



simonBRIEN
RESIDENTIAL

**Islandbane House,
31 Ringhaddy Road,
Killinchy, BT23 6TU**



Offers Over £1,350,000

Telephone 028 9042 8989
www.simonbrien.com



KEY FEATURES

- Detached home situated on an elevated site with unrivalled views across Strangford Lough and the islands
- Site measuring c. 8.5 acres with direct shoreline access to Strangford Lough
- 5 bedrooms, 3 reception rooms
- Courtyard surrounded by extensive outbuildings including a lookout, barns, garages & workshops with WC's and shower room
- Mature gardens, small lake with water feature and entertaining patios
- PVC double glazed windows
- Oil fired central heating
- Highly sought after rural location, yet only 15 minutes from Comber, Killyleagh and Ballygowan, and 40 minutes from Belfast

SUMMARY

The sale of 'Islandbane House' represents a rare opportunity to acquire a home which sits on such a superb elevated site measuring c. 8.5 acres with stunning, unrivalled views across Strangford Lough and the islands. The property is situated in an ideal location for those who enjoy country pursuits such as sailing with the direct access to Strangford Lough and Ringhaddy Cruising Club minutes away, horse riding or who would like a private residence with breath taking views in a picturesque location.

The original house dates back to the early 1700's and has been modernised over the years. The main house comprises of ample accommodation including an entrance hall, drawing room, dining room, living and dining area, kitchen and five bedrooms on two levels. Externally the property has extensive outbuildings which surround a courtyard. The outbuildings consist of a lookout which enjoys 180 degree views across Strangford Lough, garages, barns, workshops and there is also shower and WC facilities. These outbuildings could be used for many different reasons and would be ideal for the motor car enthusiast, sailing or equestrian to name but a few. It would also be an ideal place to run a business. There is a lookout tower which has stunning 180 degree views across Strangford Lough and the islands. The gardens surrounding the house are laid in lawns with mature shrub beds, there is a greenhouse for the gardening enthusiast, a small lake with water feature. The heating system is oil fired and the windows are double glazed.

The property is only a short stroll from Ringhaddy Cruising Club and the picturesque coastline, 10 minutes to Comber, 20 minutes to Newtownards and 35 minutes to Belfast. All in all this is a home that can only be appreciated upon viewing. Viewing is by private appointment.



THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood glazed door to:

ENTRANCE HALL:

23' 11" x 9' 8" (7.29m x 2.95m)

Parquet hardwood floor, under stairs storage, staircase to first floor.



Entrance Hall

DRAWING ROOM:

22' 9" x 16' 10" (6.93m x 5.13m) Into bay.

Parquet hardwood flooring, fireplace with stone surround, double opening doors to patio and gardens, wall light wiring.



Drawing Room





Dining Room With Feature Bay Window

DINING ROOM:
21' 9" x 17' 2" (6.63m x 5.23m) Into bay.
 Ornate carved wood fire surround with brick inset 'Horseflame' wood burning stove and tiled hearth, wall light wiring, feature bay window seating with views across Ringhaddy Cruising Club and moorings.



Bedroom (4)



REAR HALLWAY:
 Recessed lighting, storage cupboard with shelving.

BOILER ROOM:
8' 3" x 4' 3" (2.51m x 1.3m)
 Oil fired boiler, tiled floor, partly tiled walls, hanging space for coats.

BATHROOM:
9' 5" x 7' 9" (2.87m x 2.36m)
 Suite comprising of low flush WC, pedestal wash hand basin, corner bath, tiled floor, storage cupboard with shelving.



Living/Dining Room

LIVING/DINING ROOM:
17' 8" x 16' 2" (5.38m x 4.93m)
 Inglenook fireplace with beam mantle, free standing wood burning stove on tiled hearth, under stairs storage cupboards, quarry tiled floor, exposed beam ceiling, open staircase to first floor, hardwood glazed door to rear porch.



Bathroom



REAR PORCH:
8' 11" x 4' 1" (2.72m x 1.24m)
Tiled floor, half panelled walls, barn style door to patio and gardens.

