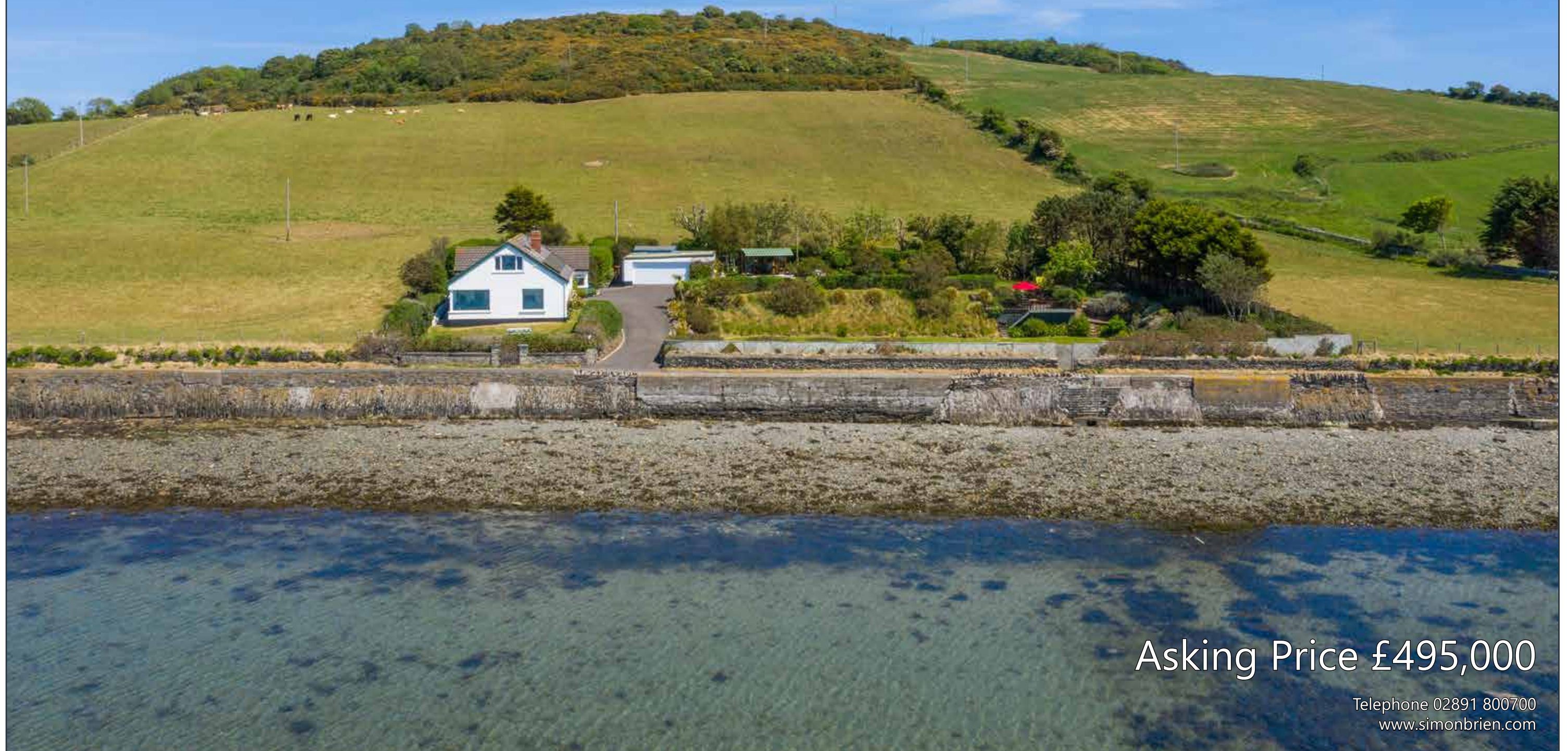


**simonBRIEN**  
RESIDENTIAL

Oyster Shell Cottage,  
11 Loughshore Road, Portaferry, BT22 1PP



Asking Price £495,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)





#### KEY FEATURES

- Four bedrooms, two reception rooms (or three bedrooms, three reception rooms)
- Stunning home with equally stunning outlook and surroundings
- Front line, Lough edge position with magnificent views
- Modern bathroom, ensuite and shower room
- Attractive open plan kitchen/dining
- Separate utility room
- Located in a Marine Conservation Zone with a host of birds and wildlife on the doorstep
- Timber double glazing
- Oil fired central heating
- Flexible interior layout to suit most needs
- Bright modern interior with views from most rooms
- Three car detached garage with remote electric door
- Mature gardens also with space for lawn tennis court
- Timber summer house and excellent viewing deck/sun terrace both with dramatic Lough Views
- For interesting details about the Strangford area click [www.travel-ireland.com/strangford](http://www.travel-ireland.com/strangford)







## SUMMARY

Strangford Lough is renowned as a haven for marine wildlife and as a centre for a wide variety of aquatic and other leisure pursuits. It is an internationally recognised Area of Outstanding Natural Beauty and was designated Northern Ireland's first Marine Nature Reserve. As such, it is subject to rigorously controlled residential development on the shoreline. This sale presents a rare opportunity to acquire an individually designed and outstandingly attractive property on the lough shore.

