



simonBRIEN
RESIDENTIAL

**17 Coastguard Lane,
Orlock, BT19 6LR**



Offers In Excess Of £750,000

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KEY FEATURES

- Stunning modern detached home extending to circa 4,500 sq ft with spectacular views from most rooms to Scotland, The Copeland Islands, Ailsa Craig And Belfast Lough
- Private landscaped gardens and rolling rear lawns extending to circa 1 acre with direct access to the coastal path
- All surrounding lands owned by the National Trust
- Fantastic accommodation finished to an incredibly high standard throughout
- Three principal reception rooms including drawing room, living room and playroom all with spectacular views
- Open plan kitchen, living, dining area with superb contemporary kitchen including range of integrated appliances, island unit and breakfast bar
- Five bedrooms in total, including guest suite with ensuite shower room
- Separate study with views across gardens and over surrounding coastline
- Luxury white bathroom suite with four piece suite
- Separate utility / shower room
- Oil fired central heating which is underfloor to the kitchen, living room and dressing room
- Air source/solar hot water
- Tarmac driveway and parking for multiple cars with space for boats, caravans etc, leading to integral double garage with electric doors
- Conveniently located to Donaghadee, Bangor, Newtownards And Belfast

SUMMARY

Designed to maximise the incredible sea views towards Scotland, Ailsa Craig, Copeland Islands and Belfast Lough, this superb detached home is finished to the highest specification throughout.

An ideal home for those seeking to escape the stress of city life - relax on the rear patios with a barbeque in the evening or enjoy your morning coffee with the spectacular setting and views. The delightful private gardens extend to the shore front and offer sheltered areas and large lawns for children to play.

The accommodation is instantly impressive offering varying views from every room. There is a large entrance porch leading to spacious reception hallway with feature vaulted ceiling, through to the open plan kitchen, living, dining room with a formal dining area. The stunning kitchen with island unit and breakfast bar offers a range of built in appliances, casual dining area and sitting area with wood burning stove. There is also a drawing room with wood burning stove, additional playroom and separate study. The bedroom accommodation consists of five bedrooms in total, including master suite with dressing room and luxury ensuite bathroom and guest suite with ensuite shower room.

Outside, the property is approached by a tarmac driveway with parking for multiple cars with space for boats, caravans etc, leading to integral double garage with electric up and over door. To the rear there are fantastic gardens with a raised patio accessed from the main living room. The gardens have panoramic views past the Copeland Islands to Scotland and up over the Antrim headlands towards Belfast Lough – a truly unique setting and view.

Steps down from the garden give direct access to the coastal path and beach. Along with the peaceful location and stunning views, Orlock is also highly convenient to Donaghadee, Groomsport and Bangor which are only a few minutes' drive away and Belfast which is easily accessible for the commuter.



THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:

Stunning views over surrounding landscape and coastline, glazed uPVC front door, ceramic tiled floor. Glazed double doors through to:

ENTRANCE HALL:

Corniced ceiling, recessed lighting.



DRAWING ROOM:

18' 9" x 15' 8" (5.72m x 4.78m)

Stunning views over surrounding coastline and the Copeland Islands, corniced ceiling, recessed lighting. Contura cast iron wood burning stove, Oak mantle.



STUDY:
9' 11" x 8' 9" (3.02m x 2.67m)
Stunning views over Copeland Islands, wood effect laminate flooring, corniced ceiling, access to part boarded roofspace via Slingsby ladder, built in storage cupboard.

PLAYROOM:
12' 1" x 11' 10" (3.68m x 3.61m)
Views over Copeland Islands and surrounding coastline, corniced ceiling, laminate wood effect flooring.



LIVING HALL:
29' 0" x 18' 10" (8.84m x 5.74m)
Charnwood multi fuel burning stove, feature vaulted ceiling, twin velux windows, ceramic tiled floor, uPVC glazed double doors to rear patio.



CLOAKROOM/HOTPRESS:
Pressurised eco-water cylinder, Velux window, slatted shelving.

