



47 HOLLY PARK ROAD

Killinchy, BT23 6SN

Offers around **£725,000**



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“The Lake House” presents a very rare opportunity for a purchaser to acquire a unique family home with over 4300 Sq. Ft of living space and situated in a tranquil, idyllic setting while still providing access to many local amenities. .

Accommodation in brief consists of a very welcoming octagonal reception hall, Drawing room with the most spectacular views over the lake and cast iron wood burning stove, Kitchen open plan to Conservatory with French doors that open out to the garden, additional utility room, three adjoining bedrooms which are full of charm and character and one of which has its own four piece ensuite, master bedroom to ground floor with balcony overlooking the beautiful lake, walk in wardrobe, and ensuite shower room with picturesque window, further bedroom to the lower level with beautiful garden and lake views. Lower level reception room that opens out to a covered veranda providing an excellent spot to relax and take in the beautiful scenery. There is also a ground floor WC perfect for use when guests visit. The property provides substantial storage throughout and has an extensive integral garage with electric shutter door.



KEY FEATURES

- A Very Rare Opportunity to Purchase a Lake House Oozing Charm and Character and Situated in a Tranquil and Idyllic Settings Extending to Over 10 Acres but Still Close to Many Local Amenities
- Welcoming Octagonal Reception Hall with Vaulted Oak Ceiling and Porthole Windows
- Drawing Room with the Most Breathtaking Views Over the Lake, Island and Meadows, with Feature Multi Burning Stove Perfect for Those Winter Evenings Watching the Storms or Terrace for The Warm Summer Evenings
- Kitchen Open Plan to Spacious Family Conservatory
- Additional Utility Room with Access to the Private Rear Garden
- Three Adjoining Bedrooms Full of Original Features, Oozing Charm and Character
- Master Bedroom to Ground Floor with Access to Balcony, ensuite Shower Room with Jacuzzi Bath with Views Over the Lake and Walk in Wardrobe
- Lower Level Bedroom with Views over the Garden and Lake
- Lower Level Reception Room / Games Room / Cinema Room with Access to Outdoor Patio Area, Providing the Ideal Setting to Relax and Enjoy the Scenery
- Two Original Stone Buildings Including Barn and Stables, Ideal Opportunity for those with Equestrian Interests
- Picturesque Views Over the Lake, Meadows and Mature Gardens with Numerous Lawn and Patio Areas
- Green House / Vegetable Patches and Chicken Coop
- Original Stone Outbuildings that Could Provide an Ideal Opportunity for Those Wishing to Work from Home or Those with Equestrian Needs
- Oil Fired Central Heating
- Pressurised Water System / Vacuum System
- With so Much on Offer, This Property is Sure to Receive a lot of Interest. We Recommend Your Earliest Possible Viewing so not to be Disappointed

WHAT THE OWNER'S SAY...

The property is surrounded by over 10 acres with its own private lane way. Although the original house dates back to 1812, it has been extended and modernised to still retain all the original character while providing versatile accommodation to suit the demands of a growing family.



ROOM DETAILS

Entrance Level

- Entrance Porch
- Drawing Room
22'10" x 19'9"
- Hallway
- Storeroom
- Master Bedroom
17'7" x 19'6"
- En-suite Bathroom"
- Master Dressing Room/
Office
10'11" x 7'5"
- Kitchen
11'4" x 18'4"
- Utility Room
11'4" x 9'1"
- Conservatory
18'4" x 18'10"
- Bedroom Five
14'3" x 15'12"

Entrance Level

- Porch
- Bedroom Four
14'3" x 14'8"
- Bedroom Three
14'3" x 14'10"
- En-suite Bathroom
- WC

Lower Level

- Garage
29'9" x 19'11"
- Bedroom Two
16'8" x 19'5"
- Downstairs Reception
Room/Games Room/
Cinema Room
16'7" x 19'6"
- Shower Room

Outside

- Private gravel laneway leading to generous parking area with stone walling and archway. The grounds have numerous lawned areas, paved patio areas, meadowlands, mature trees, plants and shrubs. There is a greenhouse, vegetable patch and chicken coop. The lawn leads down to the lake where a wooden foot bridge leads over to the island. The lake has shared ownership. Natural hedges divide the gardens and fields all of which are part of this property. Outside water, outside lights, 2 x stone outbuildings suitable for different purposes: conversion, home office, gym, storage, equestrian needs.









DIRECTIONS

Travelling from Comber head along Killinchy street and straight on at the roundabout. Once you reach Balloo take the right into Thornyhill road then left into Holly Park road. The property lane way will be on your right hand side. .



THE LOCAL AREA

Killinchy village sits on a hill overlooking Strangford Lough. The nearby settlement of Balloo is treated as part of Killinchy. Sketrick Castle is located near Killinchy and is estimated to date back to the 15th century. The Annals of the Four Masters record the capture of the castle in 1470. It was intact until the end of the 19th century when a storm demolished much of it. In 1957 a stone subterranean passage was discovered..

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	57	59
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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