

ULSTER PROPERTY SALES

UPS

**DONAGHADEE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**9 DEER PARK ROAD,  
PORTAFERRY,**

**OFFERS AROUND £575,000**

Nestled amongst green fields and Corrog Woods on an idyllic plot of approx 3/4 acre, this distinctive property has been designed to the highest standard and offers stylish and modern living throughout. Located in the stunning countryside surrounds of Portaferry, this contemporary and spacious home is a short drive from the town with its marina, restaurants, shops and schools. There are plenty of opportunities to enjoy the great outdoors, from sailing on the Strangford Lough, golf at the highly regarded links course at Kirkistown Castle golf club, cycling, fishing, walking and with the bustling market town of Newtownards only 25 minutes away, this really does present a unique opportunity for those looking for a change of pace and the lifestyle that comes with it.

Internally the property comprises of a large welcoming reception hallway with solid Oak Gothic double doors, spacious triple aspect living room overlooking the gardens with wood burning stove, and family room with two sets of double French doors leading out to the paved sun terrace. The luxury fitted country kitchen comes complete with a large central island, high end finishes, built-in appliances and dining area. The property also benefits on the ground floor from office, large utility room, shower room and double garage. Upstairs there are five double bedrooms, master with a luxury ensuite and concealed built in robes, two further bedrooms with stunning Juliette balconies, additional ensuite and contemporary family bathroom with freestanding jacuzzi bath and steam shower.

Set on a prime site in an area of outstanding nature beauty, the property has magnificent wrap-around gardens and extensive driveway to the front providing ample car parking for several cars, boat, or horse boxes. To the rear of the property there are large gardens laid in lawn and multiple seating areas to sit, relax and enjoy the views!



# Key Features

- A Beautiful Family Home In A Picturesque Countryside Setting, Surrounded By Woodland
- Set On Approximately 3/4 Acre Of Extensive, Wrap-Around, Mature Gardens
- Luxury Country Style Kitchen With Central Island, Dining Area And Access To Sun Terrace
- Bedroom Two With Ensuite, Walk In Wardrobe And Juliette Balcony Overlooking Rural Countryside
- Primary Bedroom With High End Ensuite Wetroom and Built In Robes
- Contemporary And Spacious Accommodation With Five Double Bedrooms, Two Reception Rooms and An Office
- Contemporary Family Bathroom with Freestanding Jacuzzi Bath, and Downstairs Shower Room
- Multiple Outside Entertainment Areas With Summerhouse, Gardens In Lawn, Stunning Bedding Areas, Trees And Water Feature Creating The Perfect Retreat
- Double Integral Garage, Oil Fired Central Heating With Hive Controls, PVC Double Glazed Windows and Beam Vacuum System
- Idyllic Rural And Woodland Location, Yet Only A Short Drive From Portaferry With Its Bustling Harbour And Various Amenities And 25 Minutes To Newtownards



## Accommodation Comprises:

Paved pathway to Gothic solid Oak double doors with two lantern wall lights either side.

### Vestibule

Cream porcelain tiles, built in cloak cupboard.

### Entrance Hall

Generously sized hallway with wood laminate flooring and recessed spotlights, front window with plantation shutter, feature gold light switches and sockets, gold beehive internal door handles throughout.

### Living Room

15'5" x 19'5"

A winter lounge providing the perfect retreat for those cosy evenings with a wood burning stove, slate hearth, stone surround and mantle, triple aspect windows with plantation shutters, views to front of the stunning rural countryside.

### Family Room

15'10" x 13'3"

A Summer lounge with dual aspect windows and two sets of patio doors to admire the surrounding gardens and Corrog Woods, wood laminate floor, feature fireplace with stone hearth, surround and mantle and three feature gold recessed spotlights.

### Office

9'9" x 9'7"

Wood laminate flooring and gold sockets and light switch.

### Kitchen / Dining Area

15'4" x 29'2"

Luxury open-plan country style kitchen with range of wood grain shaker style units, gold pull handles, Calacatta style granite worktops and upstands, feature curved corner units, space for range cooker, solid wood cooker hood, marble effect tiled splashback, range of larder style units perfect for coffee, breakfast and bar stations, housing for American style fridge freezer and built in microwave. Long central island featuring Calacatta style granite worktop, Caple gold undermounted sink unit with a matching Reginox gold mixer tap, built in dishwasher, gold cup handles, built in bins, drawer units with crockery inserts, feature overhead light fixture and seating, Café style plantation shutter, spotlighting, tiled floor, gold sockets and light switches, beautiful bay windows with space for formal dining and rear door access to decked area.

