



32B QUARTER ROAD

Cloughey, BT22 1JF

Offers Around **£424,950**



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Located in the popular picturesque coastal town of Cloughey, here is an ideal opportunity to purchase a fantastic property with an array of different uses to suit the needs of the owners.

KEY FEATURES

- Outstanding detached Family Home On Idyllic Semi Rural Site Of Around 3 Acres
- Property Has A Variety Of Uses Such As For Those With Equestrian Interests, People Who Require An Annexe For Family To Live In, The Holiday Let Market, Etc
- Private And Secluded Location Down A Laneway
- Picturesque Country Views To Front And Rear
- Good Sized Kitchen Open Plan To Casual Dining/Family Area
- Conservatory With Picturesque Country Views
- Three Bedrooms Including Main Bedroom With Extensive Range Of Built-In Wardrobes And En Suite Shower Room
- Self Contained Annexe
- Range Of Outbuildings To Include Large / 3 Bay Barn With High Trough And Feeding Trough
- Garage With Potential To Convert To Stables, Gym, Playroom, Etc, Subject To Necessary Approvals
- Covered Hot Tub Area With Open Doors To Enjoy The Views



ROOM DETAILS

Ground Floor

- Reception Hall
- Living Room
15' 7" X 15' 0"
- Kitchen Open Plan To
Casual Dining / Family
Area
20' 7" X 15' 7"
- Conservatory
9' 0" X 9' 0"
- Bedroom (1)
11' 0" X 10' 0"
- Ensuite Shower Room
- Bedroom (2)
11' 10" X 9' 4"
- Bedroom (3)
9' 1" X 11' 10"
- Bathroom
- Adjoining Self Contained
Annexe Granny Flat
- Reception Hall
- L-Shaped Living Room
With Casual Dining Area
Open Plan To Kitchen
25' 6" X 15' 8"
- Bedroom (4)
11' 4" X 10' 6"
- Bedroom (5)
9' 5" X 8' 4"
- Shower Room

Outside

- Barn
- Garage
29' 0" x 13' 9"
- Utility Room



To View Floor Plans
scan QR code below



DIRECTIONS

Heading through Cloughey in the direction of Portaferry turn right onto Quarter Road just past Kirkistown Castle Golf Club and travel for about 500 yards and take a laneway on your left. Continue down the laneway and 32B is on your left hand side.



THE LOCAL AREA

Located in Cloughey, where a walk through the dunes and along the long sandy beach is a must. This is the picture perfect beach for kite flying, sand castle building or paddling. If golf is more your thing, the 18 hole links course will beckon.

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	63	68
39-54 E		
21-38 F		
1-20 G		
<i>NOT energy efficient - higher running costs</i>		

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

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