OPEN PLAN KITCHEN/LIVING/DINING:
24' 0" x 18' 0" (7.32m x 5.49m)
Excellent range of high and low level contemporary units, 1.5 drainer Blanco stainless steel sink unit with feature mixer tap Quooker boiling tap and waste disposal, integrated Bosch dishwasher, Deitrich 6 ring induction hob, twin Smeg ovens (one steam) with plate warming drawer, integrated Smeg microwave/combi, integrated Smeg coffee machine, integrated Liebherr fridge and separate freezer with plumbed ice maker, wine fridge, island unit with built in storage and bench seating for 6 people, recessed lighting, extractor hood, Quartz worktops and upstands, steps down to open plan living/ dining area with feature vaulted ceiling and exposed beams, velux windows, concertina patio doors opening onto rear patio, ceramic tiled floor, views across Copeland Islands and surrounding coastline and gardens, Contura wood burning stove.





UTILITY ROOM:
12' 9" x 10' 7" (3.89m x 3.23m)
 Belfast style double sink unit with mixer taps, butcher block worktops, range of units, plumbed for washing machine and tumble dryer, space for fridge freezer, ceramic tiled floor, additional storage area, recessed lighting, corniced ceiling, access to roofspace.



CLOAKROOM/SHOWER ROOM:
 Closed cistern low flush WC, vanity sink unit with mixer taps, tiled splashback, fully tiled shower cubicle with Mira Azora electric shower unit, corniced ceiling, recessed lighting, ceramic tiled floor, warmfloor heating, chrome towel rail.

MASTER BEDROOM SUITE:

BEDROOM:
16' 6" x 15' 8" (5.03m x 4.78m)
 Limed oak flooring, stunning panoramic views over Copeland Islands, the surrounding coastline and Irish Sea. Feature vaulted ceiling with exposed beams, concertina doors out to rear patio.

DRESSING ROOM:
 Ceramic tiled floor, under floor heating, recessed lighting.



ENSUITE BATHROOM:
 Contemporary white suite comprising: Panelled bath, mixer taps, fully tiled shower cubicle with a dual head thermostatic shower unit, vanity sink unit with built in storage and mixer taps, partially tiled walls, ceramic tiled floor, recessed lighting, chrome heated towel rail.



BEDROOM (2):
13' 10" x 10' 7" (4.22m x 3.23m)
Laminate wood flooring, corniced ceiling.

ENSUITE SHOWER ROOM:
Fully tiled shower cubicle, thermostatic shower unit, drencher shower head, semi pedestal sink unit with mixer taps, partially tiled walls, ceramic tiled floor, low flush WC, chrome heated towel rail, recessed lighting, extractor fan.



BEDROOM (3):
13' 5" x 10' 7" (4.09m x 3.23m)
Laminate flooring, corniced ceiling.



BEDROOM (4):
12' 2" x 9' 5" (3.71m x 2.87m)
Corniced ceiling, laminate strip wood flooring, built in robes with hanging rail and shelving.

BEDROOM (5):
13' 10" x 12' 1" (4.22m x 3.68m)
Corner window with stunning views overlooking surrounding coastline and Belfast Lough, corniced ceiling, recessed lighting, laminate strip wood floor.



