



15a Manse Road , Kircubbin, BT22 1DR

"WOW...!! This is an exceptional, modern detached home extending to approximately 3200 sq feet, 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".

Entering via the spacious entrance hall with minstrel gallery you move to the centerpiece of kitchen/diner plus sun room (with part vaulted ceiling & wood burning stove) and patio doors to the beautiful rear garden with raised timber deck. On this floor there is also a formal lounge, with feature fireplace, formal dining room and 3 bedrooms, including a master with walk in dressing room & ensuite shower room, plus a luxury family bathroom with both bath & separate shower. Take the solid oak open tread stairs to the first floor gallery landing, with oak spindle balcony, and you'll find 2 double bedrooms and an additional shower room, with 3 storage rooms. It benefits from uPVC double glazing & fascia & oil fired central heating

Externally there is a double garage, with remote electrically operated twin roller doors, remote electrically operated gates, a raised deck area with countryside views ("don't miss the mouse house") and stunning lawns with mature shrubs and countryside views on all sides. Internal viewing is a must!

Offers Around £425,000

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- Stunning detached country residence
- Sun room with countryside views
- Dining room
- uPVC double glazing & fascia - oil fired central heating.
- 5 double bedrooms - master with en-suite & walk in dressing room
- Formal lounge with feature fireplace
- Detached double garage
- Luxury kitchen with dining area & central island
- Luxury bathroom
- Immaculate gardens with generous raised deck

Entrance

Entrance hall

Kitchen/diner

22x14'4 (6.71mx4.37m)

Sun room

15'1x15 (4.60mx4.57m)

Rear porch

6'5x4'10 (1.96mx1.47m)

Utility room

9'9x6'10 (2.97mx2.08m)

WC

5'6x4'10 (1.68mx1.47m)

Lounge

17'8x17'2 (5.38mx5.23m)

Dining room

13x11'11 (3.96mx3.63m)

Bathroom

10'11x8'10 (3.33mx2.69m)

Bedroom 1

13x11'1 (3.96mx3.38m)

Walk in dressing room

8'10x7'4 (2.69mx2.24m)

Ensuite shower room

8'9x5'4 (2.67mx1.63m)

Bedroom 4

13'1x11'3 (3.99mx3.43m)

Bedroom 5/Study

11'3x7'10 (3.43mx2.39m)

Landing

Bedroom 2

15'7x14'5 (4.75mx4.39m)

Shower room

10'8x6'1 (3.25mx1.85m)

Bedroom 3

15x13 (4.57mx3.96m)

Detached double garage

25'2x20'2 (7.67mx6.15m)

Outside

Tenure

Property misdescriptions

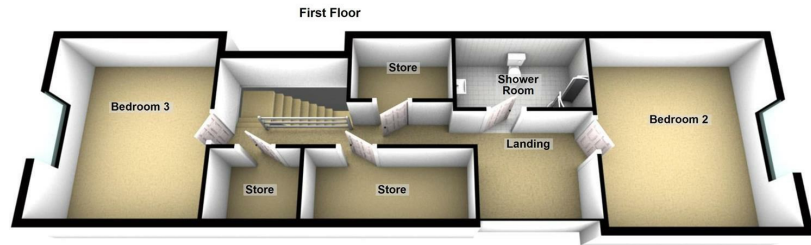
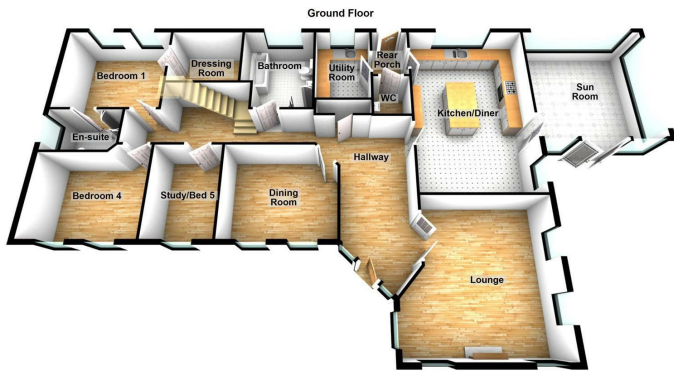


Directions

Manse Road runs between Rubane & Ballyhalbert and number 15B is accessed along a short, privately maintained, lane leading to electrically operated wooden gates.



Floor Plan



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

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(11-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	
		74	75				

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