KITCHEN:
14' 0" x 8' 2" (4.27m x 2.49m)
Excellent range of pine high and low level units and tiled worktops, stainless steel single drainer sink unit with mixer taps, integrated oven, 4 ring hob, plumbed for dishwasher, integrated fridge, tiled floor, exposed beam ceiling, recessed lighting.

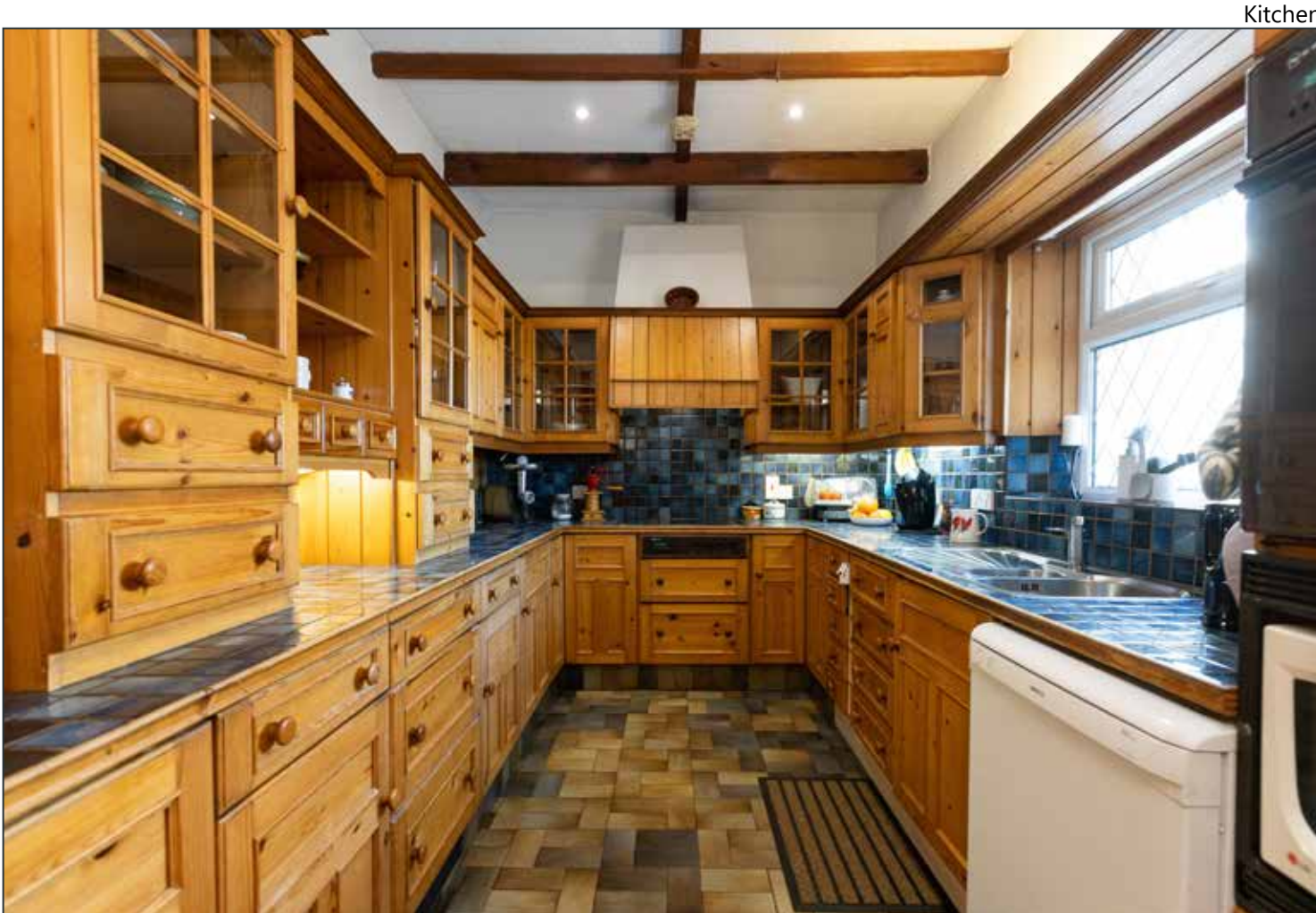


Bedroom (5)

REAR HALLWAY:
Hardwood strip floor, half panelled walls.

