

**simonBRIEN**  
RESIDENTIAL

Hill View Farm,  
59a Gransha Road,  
Kircubbin, BT22 1AJ



Offers Around £545,000

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#### KEY FEATURES

- Charming detached property, dating back to the 1700's on circa 4 acre secluded site
- Views over Countryside to Strangford Lough and Mourne mountains
- Flexible and adaptable accommodation
- Potential to rent out annex or ideal for live in family members
- Attractive stone outbuildings currently used as kennels with outdoor runs (currently a thriving business) with underfloor heating
- Superb site with lawns, pebbled drive and turning space, mature trees and hedges
- Secluded courtyard with artificial grass and raised deck area
- Three bedrooms, master with luxury ensuite
- Kitchen with a good range of units and Lough views
- Living room with vaulted ceiling and multi fuel stove
- ANNEX
- Own door access if necessary
- Living room and kitchen
- Three bedrooms
- Bathroom and ground floor cloakroom
- Conservatory





## SUMMARY

Charming detached residence, originally dating back to the 1700's, set on a private site of circa 4 acres with views to Strangford Lough and the Mourne Mountains.

This hidden gem will suit a variety of purchasers and in particular those wanting to avail of a high degree of privacy with beautiful countryside and lough views. The present owners have maintained and enhanced the property and currently it is partly operated as a successful boarding kennel business. Due to the spacious accommodation there is obvious rental potential either on a long term or short term basis situated in an area of outstanding Natural Beauty with access to Strangford Lough and various beaches nearby.

There are numerous features throughout the property, too many to go into at length and we strongly recommend viewing to appreciate all that is on offer. Some of the highlights include the dining kitchen with views to the Lough, a magnificent living room with vaulted ceiling and an impressive master bedroom with luxury ensuite facilities. The annex offers separate accommodation, ideal for those wanting to achieve an additional income or for live at home relatives with three bedrooms, a kitchen and two reception rooms. Externally the property has been well cared for with patio areas, a secluded courtyard and raised deck area designed to make the most of the countryside and lough views.

This is a rare opportunity to acquire a unique property with great versatility and adaptability in a secluded location with ease of access to Newtownards, Bangor and the Ards Peninsula. Viewing is strictly by appointment

## THE PROPERTY COMPRISES:

### GROUND FLOOR

Wood effect front door.

### ENTRANCE PORCH:

Ceramic tiled floor, wood panelled walls, hardwood inner door.

### RECEPTION HALL:

**15' 1" x 14' 6" (4.6m x 4.42m)**

Ceramic tiled floor, feature brick fireplace and hearth, multi fuel stove and back boiler.

### DINING ROOM:

**12' 4" x 10' 6" (3.76m x 3.2m)**

Solid oak floor, cast iron fireplace and tiled hearth, French door to courtyard.

### DRAWING ROOM:

**16' 0" x 14' 7" (4.88m x 4.44m)**

Wood block flooring, brick fireplace, multi fuel stove, exposed beams, recessed low voltage spotlights, French doors to courtyard, half wood panelled walls.





**DINING KITCHEN:**  
**15' 0" x 12' 9" (4.57m x 3.89m)**

Excellent range of high and low level units, wood work surfaces, inset Belfast sink unit with mixer tap, Stanley cooker (linked to heating) 2 ring gas hob, integrated dishwasher, plate rack, concealed downlighters, slate floor.

**INNER HALLWAY:**

Wood effect tiled floor.



