

simonBRIEN
RESIDENTIAL

1 Carnathan Lane,
Donaghadee, BT21 0EH



Asking Price £675,000

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KEY FEATURES

- An award winning individually designed detached residence extending to over 4000 sq ft
- Incorporating lounge, dining room and family/living room
- Bespoke fitted kitchen by Cinqueterre - Schiffini of Italy
- Tiling by Via Condotti, wooden flooring from Juncker
- Electrical specification includes low voltage lighting, CCTV, central sound system and alarm
- Integral double garaging and generous parking areas
- Mature quiet setting yet within a short stroll of the seafront, golf course and town centre
- Stunning presentation throughout
- Three bedrooms including master suite and guest room
- All sanitary fittings by Vola
- Gas underfloor heating accompanied by excellent insulation standard
- Extensive double glazing in hardwood frames
- Beautifully landscaped gardens with perimeter walling and sunny patios
- Thirty minutes drive from Belfast and convenient to all other areas of North Down



SUMMARY

This stunning detached residence is a product of the collaboration between the current owners and multi award winning architects McGonigle McGrath. The contemporary architecture has been incorporated to enhance the proportions, shape, roof lines and window pattern, but the interior layout lends itself to open plan living, ideal for entertaining. Located on a quiet secluded residential address, within walking distance of Donaghadee, with its award winning pubs and restaurants and picturesque harbour, lighthouse and seaside setting. It is little wonder that the town is regarded as one of the most prestigious addresses in North Down.

Winner of an RIBA award in 2011, the primary design consideration was to optimise views over the surrounding gardens while enhancing natural light within the property and to bring as much of the outdoor space indoors with expansive floor to ceiling windows. The ground floor accommodation comprises open plan living, dining and kitchen space opening onto rear patio and surrounding landscaped gardens. In addition there is a further living room, utility, cloaks area and bootroom. There are three bedrooms over the ground and first floor, including the master suite with fabulous feature bathroom and shower room, dressing room and walk-in wardrobe. Ensuite facilities are also retained by the additional bedrooms.

The build quality and specification are of the highest calibre. A detailed electrical installation allied to Italian kitchen fittings and floor tiling, carried throughout the ground floor, combine with Junckers flooring and Scandinavian bathroom fittings to indicate that no expense has been spared in creating a home of distinction and quality.

Externally the private mature circa half acre site benefits from bespoke detailing including an ornamental brick perimeter wall with generous parking areas, granite paved patios and illuminated gardens, ideally positioned to enjoy afternoon and evening sun and outdoor entertaining.

THE PROPERTY COMPRISES:

GROUND FLOOR

MAIN ENTRANCE PORCH:

Italian porcelain tiled floor, low voltage lighting.

RECEPTION HALL:

Italian porcelain tiled floor, low voltage lighting.



LOUNGE:**20' 0" x 14' 0" (6.1m x 4.27m)**

Junckers black oak flooring, vaulted ceiling Rais Rhondo wood burning stove, access to gardens.

**DINING HALL:****20' 0" x 17' 9" (6.1m x 5.41m)**

Italian porcelain tiled floor, Cinqueterre-Schiffini fitted units with granite worktops.



LIVING ROOM:

22' 0" x 16' 6" (6.71m x 5.03m)

Italian porcelain tiled floor, Rais Rhondo wood burning stove, extensive glazing offering views of garden and feature shuttered windows.





KITCHEN:

15' 6" x 11' 6" (4.72m x 3.51m)

Fitted with Cinqueterre-Schiffini anodised aluminium units with Mourne granite work surfaces, Siemens integrated appliances including ovens, microwave, induction hob and dishwasher, porcelain tiled floor.

UTILITY ROOM:

9' 3" x 8' 9" (2.82m x 2.67m)

Porcelain tiled floor, range of units with granite work surfaces.





CLOAKROOM:

WC and granite topped vanity unit, floor tiling.

Side entrance with access to garaging.

GUEST BEDROOM:

14' 6" x 13' 6" (4.42m x 4.11m)

Porcelain tiled floor.

ENSUITE SHOWER ROOM:

Comprising: Low flush WC, vanity sink unit with granite surround, tiled floor.

Feature stairwell with maple open tread stairs to first floor and gallery landing.