### Utility Room

15'3" x 9'7"

Modern shaker style units with Calacatta style granite worktops and upstands, undermounted ceramic one and a half bowl sink unit with Caple gold mixer tap, stacked unit with space for tumble dryer and plumbed for washing machine, café style plantation shutter, additional storage units perfect for laundry organisation, gold sockets and light switch, back door to rear garden, feature column radiator, door to double garage, tiled floor and spotlighting.

### Shower Room

White suite comprising walk in shower enclosure with feature mosaic tiled floor, concealed shower and thermostatic controls perfect for creating a seamless look, pedestal wash hand basin with mixer tap, low flush wc, tiled walls, tiled floor, extractor fan and recessed spotlights.

### First Floor

Feature lighting up staircase with stunning outlook to rear gardens from stair return.

### Landing

Large landing perfect as a relaxing lounge with Velux type window and recessed spotlighting.

### Primary Bedroom

14'8" x 19'10"

A stunning master suite with dual aspect windows and beautiful views over Corrog Woods, built in concealed wardrobe with wood slatted sliding doors, plantation shutters, gold spotlighting, gold light switch and sockets and shadow gap lighting with app controls. Open to:

### En-suite

Stunningly sleek ensuite wet room with elegant finishes comprising large walk-in concealed gold Lusso shower with drench head and hand set, thermostatic controls and glass shower screen, inset tiled shelves with lighting, gold towel rail, underfloor heating with thermostat controls, wall hung stone infinity sink with built in storage and concealed gold mixer tap, large feature touch control light mirror, wall hung wc with flush gold plate, gold wall mounted towel radiator, marble effect tiled walls and floor, gold spotlights, extractor fan and velux style window.

### Bathroom

White suite comprising free standing jacuzzi bath with mixer tap and hand shower attachment, steam shower enclosure which features: seating, shelving, mirror and sliding glass doors, heated towel rail, low flush wc, vanity unit with mixer tap and storage, tiled floor, tiled walls, extractor fan, recessed spotlights.

### Bedroom 2

13'11" x 19'6"

Large room with beautiful vaulted ceiling and double doors to a Juliette balcony overlooking the surrounding rural countryside, column radiator and access to roofspace. Walk in wardrobe with excellent range of storage space and dressing table.

### Ensuite

White suite comprising steam shower enclosure which features: seating, shelving, mirror and sliding glass doors, low flush wc, vanity unit with mixer tap and storage, tiled walls, tiled floor and recessed spotlighting.

### Bedroom 3

15'4" x 11'6"

Beautiful double bedroom with double doors to Juliette balcony with views to the front rural countryside.

### Bedroom 4

15'5" x 13'3"

Large double bedrooms with dual aspect windows.

### Bedroom 5

9'8" x 9'6"

Wood laminate flooring and velux type window.

### Outside

Entrance pillars with attractive laurel hedging to the front boundary, sweeping pebbled driveway leading to the beautiful distinctive home with wrap around gardens stretching to circa 3/4 acres. The pebbled driveway can easily accommodate a caravan, boat, horse box or several cars. The property boasts an extensive planting scheme to include olive and bay trees, lavender, hydrangeas, blue spruce, skimmia rubella and fagus sylvatica, to name but a few.

Pebbled areas with brick paviour pathway leading to side and rear gardens, paved areas, decked area with steps leading to raised lawn and paved sun terrace with tiered water feature, gardens surrounded in mature bedding areas and Corrog Wood, oil storage tank, outside sockets, outside tap and 360 outside lights.

### Double Integral Garage

19'4" x 19'10"

Electric up and over door, oil fired boiler, beam vacuum system, range of built in units/storage, door to side garden, power and light.

### Summer House

Chalet style timber summer house with laminate flooring, feature wood paneled walls, double doors, two PVC double glazed windows, light and power.











Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. [www.ulster.ie](http://www.ulster.ie)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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