The property is situated 1.9 miles north of the picturesque town of Portaferry, on the eastern shore of the lough, approximately a forty minute drive from Belfast and accessible from Downpatrick by the Strangford ferry. The house faces directly across the lough towards Killyleagh and has stunning and endlessly varied views, extending from the Mourne Mountains in the south to Scrabo Hill in the north. In keeping with its origins, this cottage-style residence cleverly blends contemporary appeal with traditional character. A splendid reception/dining hall sets the scene for its bright and airy accommodation, while the main reception rooms feature magnificent marine views. The property nestles amidst landscaped gardens and is surrounded by an array of mature specimen plants and shrubs.

We feel confident this wonderfully unique property will appeal to those seeking not only a home but also a retreat.







**THE PROPERTY COMPRISES:**

**GROUND FLOOR**

Painted sheeted half stable front door

**ENTRANCE HALL:**

Ceramic tiled floor

**CLOAKROOM:**

Hanging space

**LIVING ROOM:**

**28' 9" x 13' 0" (8.76m x 3.96m)**  
Feature Morso cassette in-wall log fire, slate hearth. Recessed lighting. Uninterrupted Lough views.





**KITCHEN WITH DINING AREA:**  
**28' 3" x 11' 6" (8.61m x 3.51m)**  
Excellent range of Maple high and low level units with granite work surfaces. Concealed lighting. Range Cooker. Inset composite sink unit with mixer taps. Miele stainless steel high level oven and microwave. Space for dining table and chairs. Recessed lighting. Part tiled walls and ceramic tiled floor.

**UTILITY ROOM:**  
**12' 6" x 7' 0" (3.81m x 2.13m) at widest points**  
Laminate work surfaces, stainless steel sink unit. Plumber for washing machine. Space for freezer. Warmflow oil fired central heating boiler. Louvre door to hotpress lagged with copper cylinder with Willis water heater.

