

simon**BRIEN**  
RESIDENTIAL

'Carraig Dunsey'  
117A Shore Road,  
Strangford, BT30 7NP



Asking Price £650,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Superb Detached Family Home on Magnificent Elevated Site extending to approximately 2 acres
- Constructed 1973
- Panoramic Views from Principal Rooms over Strangford Lough
- Five Generous Bedrooms
- Master Bedroom with Shower and Wash Hand Basin
- Spacious Open Plan Kitchen/Living/Dining
- Separate Family Room and Conservatory
- Two Shower Rooms
- Oil Fired Central Heating
- Double Glazing
- Hardwood floors and ceilings
- Pleasant Gardens predominantly in Lawns with Adjoining Woodland
- Large Barn and Machinery Shed
- Two Ancient Wells
- Additional 2 Bed Cottage Dating back to 1830's Previously Registered with NI Tourist Board
- Cottage has Full Planning and Building Control Permission For Self Catering Accomodation
- Option to Acquire Additional Building Site which extends to approximately 0.5 acre with Potential Residential Development
- 3 Miles from Popular Village of Strangford with its vast array of local amenities, cafes, pubs and restuarants
- 20 Minutes from Downpatrick and 1 Hour to Belfast
- Viewing By Private Appointment

## DESCRIPTION

Situated on the Shore Road, one of the areas most sought after residential addresses the property is approximately 3 miles from the picturesque village of Strangford with its vast array of local amenities, local primary school, cafes, pubs, restaurants and the ferry to the neighbouring village of Portaferry.

The property itself was constructed in 1973 and has deceptively spacious family accommodation providing a layout of five bedrooms, spacious open plan kitchen/living/dining, additional family room, conservatory and two shower rooms

Externally the site extends to 2 acres and benefits from panoramic views across Strangford Road

In addition, there is a 2 bed detached cottage which was registered with Tourism NI for self-catering holiday accommodation as well as a large barn, wine cellar, machinery shed and extensive gardens with woodland

Likely to be of interest to the family or small business market. Viewing of this exceptional home is by private appointment through our Belfast Office on 02890 66888



## ACCOMMODATION GROUND FLOOR



## BEDROOM (1): 16' 5" x 11' 5" (5m x 3.48m)



**BEDROOM (2):**  
15' 7" x 12' 8" (4.75m x 3.86m)



**BEDROOM (4):**  
13' 0" x 11' 7" (3.96m x 3.53m)  
Built in wardrobe



**BEDROOM (3):**  
13' 4" x 12' 3" (4.06m x 3.73m)  
Shower Enclosure, wash hand basin with  
vanity unit, built in wardrobe



**BEDROOM (5):**  
12' 0" x 9' 8" (3.66m x 2.95m)

**CONSERVATORY:**  
21' 3" x 11' 7"  
(6.48m x 3.53m)



**FIRST FLOOR**

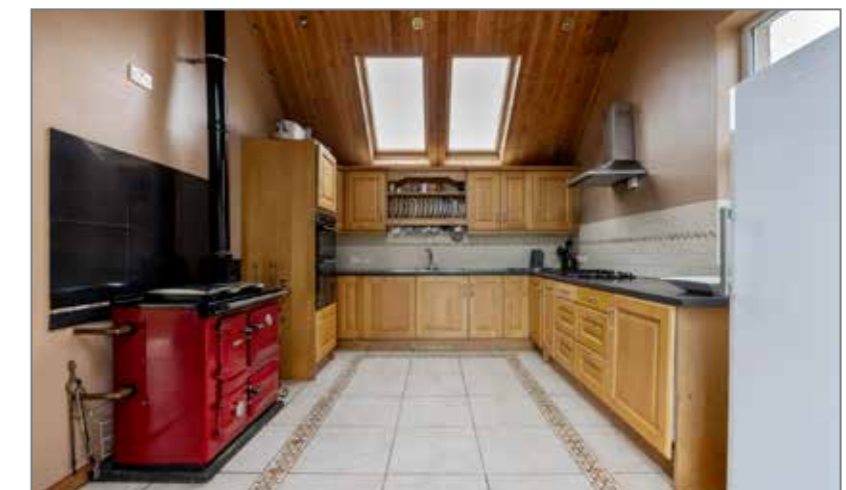
**LIVING/DINING:**  
27' 3" x 20' 2" (8.31m x 6.15m)

