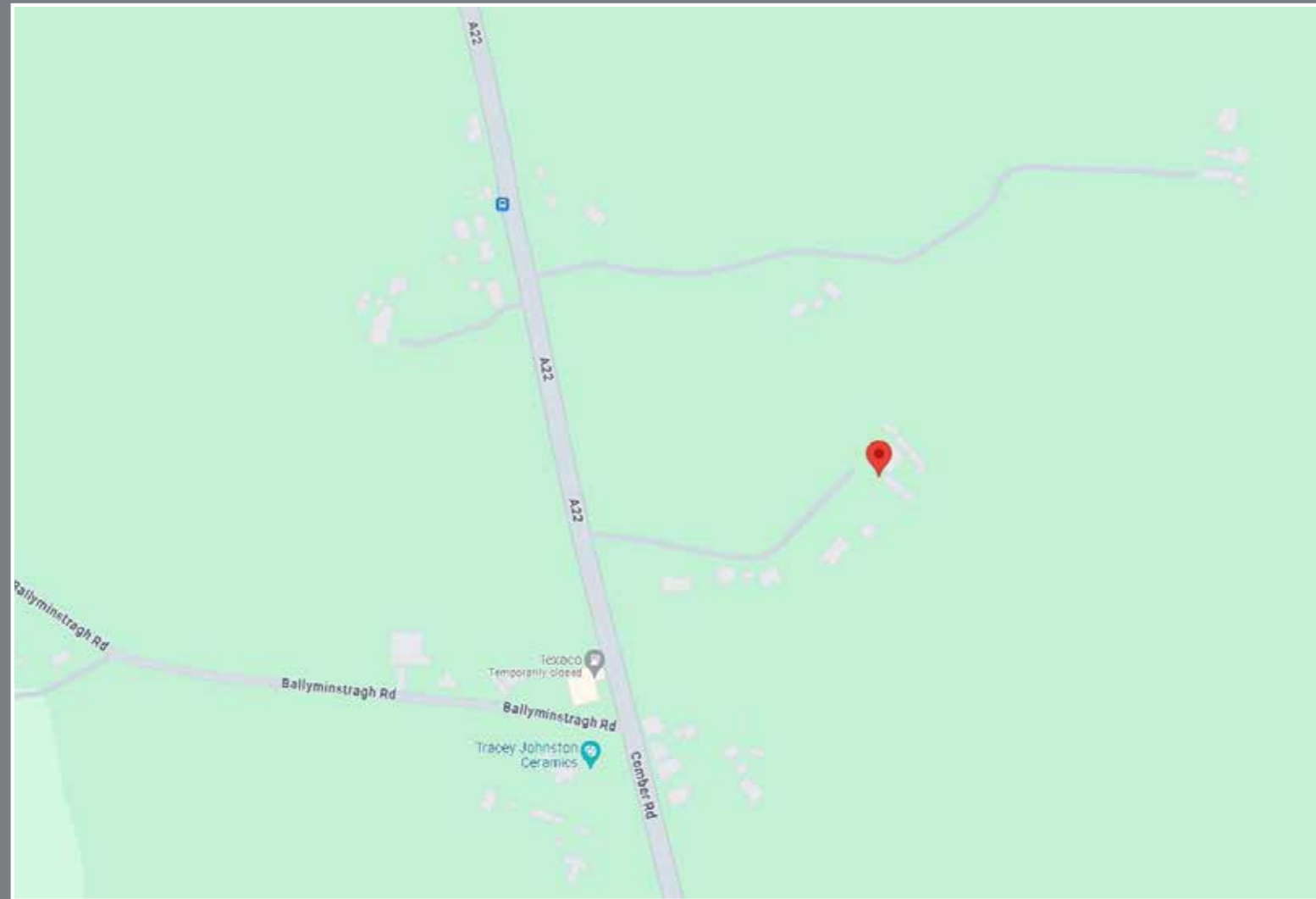


FLOOR PLANS



Outbuildings

Location



The property is positioned on the left hand side of the road travelling from Lisbane along the (A22) Comber Road. 1.8 miles past Lisbane Village and 0.8 miles before Balloo.

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

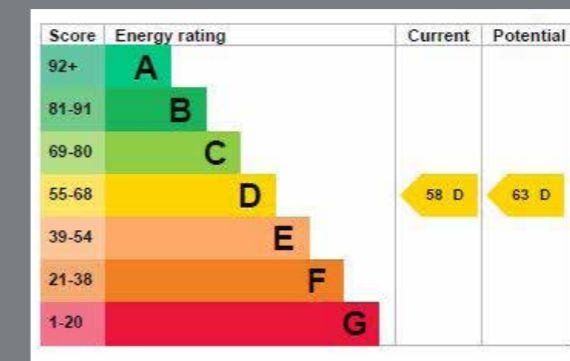


Lettings Department

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**

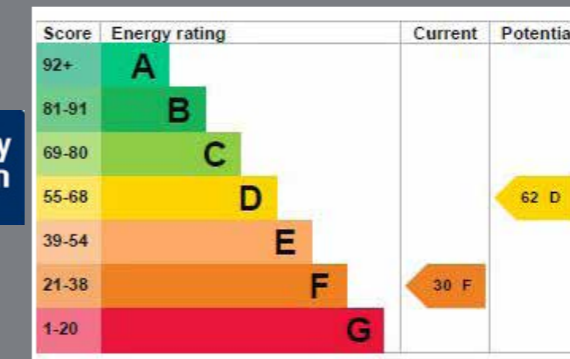


REF: RO/B/24/AN



HOUSE

EPC REF: 4820-9593-0217-2101-0433



ANNEXE

EPC REF: 9203-1524-3102-0299-8702



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