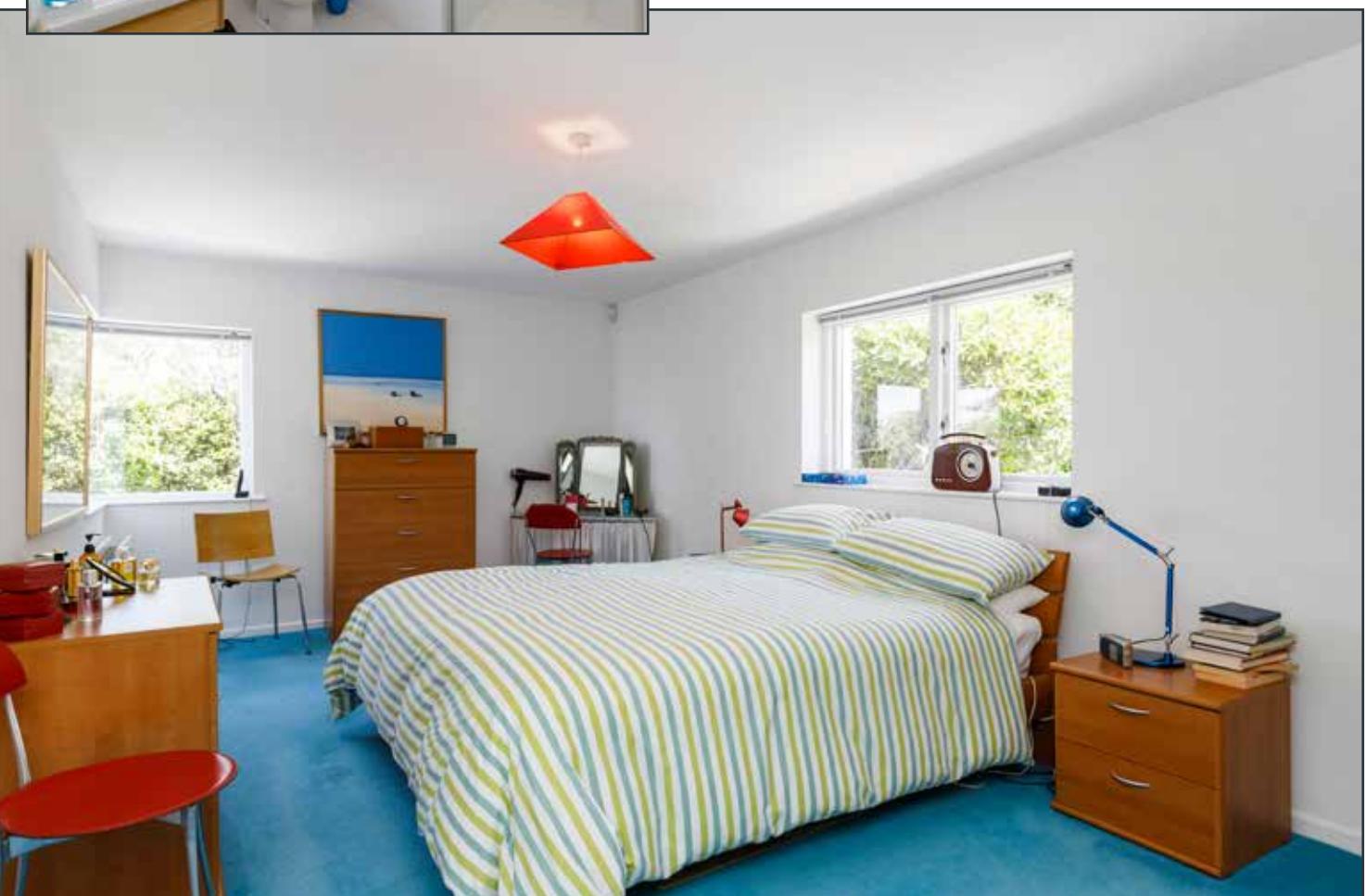


**BEDROOM (2):**  
**19' 9" x 10' 6" (6.02m x 3.2m)**  
Built in wardrobe and walk in wardrobe.

**ENSUITE SHOWER ROOM:**  
Fully tiled shower cubicle with Aqualisa thermostatically controlled shower. Low flush wc. Vanity unit wash hand basin with mixer taps. extractor fan. Tiled floor. Towel radiator.

**BEDROOM (3):**  
**12' 0" x 12' 0" (3.66m x 3.66m)**

**BEDROOM (4) OR OFFICE:**  
**10' 9" x 8' 3" (3.28m x 2.51m)**  
Built in cupboard/wardrobe. Corner window with superb views.





**BATHROOM:**

White suite comprising panelled bath with thermostatically controlled shower over. Pedestal wash hand basin with mixer taps. Low flush wc. Fully tiled walls. Tiled floor. extractor fan. Recessed lighting. Towel radiator.

**FIRST FLOOR**

Feature staircase with pine open treads, stainless steel and glass balustrade and handrail to first floor. Double glazed velux window.

**MASTER BEDROOM:**

**30' 9" x 13' 0" (9.37m x 3.96m)**

Built in wardrobes, and built in cabinets above louver doors. Three double glazed velux windows. Feature double glazed window with uninterrupted views of Strangford Lough.

**SHOWER ROOM:**

Shower cubicle. Pedestal wash hand basin with mixer taps. Low flush WC. Shelved towel storage. Recessed lighting. Double velux window.

Access to:



**ROOFSPACE:**

Roofspace storage. Floored. Insulated. Light.

**OUTSIDE**

**THREE CAR DETACHED GARAGE**

**25' 8" x 22' 7" (7.82m x 6.88m)**

Remote controlled up-and-over door. Light and power. Sealed floor. Asphalt driveway and parking for several cars, boat or caravan.

**HARDWOOD SUMMER HOUSE**

**13' 7" x 8' 5" (4.14m x 2.57m)**

Superb views.

