



Estate Agent • Chartered Surveyor

FOR SALE

SUPERB DETACHED COTTAGE IN A SIMPLY STUNNING LOCATION



ST IVES, 7 KEARNEY ROAD
PORTAFERRY, CO DOWN, BT22 1QF

- * **Stunning location with panoramic views over Knockinelder Bay**
- * **Uninterrupted direct access to the beach**
- * **Excellent family accommodation with 3 Reception Rooms, Kitchen and one Bedroom on the Ground Floor, all with sea views**
- * **Three further First Floor Bedrooms including Master Suite with en-suite Shower Room**
- * **EPC: F21/F29**

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Close to the historic 12th Century Quintan Castle and the restored National Trust fishing village of Kearney, featured in the recent BBC Drama "My Mother and Other Strangers".

Enjoying the temperate East Coast climate this property can be either a second (holiday) home or principal residence being 32 miles from Belfast City Centre via Newtownards.

Fully double glazed windows and Oil Fired Central Heating.

Large integral garage with store, wc and utility area

ACCOMMODATION

(All dimensions are approximate)

ENTRANCE HALL:

L SHAPED LOUNGE:

19'4" x 15'0" plus 11'11" x 9'4"
Beamed ceiling. Stone fireplace. Picture window offering sea views. Feature round windows with leaded stained glass. Door to

SUN LOUNGE:

14'11" x 7'2"
Tiled floor. Double patio door to semi circular paved terrace.

KITCHEN:

14'0" x 7'1"
Good range of fitted units. SS sink unit. Tiled floor. Painted tongue and groove sheeted ceiling. Stable half door to rear.

DINING ROOM:

15'4" x 12'9"
Painted Beamed ceiling. Antique stone fireplace with crook and crane. Laminate floor.

BEDROOM ROOM 4:

10'11" x 9'1"
Laminate floor.

SHOWER ROOM:

10'9" X 5'2"
Luxury white suite. Shower cubicle with electric shower, wc and whb. Pine tongue and groove ceiling. Tiled floor and walls.

FIRST FLOOR

MASTER BEDROOM SUITE 17'9" x 16'9"

Built in wardrobes / storage

ENSUITE SHOWER ROOM Shower cubicle with electric shower, wc and whb.

BEDROOM 2:

15'11" x 10'9" (max floor area)

BEDROOM 3:

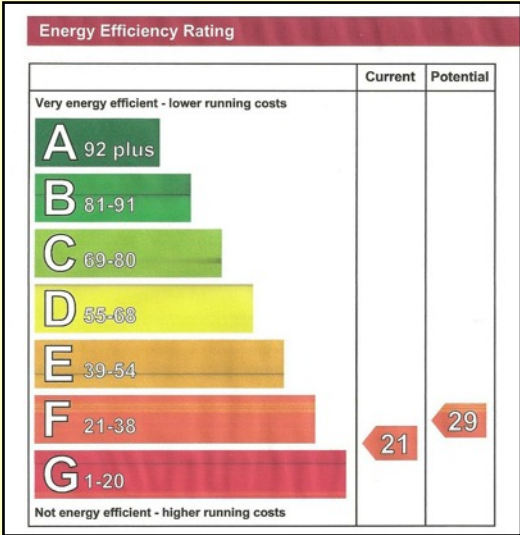
14'7" x 12'0"
Wash hand basin in vanity unit

INTEGRAL GARAGE:

22'1" x 17'9"
Including Utility area, separate wc with whb. OFCH boiler

OUTSIDE:

Extensive paved terrace overlooking Irish Sea. Parking and extensive lawns to either side. Private slipway.



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