

37b Manse Road Kircubbin, Newtownards, BT22 1DR

"WOW..!! This is an exceptional, modern home in a beautiful countryside setting that simply must be viewed inside & out to be fully appreciated. The attention to detail and standard of presentation verges on the obsessive making this a highly desirable property that you could literally move straight into".

The ground floor centres around an open plan kitchen/lounge/sun room (with vaulted ceiling & wood burning stove) and patio doors to the beautiful rear garden and "summer house/studio". On this floor there is a formal lounge, with parquet flooring & wood burning stove, 4 double bedrooms, including a master with walk through dressing area & ensuite shower room, and a luxury family bathroom with walk in wet room/shower. Take the solid oak stairs to the first floor landing, with glass balcony, and you'll find an additional shower room, spacious double bedroom, with eaves storage, and a home office, which can double as a 6th bedroom.

Externally there is a double garage, with cavity wall construction (potential for conversion subject to relevant consents), a beautiful summer house, a charming barbecue hut, paved patios, sweeping tarmac driveway and generous lawns (approximately 0.7 acres in total) - All finished to an exceptional standard.

It benefits from uPVC double glazing & fascia, oil fired central heating and solar thermal system. It has occasionally been used as an Air B&B, popular with extended family groups, and was listed as a "Superhost" so it will not disappoint.

Offers Over £399,950

37b Manse Road

Kircubbin, Newtownards, BT22 1DR



- Stunning, modern, detached country residence
- Open plan kitchen/lounge/sun room
- Detached double garage - Garden room & Barbecue hut
- Previously Air B&B superhost with obvious income potential
- Approximately 3,000 sq.ft. on approx. 0.7 acres
- Luxury bathroom
- Beautifully private & landscaped site
- Up to 6 bedrooms - master ensuite
- Formal lounge
- uPVC double glazing - Oil fired central heating - Solar hot water system

Entrance

Entrance hall

Kitchen/lounge/sun room

27'5x25'9 (8.36mx7.85m)

Utility room

7'6x6'9 (2.29mx2.06m)

Lounge

18'11x12 (5.77mx3.66m)

Bathroom

11'4x10'8 (3.45mx3.25m)

Bedroom 1

14'6x12'3 (4.42mx3.73m)

Dressing room/ensuite

11'9x5'3 (3.58mx1.60m)

Bedroom 2

13'9x12 (4.19mx3.66m)

Bedroom 3

10'8x10'6 (3.25mx3.20m)

Bedroom 4

11'2x10'6 (3.40mx3.20m)

Landing/sitting area

Bedroom 5

22'1x13'3 (6.73mx4.04m)

Eaves storage room

12'2x11'9 (3.71mx3.58m)

Shower room

7'11x6'2 (2.41mx1.88m)

Home office/Bedroom 6

13'3x12'9 (4.04mx3.89m)

Detached double garage

21'7x16'9 (6.58mx5.11m)

Garden room

Barbecue hut

Outside

Tenure

Property misdescriptions

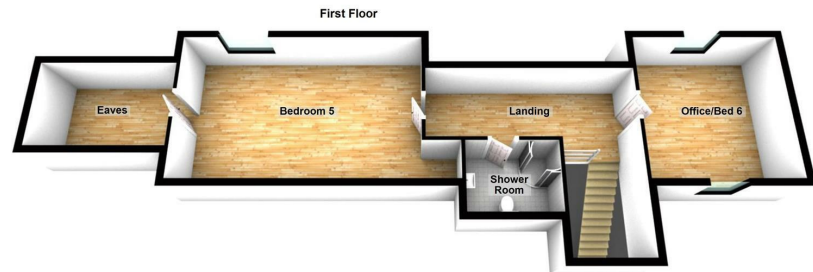
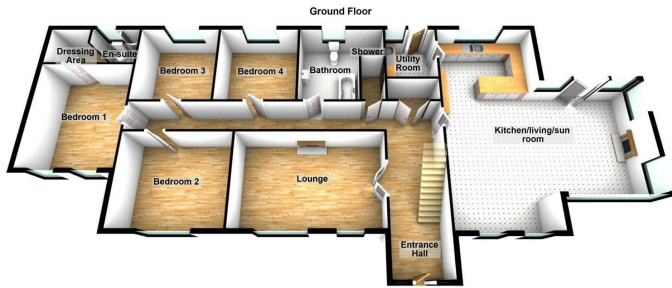


Directions

Manse Road runs between Rubane & Ballyhalbert and number 37B is located up a short laneway signposted "Horse Park Lane".



Floor Plan



Images for illustrative purposes only and subject to change. Plans produced using PlanIt.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		72	72	Northern Ireland			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		