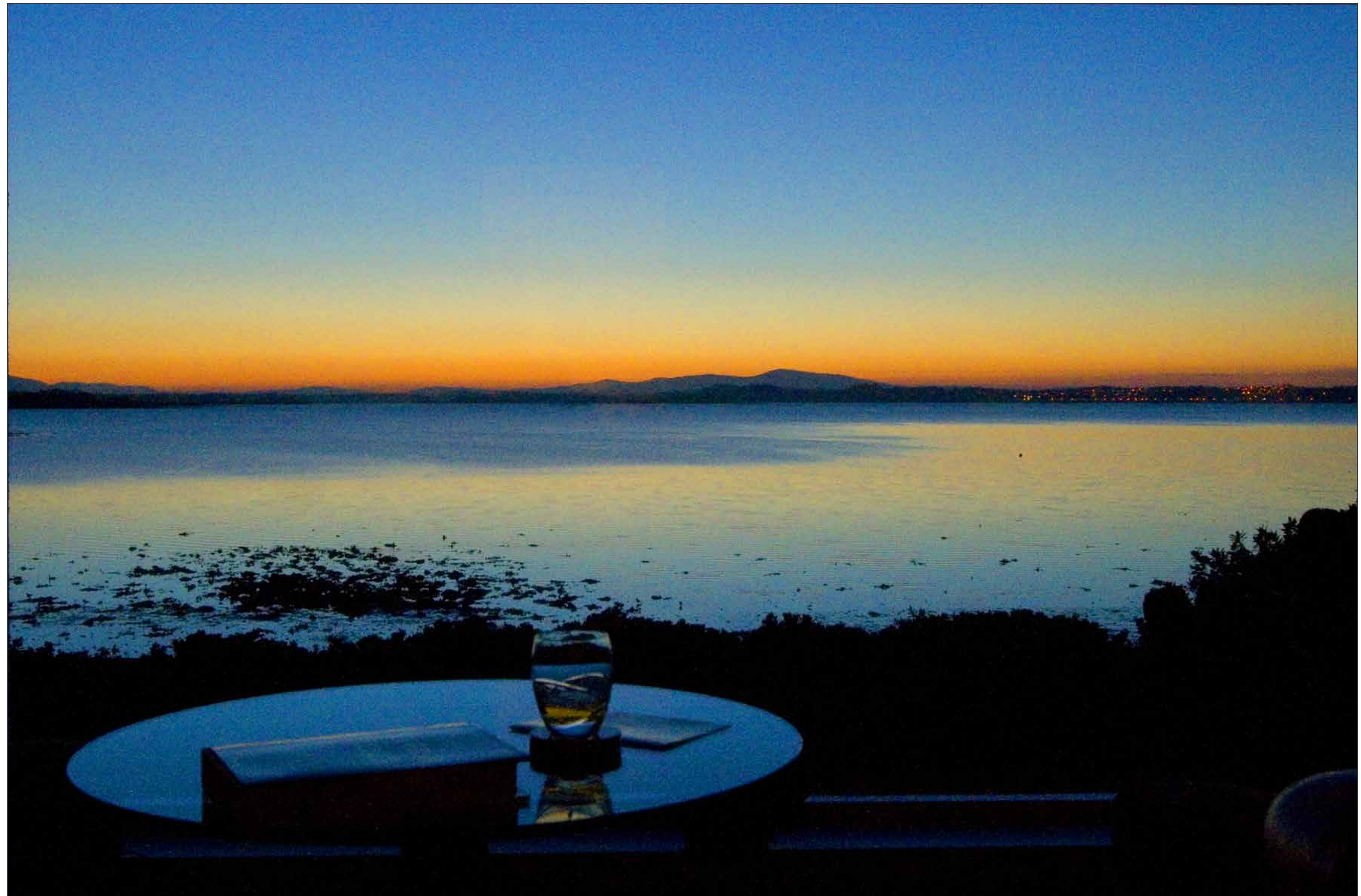
Extensive mature gardens laid in lawns, with flowerbeds, shrubs and hedges. Lawn tennis court. Raised viewing deck/sun terrace with superb views. Boat mooring.













# Location



Take Shore Road from Newtownards to Kircubbin, follow the signs to Portaferry at Rowreagh Road, turn right onto Abbacy Road which then becomes Marlfield Road, which becomes Lough Shore Road.  
Alternatively from Newtownards directly into Portaferry, turn right at the loughside, pass the ferry car park on the left, and 11 Loughshore Road is approx. 1.70 miles from the car park.

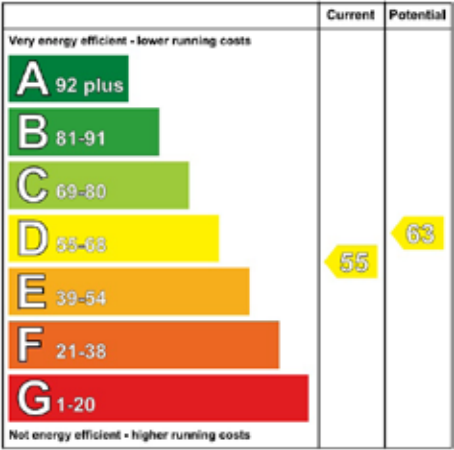


**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E southbelfast@simonbrien.com

**North Down**  
60 High Street  
Holywood BT18 9AE  
T 02890 428989  
E holywood@simonbrien.com

**East Belfast**  
237 Upper Newtownards Road  
Belfast, BT4 3JF  
T 02890 595555  
E eastbelfast@simonbrien.com

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E newtownards@simonbrien.com



EPC REFERENCE NUMBER: 9230-0627-6700-1826-6296

REF: SD/E/30/AN



Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**