FIRST FLOOR

MASTER BEDROOM:

32' 3" x 20' 6" (9.83m x 6.25m)

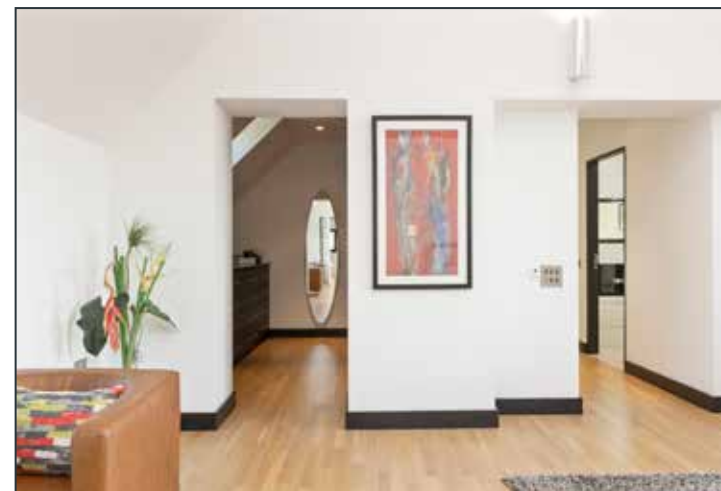
Junckers Nordic Classic flooring, vaulted ceiling with low voltage lighting.

ENSUITE BATHROOM:

Comprising: bath, low flush WC, vanity sink unit.

ENSUITE SHOWER ROOM:

Shower cubicle with rain shower, built in furniture.



BEDROOM (2):**14' 3" x 13' 9" (4.34m x 4.19m)**

Junckers flooring, vaulted ceiling.

ENSUITE SHOWER ROOM:

Comprising: tiled shower cubicle, WC with concealed cistern, vanity unit in Mourné granite, porcelain tiled floor.

**OUTSIDE****INTEGRAL DOUBLE GARAGE:****18' 0" x 17' 9" (5.49m x 5.41m)**

With generous car parking. Boiler housing.

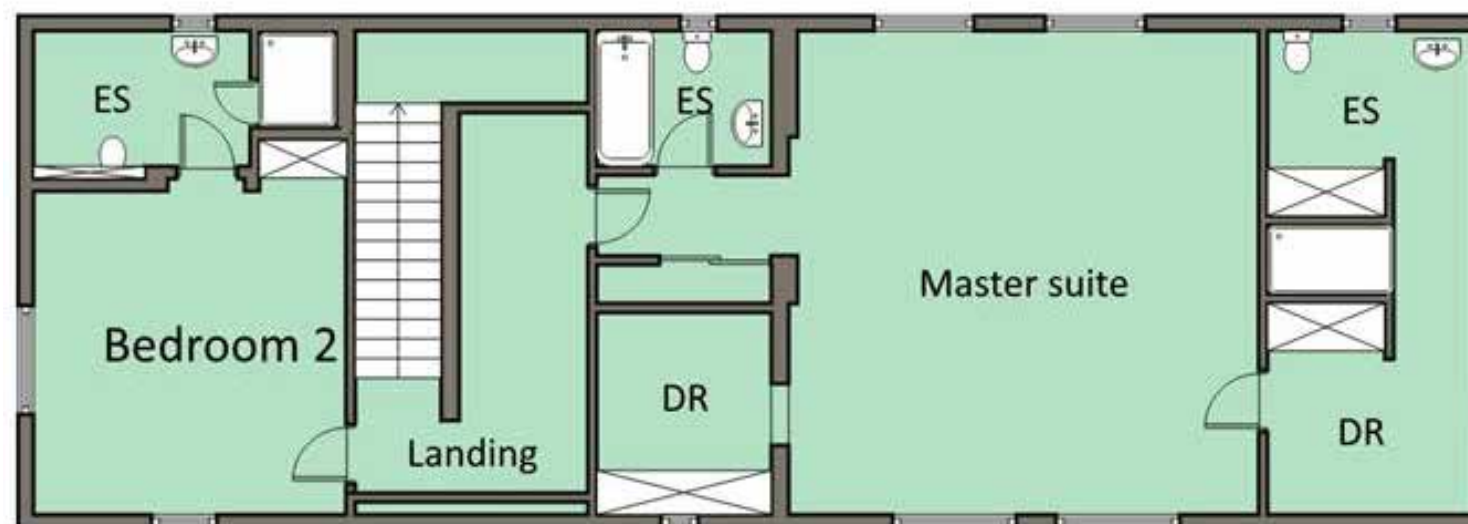
Gardens are landscaped in patios in granite, built in barbecue, garden illuminations and a variety of planting including shrubs and trees.