**BEDROOM (1):**  
**11' 3" x 8' 6" (3.43m x 2.59m)**  
Exposed beams.

**BATHROOM:**

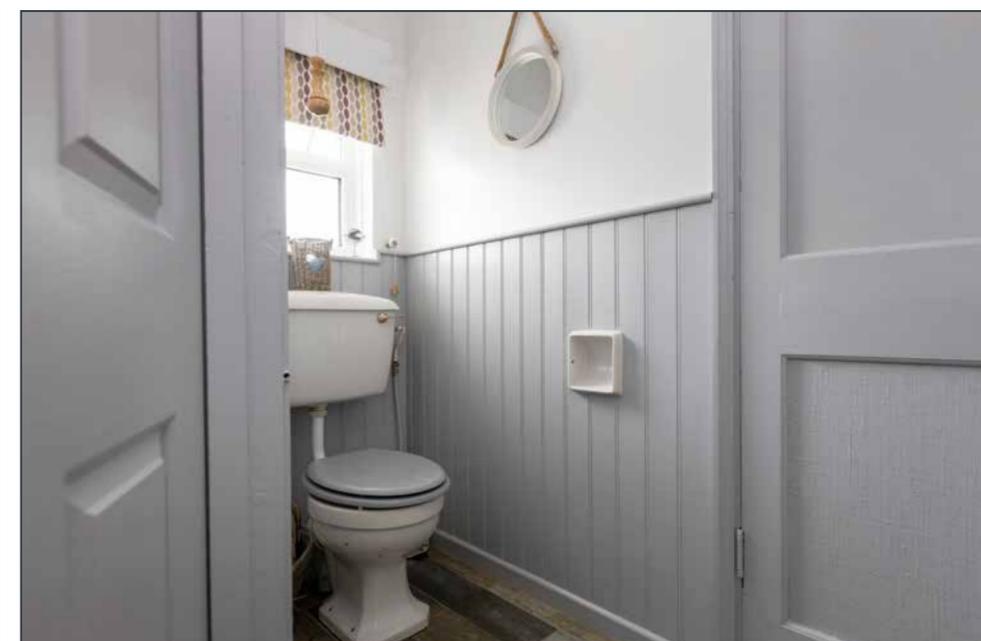
White suite comprising: low flush WC, pedestal wash hand basin, fully tiled shower cubicle with independent electric shower unit, wood panelled bath, fully tiled walls, wood effect tiled floor, chrome heated towel rail.

**CLOAKROOM:**

Low flush WC, wood effect tiled floor.

**UTILITY ROOM:**

**6' 4" x 4' 6" (1.93m x 1.37m)**  
Plumbed for washing machine, wood effect tiled floor, uPVC rear door.



## FIRST FLOOR

### LANDING:

Feature seating area.

### BEDROOM (2):

16' 5" x 9' 7" (5m x 2.92m)

Built in robe, views to Strangford Lough and the Mourne, additional built in robes, access to floored roofspace with lighting.

### BEDROOM (3):

16' 6" x 13' 1" (5.03m x 3.99m) At widest points.

Solid oak flooring, views to Strangford Lough and the Mourne.

### ENSUITE SHOWER ROOM:

Luxury white suite comprising: Low flush WC, semi pedestal wash hand basin with waterfall mixer tap, walk in shower cubicle with thermostatically controlled shower unit, rain shower head and telephone hand shower attachment, fully tiled walls, tiled floor, views to Strangford Lough.



## GROUND FLOOR

### Link to GUEST ACCOMMODATION

### UTILITY ROOM:

17' 4" x 6' 4" (5.28m x 1.93m)

Ceramic tiled floor, Belfast sink unit, plumbed for washing machine, door to garden.

### LIVING ROOM:

17' 4" x 11' 7" (5.28m x 3.53m)

Ceramic tiled floor, multi fuel stove (linked to heating).

### INNER HALLWAY:

Stone floor.