BEDROOM (5):
12' 5" x 12' 0" (3.78m x 3.66m)
Half panelled walls, recessed lighting.

SHOWER ROOM:
7' 11" x 7' 7" (2.41m x 2.31m) Average.
White suite comprising of low flush WC, pedestal wash hand basin, fully tiled corner shower with thermostatic controls, hardwood strip floor, half panelled walls, large walk in hotpress with shelving and hot water tank.



Kitchen



Shower Room

FIRST FLOOR

LANDING:
Storage cupboard with hanging space.

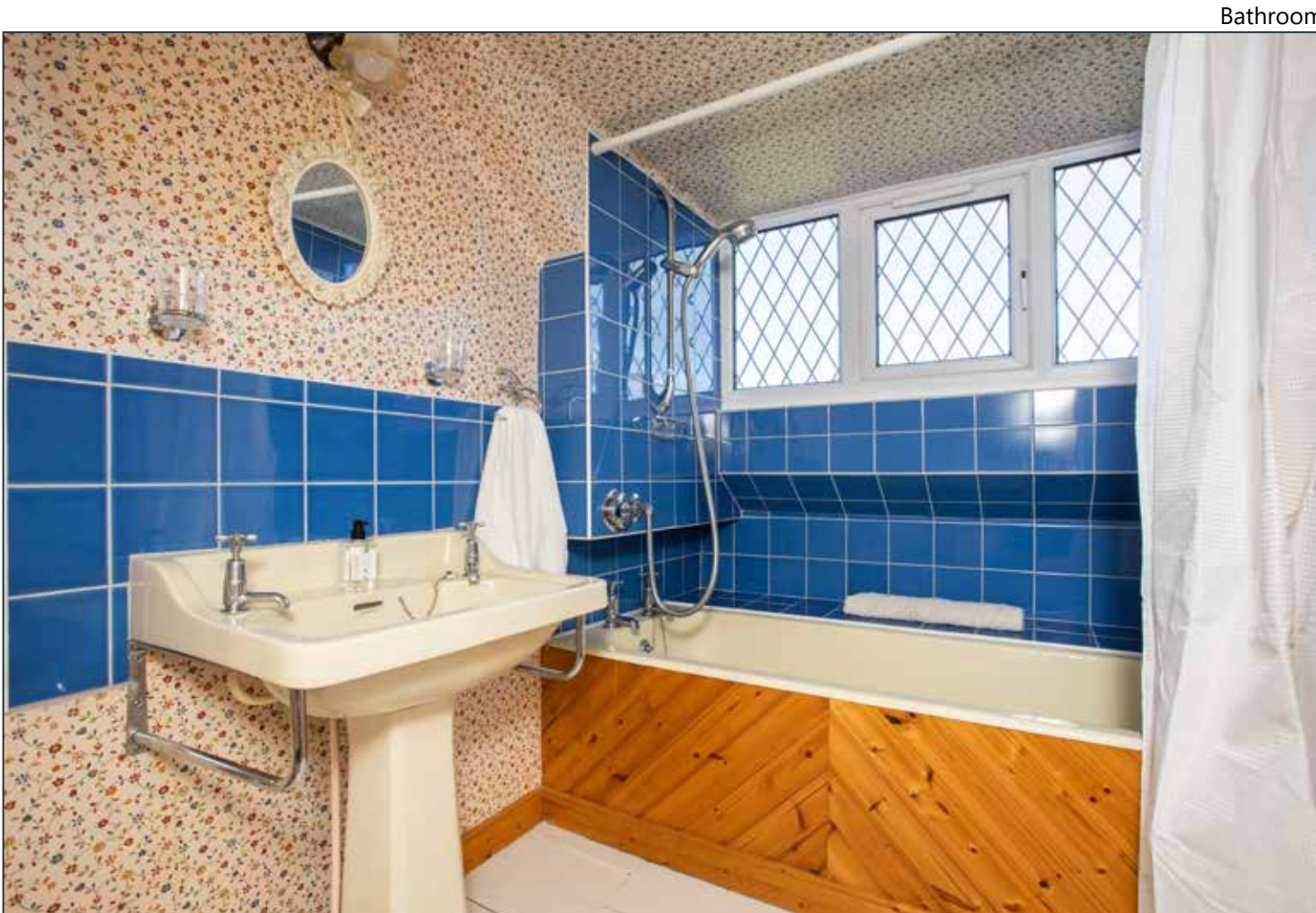
BATHROOM:
Traditional style suite comprising of low flush WC, pedestal wash hand basin, panelled bath with shower fitment, partly tiled walls.