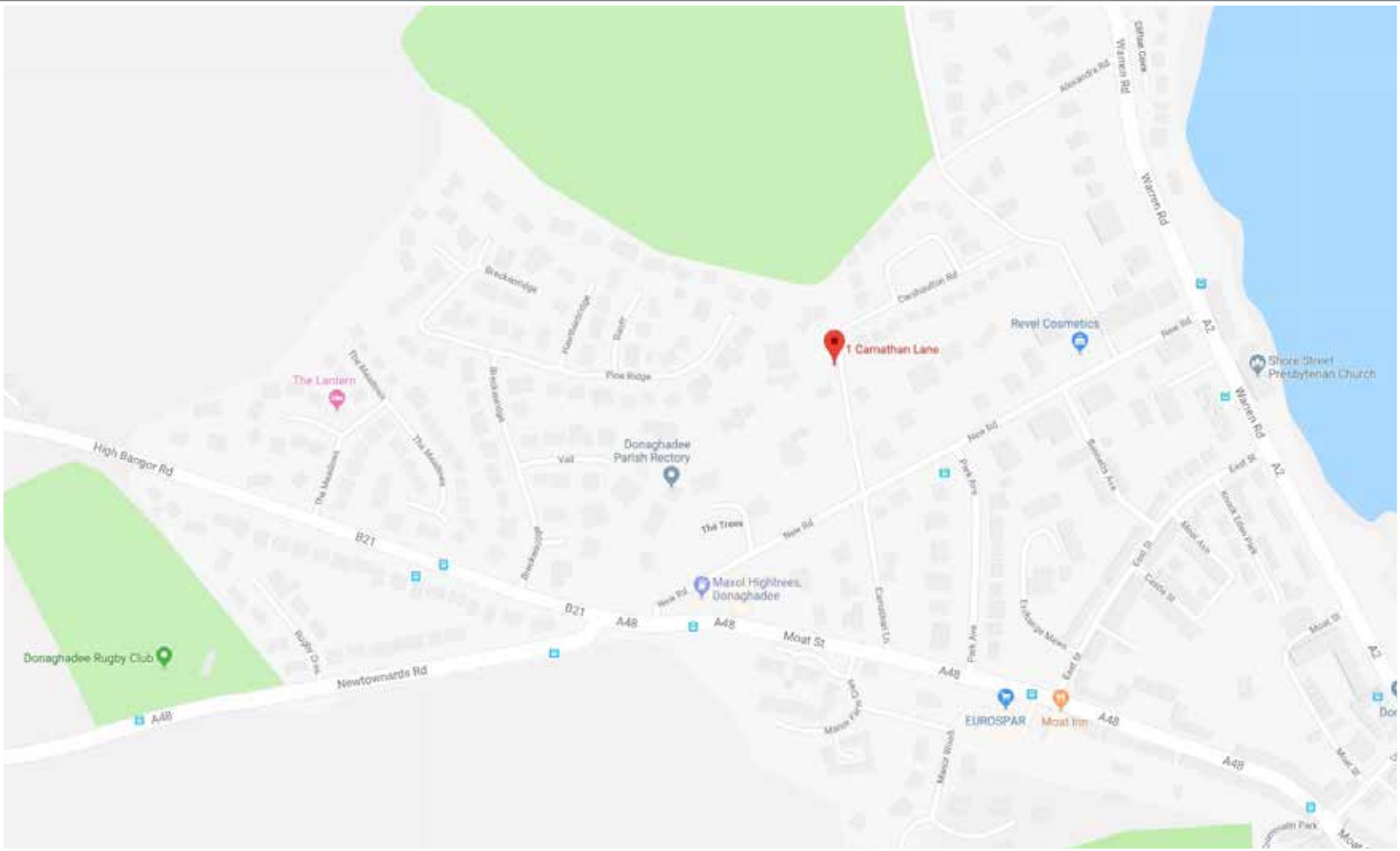








Location



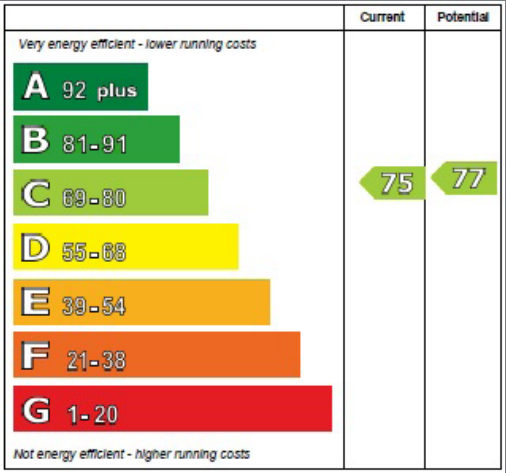
DIRECTIONS:
From Warren Road turn into New Road and first right into Carnathen Lane



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