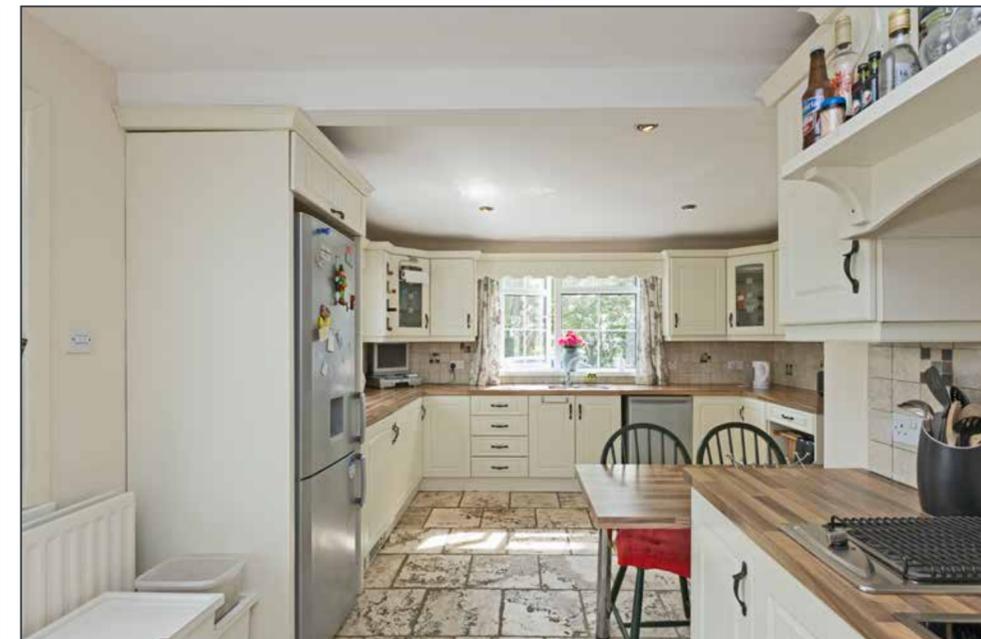
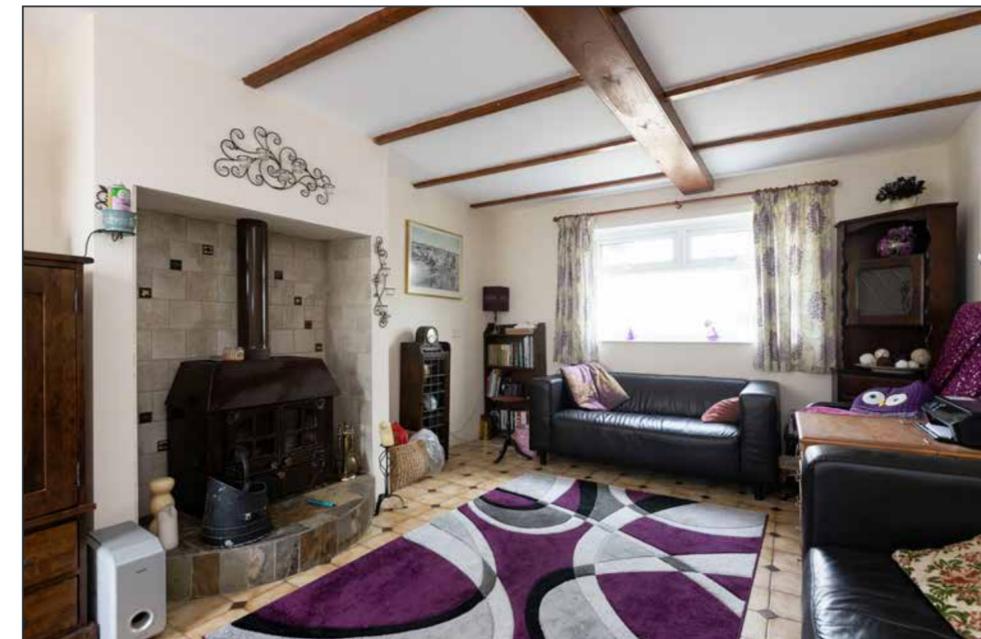
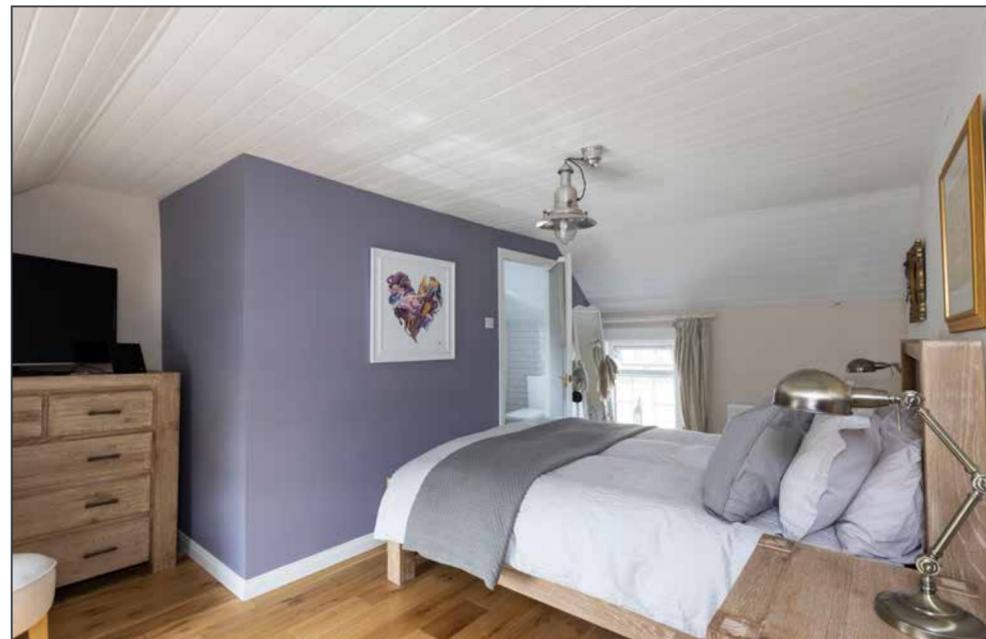
### CLOAKROOM:

