



# 17 TRENCH ROAD

Comber, BT23 6EH

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*Offers around* **£725,000**



DETACHED | 5  | 3  | 3 

This exceptionally well presented detached property is set in the most beautiful and tranquil setting with views over Strangford Lough and rolling countryside.

Internally, this property offers extremely generous sized accommodation throughout. To the first floor a welcoming entrance dining hall that leads the way to a breathtaking drawing room with feature ornate Sandstone fireplace and tri aspect outlook over Strangford Lough and the Ards Peninsula. The property also boasts an additional cosy family room again benefitting from an elevated outlook over countryside. The bespoke hand painted kitchen also offers ample dining space and leads into the utility area / boot room and integral double garage.

A mahogany turned spindle staircase takes you to the first floor which offers breathtaking views from the paved balcony, two bedroom suites with adjoining ensuites facilities and three further well-proportioned bedrooms. There is also an additional Victorian style family bathroom.

Externally, the property is nestled on an impressive site of 1.2 acres and is accessed by a sweeping tarmac driveway providing extensive car parking. The front is laid in lawn with raised flowerbeds, to the rear a generous lawn with mature planting and brick paved patio area ideal for outdoor entertaining , young children and pets alike.



## KEY FEATURES

- Exceptionally Well Presented Detached Property set on an Impressive 1.2 Acre Elevated Site with Views Over Strangford Lough
- Extremely Generous Sized Accommodation throughout
- Sweeping Tarmac Driveway with Generous Lawn and Raised Flowerbeds to the Front
- Enclosed Rear Garden Laid in Lawn with Mature Planting and Brick Paved Patio Area Ideal for Outdoor Entertaining, Young Children and Pets Alike
- Perfect For Equestrian use with 10 Stables, Sand School with Flood Lighting, Tack Room and Feed Store
- Additional Land Available to Purchase
- Oil Fired Central Heating
- Pressurised Hot Water System
- uPVC Double Glazing, Soffits and Fascia's
- Incredible Opportunity to Acquire Exceptional Family Home in a Highly Sought After Location
- Area of Outstanding Natural Beauty with Many Local attractions Nearby
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast

*Trench Road is an area of outstanding beauty with many local attractions nearby including Castle Espie, Mahee Island, Mahee Castle, Nendrum Monastic Site, Ballydorn, White rock bay and Strangford Lough Yacht club. Strangford activity centre has much on offer for those who love outdoor adventure including paddle boarding, kayaking and local swim groups. The area is well known for the excellent range of superb restaurants including Balloo house, The Poachers Pocket and Daft Eddys where seals and otters can be spotted while you enjoy a glass of wine or a coffee.*



## ROOM DETAILS

### *Ground Floor*

- Generous Dining Hall  
16'10" x 19'
- Family Room  
16' x 11'11"
- Drawing Room  
37'3" x 19'3"
- Kitchen  
11'1" x 19'
- Utility Room  
5'8" x 11'11"
- Ground Floor WC
- Porch
- Double Garage  
20'9" x 25'2"
- Staircase To First Floor

### *First Floor*

- Landing
- Bedroom One  
17' x 20'4"
- En-suite Shower Room
- Bedroom Two  
13'9" x 19'3"
- Bedroom Three  
12'1" x 11'11"
- Bedroom Four  
12'8" x 12'
- Bedroom Five/Study  
9'4" x 8'8"
- Bathroom

### *Outside*

- Stable Block - Stable block of ten plus tack room and feed room, light, power and water, hard standing area and separate access with additional hard standing to side of stable block.

### *Outside*

- Sweeping tarmac driveway with ample parking to front, brick paviour patio areas to side, further parking in front of double garage, laid in lawns to front and rear with raised sleeper beds and outlook across rolling countryside to Strangford Lough, sand school to front with a stable block.









## DIRECTIONS

*From The Square in Comber head down Killinchy Street, through the roundabout onto Killinchy Road and take a left onto Ballydrain Road. After 3.6 miles take a left onto Ringneill Road then a right onto Trench Road. Number 17 is located on the 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+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	63	68
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

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



## OUR BRANCHES

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