



## 14 Quarry Road , Greyabbey, BT22 2QF

Set in a uniquely quiet and private rural location, accessed via a private laneway, this modern, detached home is beautifully presented throughout and is complimented by a site of approximately 2.2 acres to include a stable block, a store room with spacious hay loft, a double garage, a sand school, a paddock and a turning out area plus a private rear garden.

The property is incredibly deceptive with over 2,800 sq.ft. of internal space and it is beautifully presented throughout. The heart of the home is undoubtedly the open plan farmhouse style kitchen, dining and sun room area, with central island, multi fuel stove and patio doors to the rear garden. Additionally there is a spacious formal lounge, with feature fireplace and patio doors to the rear garden, a grand entrance/dining hall, with minstrel gallery, plus a utility area and useful ground floor shower room, for when you've finished your outside chores.

The ground floor boasts a generous master suite with en-suite shower room and walk in dressing room plus an additional bedroom, currently used as a sitting room, whilst the first floor provides two additional double bedrooms and a generous family bathroom, with both corner "Whirlpool" bath & separate shower.

Externally the property is ideal for those with equestrian interests offering a 1,500 sq.ft. double garage and stable block, with store area and hay loft (cavity wall built so offering other potential uses subject to relevant consents), plus a sand school, turn out area, paddock and garden.

Only an internal viewing can convey this beautiful homes' unique qualities and obvious potential so contact us today to avoid disappointment.

**Offers Around £525,000**

# 14 Quarry Road , Greyabbey, BT22 2QF



- Exceptional, detached, modern home
- Feature dining hall with gallery landing
- Family bathroom
- Charming, private rural setting
- Site of approx. 2.2 acres with menage, paddock & stable block
- Formal lounge
- uPVC double glazing & fascia - Oil fired central heating
- 4 double bedrooms - master ground floor suite with walk in wardrobe & ensuite
- Kitchen/dining/sun room
- Garden to rear with generous parking area to front

## Entrance

## Entrance/Dining Hall

17x12'5 (5.18mx3.78m)

## Kitchen/diner

22'11x16'8 (6.99mx5.08m)

## Sun room

14'9x14'5 (4.50mx4.39m)

## Utility Room

10'8x7'11 (3.25mx2.41m)

## Rear hall

6'2x7'11 (1.88mx2.41m)

## Shower room

7'11x5'11 (2.41mx1.80m)

## Lounge

24'7x16'6 (7.49mx5.03m)

## Bedroom 4/Sitting Room

16'2x12'3 (4.93mx3.73m)

## Bedroom 1

16'5x14'1 (5.00mx4.29m)

## En-suite

8'1x7'11 (2.46mx2.41m)

## Walk in wardrobe/Dressing Room

8x7'11 (2.44mx2.41m)

## Landing

## Bathroom

10'3x10'2 (3.12mx3.10m)

## Bedroom 2

16'1x13'10 (4.90mx4.22m)

## Bedroom 3

16'2x13'10 (4.93mx4.22m)

## Double garage

19'9x19'7 (6.02mx5.97m)

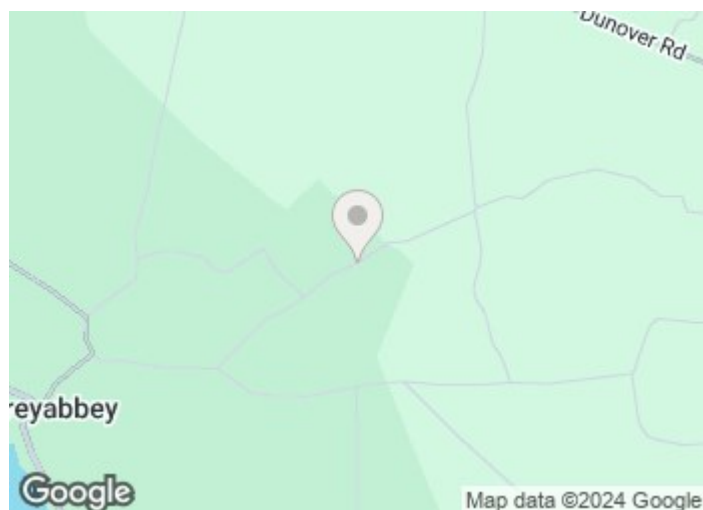
## Stable block & barn

51'1x24 (15.57mx7.32m)

## Outside

## Tenure

## Property misdescriptions

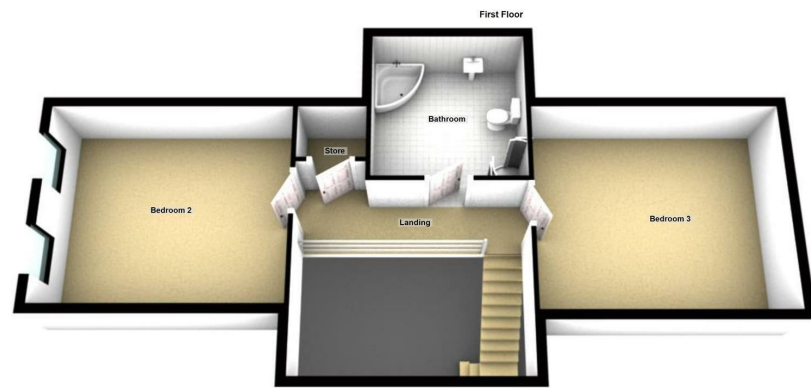


## Directions

Travelling from Greyabbey towards Ballywalter, past St Saviours Church and the old Abbey, turn left onto Quarry Road. Number 14 is located on the left down a private laneway.



# Floor Plan



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