Views over Lough, oak flooring, open to



**KITCHEN:**  
16' 5" x 11' 4" (5m x 3.45m)

High and Low Level units, inset sink, 5 ring gas hob, Rayburn Range, double oven, integrated dishwasher, tiled floor



**FAMILY ROOM:**  
20' 1" x 15' 6" (6.12m x 4.72m)

Stone Fireplace with wood burning stove, views over Lough, oak flooring



**SHOWER ROOM:**  
Walk in shower enclosure, low flush WC, wash hand basin



**COTTAGE:**



**KITCHEN/LIVING/DINING:**  
15' 9" x 13' 4" (4.8m x 4.06m)



**BEDROOM (1):**  
10' 0" x 9' 0" (3.05m x 2.74m)



**BEDROOM (2):**  
9' 5" x 7' 1" (2.87m x 2.16m)



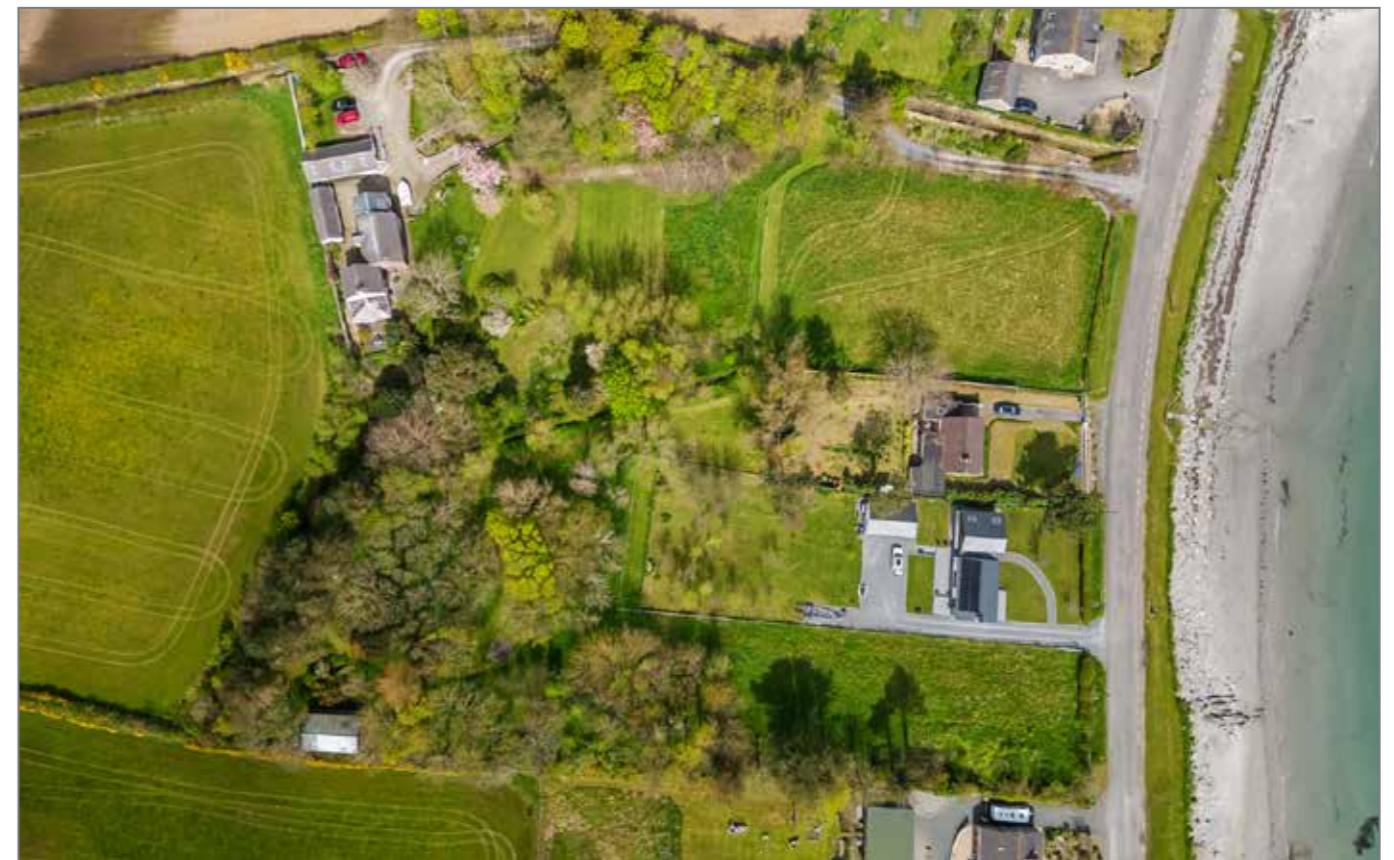
**SHOWER ROOM:**



**OUTSIDE**

**BARN:**  
25' 0" x 10' 3" (7.62m x 3.12m)

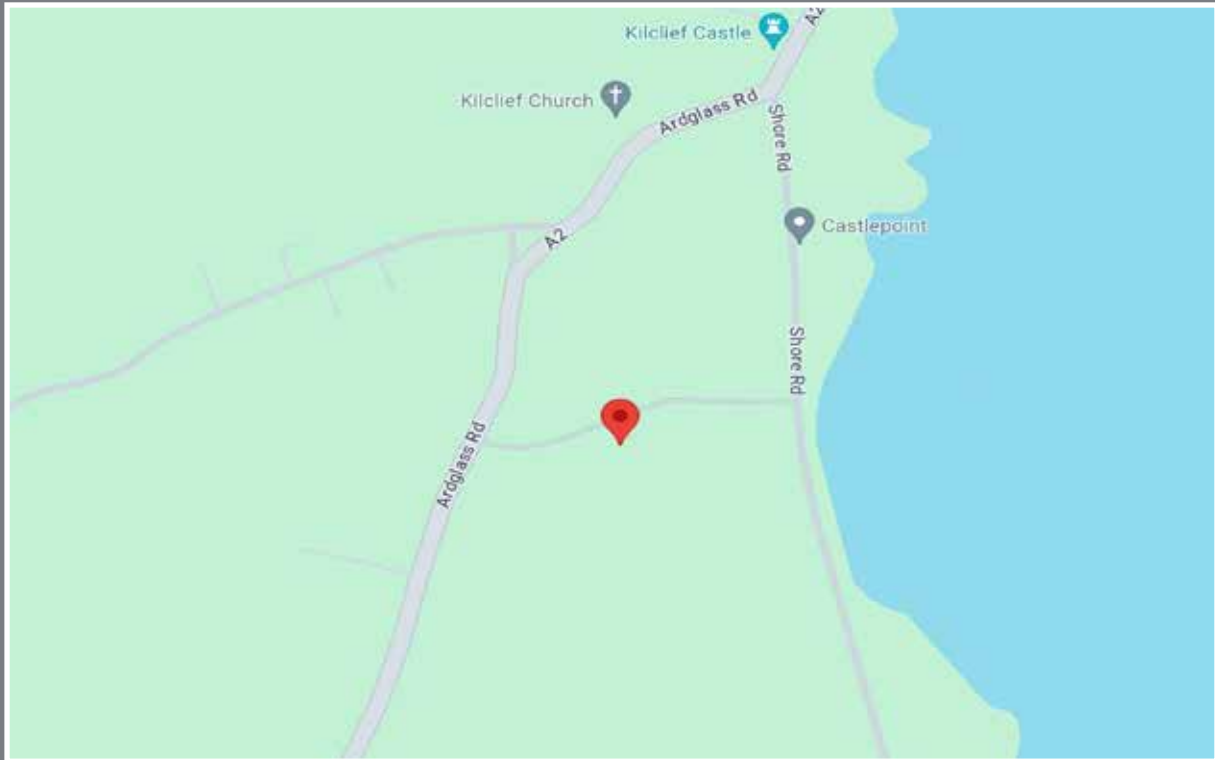
**SHED:**  
29' 9" x 19' 7" (9.07m x 5.97m)







# 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](http://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: ML/D/24/SD



EPC REF: 0678-2905-0440-9391-7651

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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