Low flush WC, pedestal wash hand basin, stone floor.

### DINING KITCHEN:

18' 3" x 12' 8" (5.56m x 3.86m)

Excellent range of high and low level units, wood effect work surfaces, bowl and a quarter single drainer stainless steel sink unit with mixer taps, 4 ring ceramic hob, extractor fan, built in double oven, plumbed for dishwasher, stone floor, French doors to:



**CONSERVATORY:**  
12' 3" x 9' 8" (3.73m x 2.95m)

**FIRST FLOOR**

**LANDING:**  
Excellent range of built in wardrobes.

**MASTER BEDROOM:**  
14' 1" x 9' 4" (4.29m x 2.84m)  
Full length built in mirror fronted Sliderobes, views to Strangford Lough and the Mournes.

**BEDROOM (2):**  
13' 3" x 11' 2" (4.04m x 3.4m)  
Built in robes, views over Lough and Mournes.

**BEDROOM (3):**  
10' 1" x 8' 4" (3.07m x 2.54m)  
Half wood panelled walls, built in robe.

**BATHROOM:**  
White suite comprising: Low flush WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and independent electric shower unit, shower screen door, built in robe.



**OUTSIDE**

**STONE KENNEL BLOCK:**  
Under floor heating.

**ENTRANCE:**  
10' 3" x 8' 9" (3.12m x 2.67m)

**CLOAKROOM:**  
Low flush WC, wash hand basin.

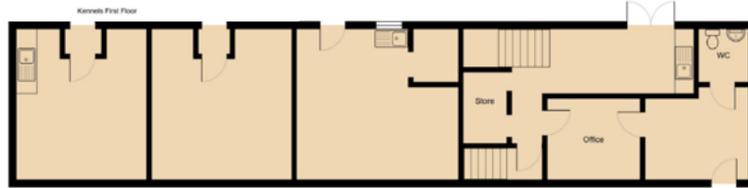
**OFFICE:**  
9' 1" x 8' 0" (2.77m x 2.44m)