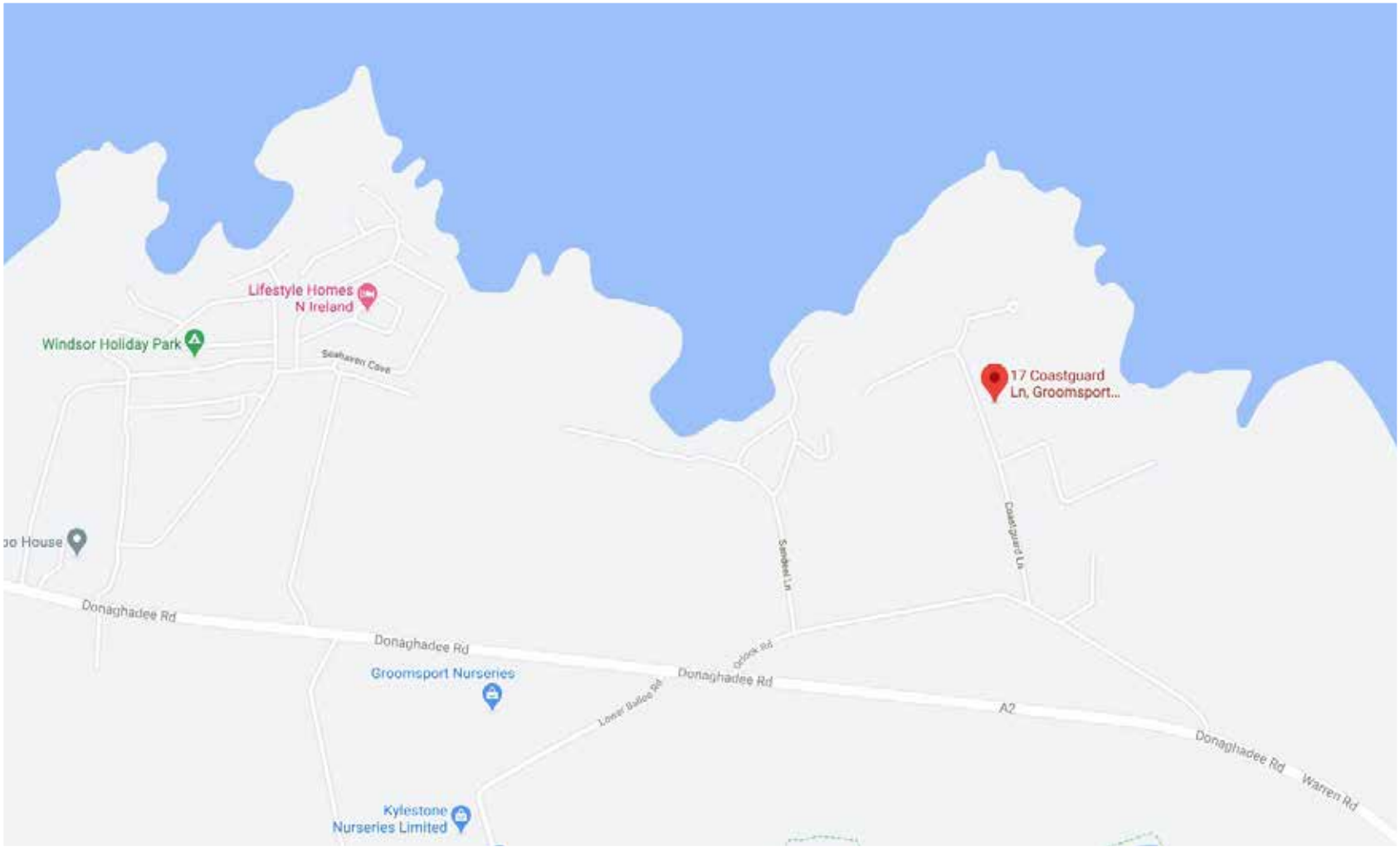
LUXURY BATHROOM:
10' 10" x 9' 2" (3.3m x 2.79m)
Four piece white suite comprising: Tiled panelled Duravit bath with Hansgrohe mixer tap, separate shower cubicle, twin his and hers floating wash hand basins with mixer taps, low flush WC, two chrome heated towel rails, fully tiled floor with warmfloor heating, part tiled walls, corniced ceiling, extractor fan.

INTEGRAL DOUBLE GARAGE:
18' 6" x 15' 10" (5.64m x 4.83m)
Up and over door, light and power.



All measurements are approximate and for display purposes only

Location



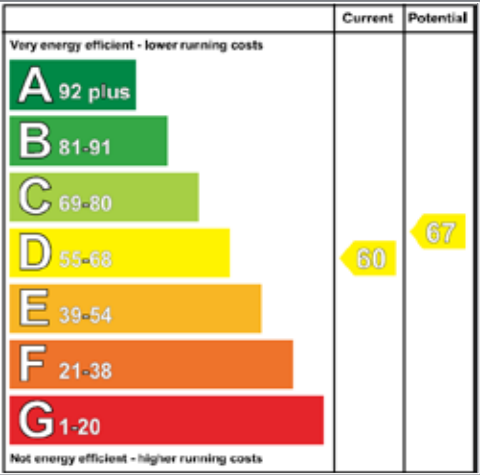
Travelling towards Donaghadee on the Donaghadee Road turn left onto Orlock Road and Coastguard Lane is on your left hand side.



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REF:

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