BEDROOM (2):
12' 11" x 12' 10" (3.94m x 3.91m) Average.
Hardwood strip floor, views towards Ringhaddy Cruising Club.



Bedroom (2)

BEDROOM (3):
16' 11" x 11' 9" (5.16m x 3.58m)
Eaves storage.



Bathroom



Bedroom (3)

Bedroom (1)



BEDROOM (1):
16' 6" x 10' 5" (5.03m x 3.18m)
Hardwood strip floor, views across to Ringhaddy Cruising Club.

DRESSING ROOM:
5' 11" x 4' 7" (1.8m x 1.4m)
Hardwood strip floor, hanging space and shelving.

WC:
WC and wash hand basin, partly tiled walls, hardwood strip floor, storage cupboard.

SEPARATE SHOWER:
Fully tiled shower with thermostatic controls.

OUTSIDE

STORE 1:
23' 11" x 12' 4" (7.29m x 3.76m)
L shaped. Tiled floor, Belfast sink.

WC:
Low flush WC, pedestal wash hand basin.

ROOM:
24' 5" x 22' 5" (7.44m x 6.83m)
Double opening patio doors.

WC:
Low flush WC, pedestal wash hand basin.

WC:
Low flush WC, pedestal wash hand basin.



GREENHOUSE:
27' 0" x 9' 4" (8.23m x 2.84m)
Water supply, stainless steel single drainer sink unit, views across Ringhaddy Cruising Club.

WORKSHOP:
19' 10" x 15' 6" (6.05m x 4.72m)
Belfast sink, power and light.

WOOD STORE:
26' 9" x 17' 0" (8.15m x 5.18m)
Power and light, double opening doors to front driveway.

TACK ROOM:
21' 3" x 15' 3" (6.48m x 4.65m)
Steps to:

LOFT SPACE:
21' 4" x 15' 8" (6.5m x 4.78m)



BARN ROOM 1:
82' 3" x 18' 2" (25.07m x 5.54m)
Power and light, twin stainless steel sink units with mixer taps, remote up and over garage door.
Steps to:



Barn Room 2

BARN ROOM 2:
58' 2" x 20' 9" (17.73m x 6.32m)
Twin up and over garage doors. Power and light. Stairs to:

GALLERY SPACE:
61' 3" x 19' 0" (18.67m x 5.79m)
Power and light.



Barn Room 1



Barn Room 2

SHOWER ROOM:
Low flush WC and pedestal wash hand basin and fully tiled shower cubicle, steps to:

LOOKOUT:
18' 1" x 15' 7" (5.51m x 4.75m)
Panoramic views across Strangford Lough, PVC door to galvanised steel steps to courtyard, power and light.



