



Stonebridge cottage is a unique opportunity to purchase a beautifully restored country cottage. The location is stunning, amazing views of the countryside in every direction, all the way to the Mourne. The blood, sweat and tears of the current owners is evident in the attention to detail of this restoration project. They have done an incredible job at accentuating the original features and installing all the modern amenities.

The inside of the property is warm and cosy while the raised patio area and sunroom allow you to enjoy outdoor living and the summer sun all day long. The cottage is almost entirely on one level, in a tranquil setting, yet it is minutes away from various local towns with all their charming amenities, Belfast is 20 minutes by car.

Come and view as soon as possible, be prepared to fall in love.

Offers Over  
£375,000

'Stonebridge Cottage'  
168 Derryboy Road,  
Crossgar,  
DOWNPATRICK,  
BT30 9DJ

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Viewing by  
appointment  
through agent  
028 9066 3030



- Meticulously restored to maintain original character while incorporating modern conveniences
- Nestled in the heart of picturesque countryside with breathtaking views
- Generous living spaces with an open-concept design perfect for family living and entertaining
- Original features such as exposed beams, stone walls, and antique fireplaces
- Updated kitchen and bathrooms with high-end finishes and appliances
- uPVC double glazed & oil-fired central heating
- Beautifully maintained gardens, outdoor seating areas, and space for al fresco dining
- Peaceful and private location, ideal for relaxation and escaping city life
- Close to charming local villages, shops, restaurants, and outdoor activities
- Plenty of parking space for residents and guests



The Property Comprises:

## Ground Floor

uPVC composite front door to . . .



KITCHEN/LIVING/DINING; 28' 7" x 20' 0" (8.7m x 6.1m) (at widest points). Excellent range of high and low level units, built-in fridge and freezer, Belling range cooker, double Belfast sink unit with chrome mixer tap, large dining area. Open plan to living area with feature wall and fireplace with wood burning stove (providing heating for the original house), storage cupboard, oak effect laminate wood flooring, low voltage spotlights.







UTILITY SPACE: 13' 1" x 10' 6" (4.0m x 3.2m) Excellent range of high and low level units, plumbed for washing machine, vented for tumble dryer, Belfast sink unit with chrome mixer tap, views over garden.





SUN ROOM: 18' 4" x 15' 5" (5.6m x 4.7m) Oak effect laminate wood flooring, high ceiling with exposed beams, double aspect windows, views over the rolling countryside, patio doors to large patio area to enjoy the morning and afternoon sun, ideal for outdoor entertaining.



PRINCIPAL BEDROOM SUITE: 15' 1" x 11' 10" (4.6m x 3.6m) Feature exposed brick wall.

ENSUITE SHOWER ROOM: 8' 2" x 3' 11" (2.5m x 1.2m) Oak effect laminate wood flooring, wash hand basin with mixer tap, fully tiled shower cubicle with Mira Sport shower unit, low flush wc, heated towel rail, shelving. Large walk-in wardrobe with shelves and hanging space.





BEDROOM (2): 11' 6" x 11' 2" (3.5m x 3.4m) Feature window, access to roofspace.

BEDROOM (3): 14' 1" x 11' 10" (4.3m x 3.6m) Dual aspect windows, excellent range of built-in wardrobes.



BATHROOM: Tiled built-in shower cubicle with rainhead shower head and body jets, wash hand basin with chrome mixer tap, wash hand basin in vanity unit, bath with mixer tap and telephone hand shower, low flush wc, tongue and groove walls, oak effect laminate wood flooring, storage cupboard with hot water tank.



Outside

Side and rear gardens in lawns, south facing to rear with patio area, sunken trampoline area. Small vegetable garden, storage shed, flower beds, uPVC oil tank, shed with oil fired boiler, tarmac driveway with parking for multiple vehicles. Self contained store area currently operating as a self service shop selling top quality pork products under the Stonebridge Cottage Farm brand.









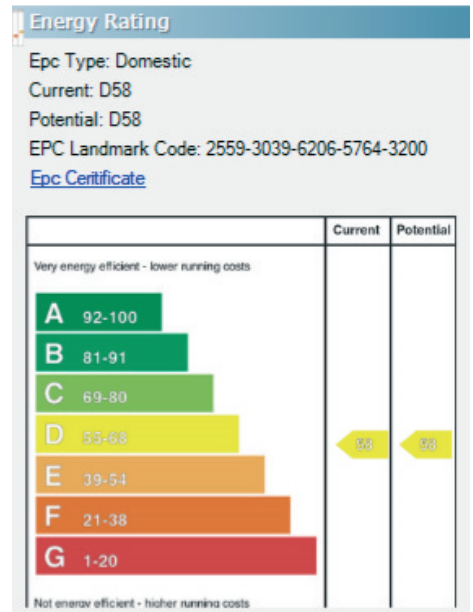


Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

From Belfast take the A24 heading southeast, following the signs for Carryduff and then Downpatrick. At Carryduff take the A7 to Saintfield. At Saintfield take the Crossgar Road towards Crossgar. Before reaching Crossgar take a left turn onto Glasswater Road. Follow this road until you reach a T junction with the Derryboy Road. Turn left and Stonebridge Cottage is the first house on the right side of the road approximately 200m from the T-Junction.

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