**STORE AREA:**  
Doors to :

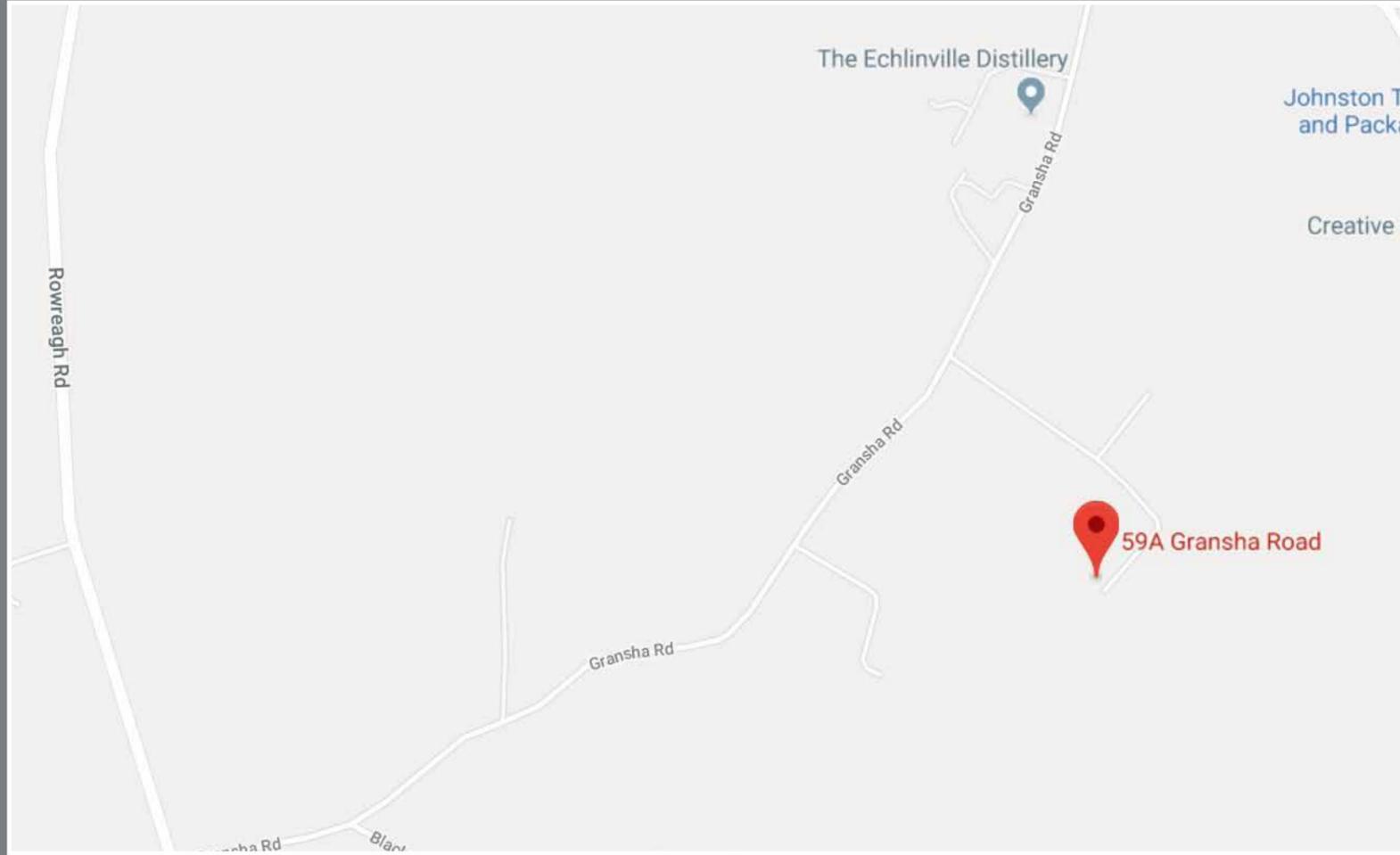
**GYM AREA:**  
13' 4" x 11' 0" (4.06m x 3.35m)  
Laminate wood floor.

Extensive garden in lawns with mature trees and shrubs with total site extending to circa 4 acres.  
Pebbled driveway and parking space for several cars.





# Location



Secluded site close to Strangford Lough with ease of access to varied beaches on the Ard's Peninsula  
 Newtownards: approx. 13 miles, Bangor: approx. 17 miles, Portaferry: 6 miles

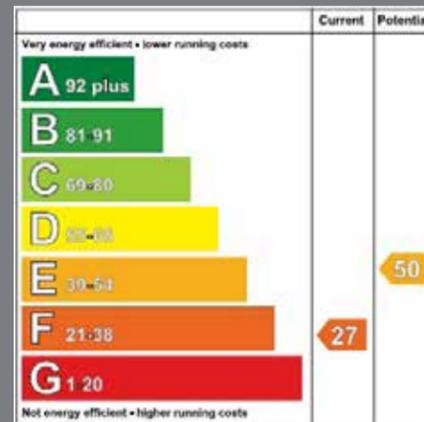


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