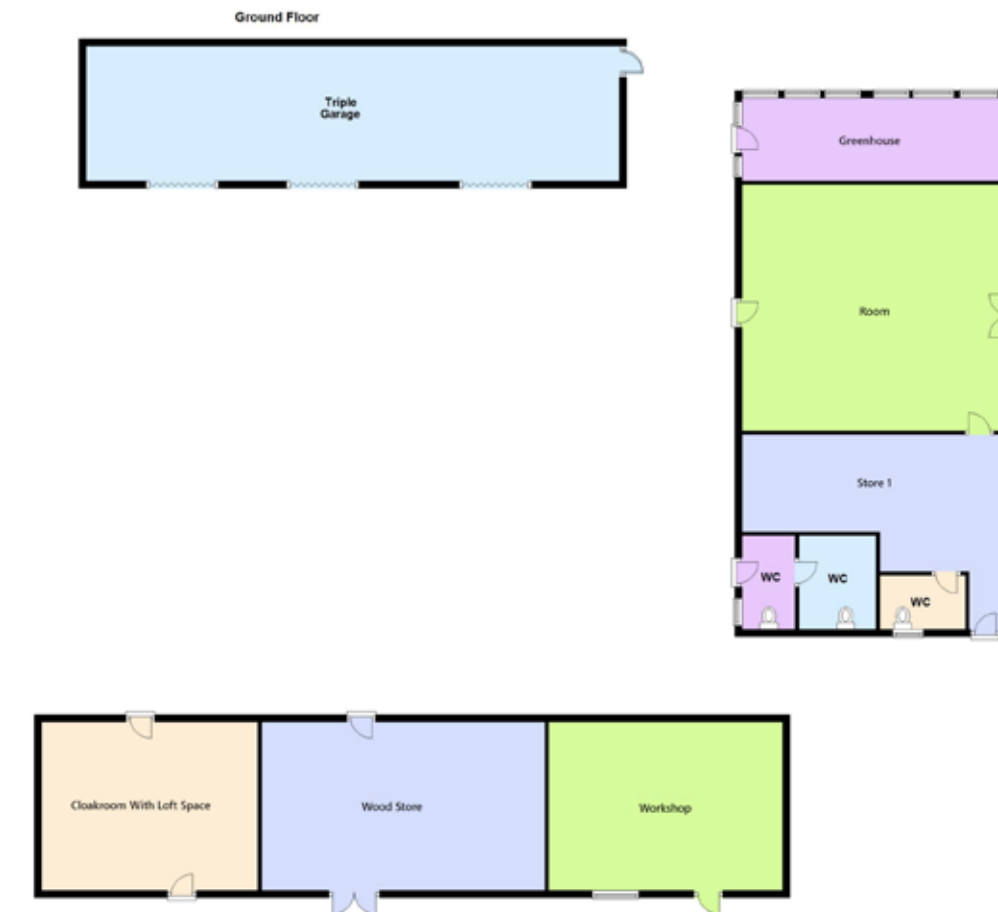
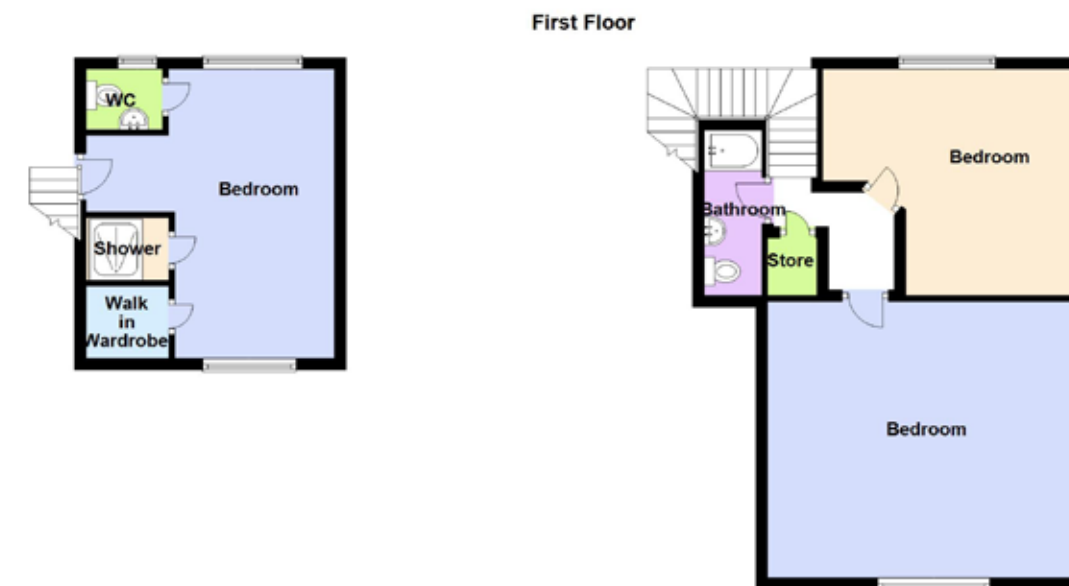
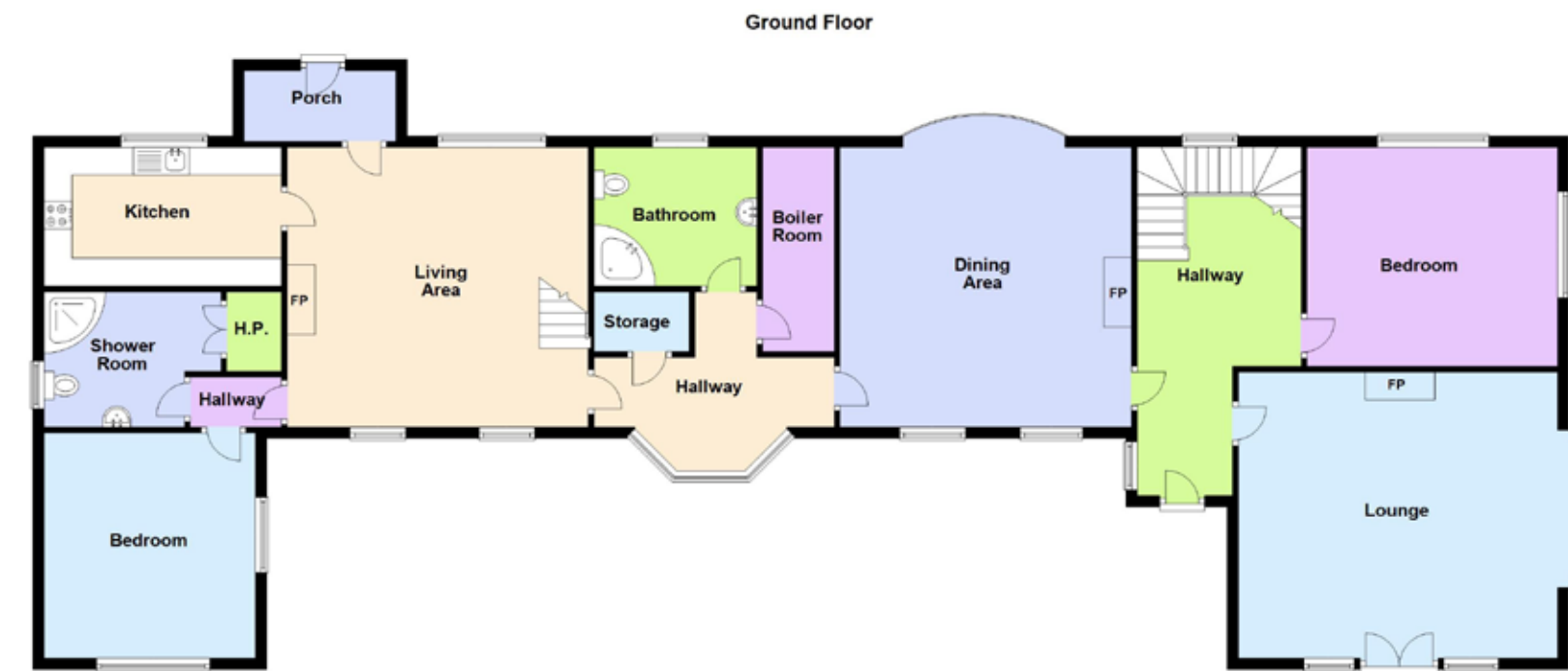
GARAGES:
39' 0" x 22' 1" (11.89m x 6.73m)
Triple opening up and over doors, (one automated), power and light.

COURTYARD:
Water supply. Covered areas.

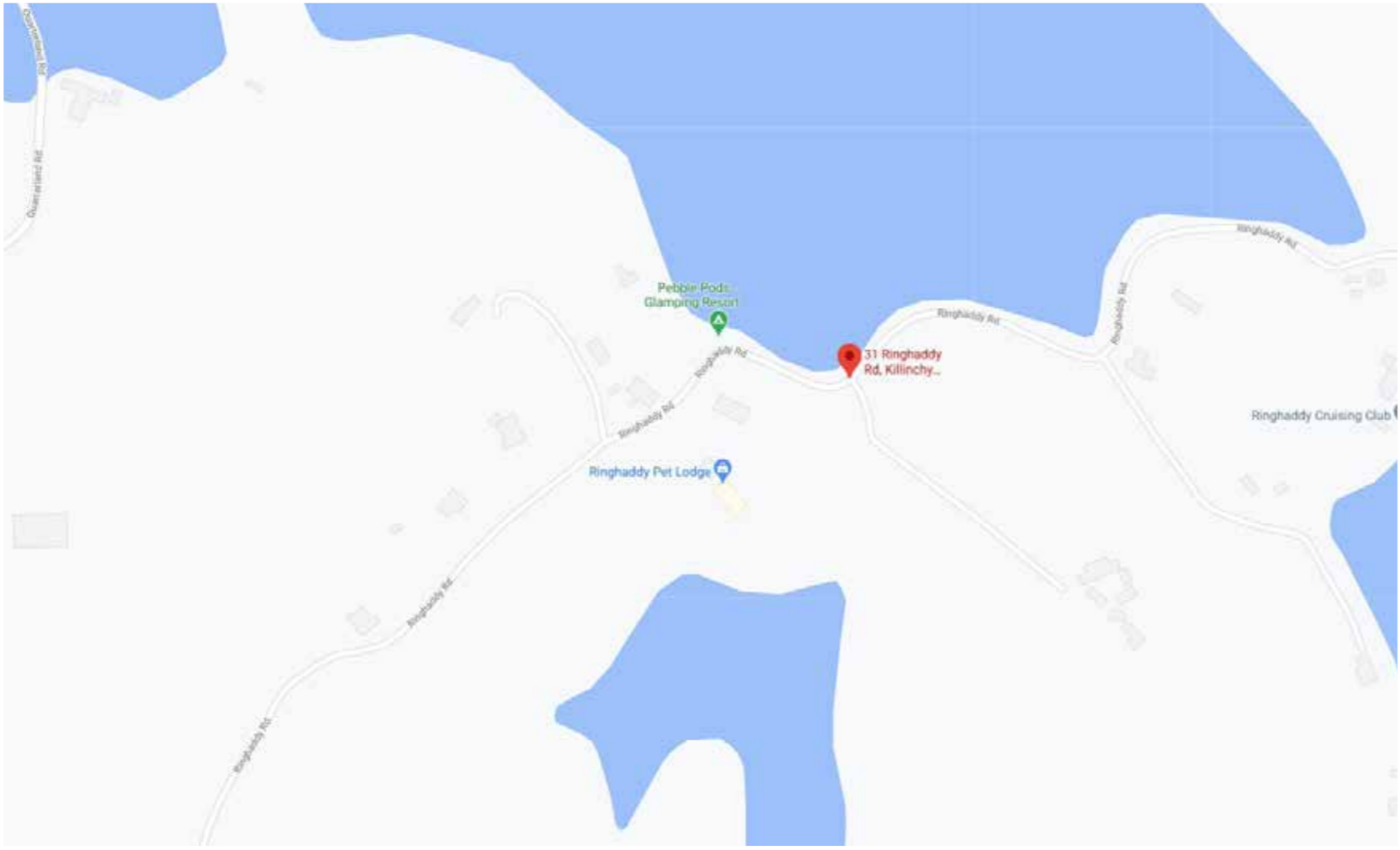


Lookout





Location

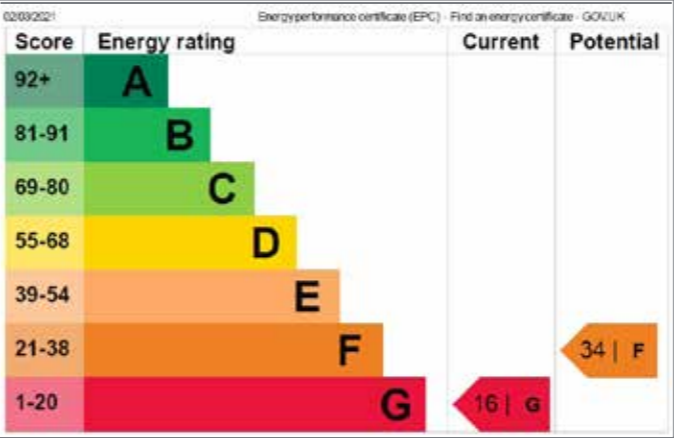


South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 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



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