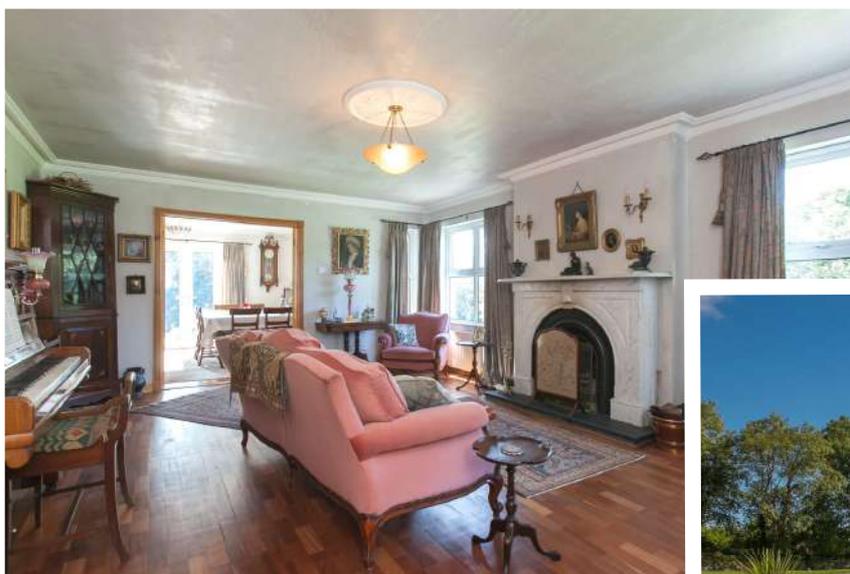




 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

30 Holly Park Road | Killinchy, BT23 6SN
OFFERS AROUND **£575,000**



The Property

This magnificent property is situated in a tranquil, idyllic setting, set on approx. 20 acres with fields, Mature Woodlands and access to a lake. The private access to the lake offers a unique opportunity for the fishing/water sports enthusiasts. The property is approached via a sweeping laneway bordered by privately owned fields and mature woodlands.

The property and grounds have been beautifully maintained and cared for by the current owners and offer huge versatility and potential for several uses dependent on purchasers needs.

This impressive home was constructed by the current owners, with a clever layout offering an abundance of both bedroom and reception accommodation for the growing family market.

With great attention to detail and no expense spared, there are some stunning features throughout the property to include reclaimed mahogany wooden flooring, bespoke handcrafted kitchen and a stunning antique marble fireplace in the drawing room.

Nearby to the shores of Strangford Lough, there are numerous coastal and country walks to be enjoyed. Strangford Lough Yacht Club, Ballydorn Light Ship, the picturesque Mahee Golf club and numerous spots for water sports activities are only a short driveway. The well-established Killinchy Primary School is close at hand with good road and bus networks to leading Grammar Schools. Located offering excellent convenience to Balloo Village with a range of local amenities, access to public transport links and the renowned Balloo Restaurant. Other popular eateries including Daft Eddies Restaurant and The Poachers Pocket are close by. With so many great attributes, in order to truly appreciate this unique and stunning property we recommend your earliest possible internal inspection. We recommend you allow adequate time to stroll around the picturesque surroundings.





Offers Around £575,000
Detached
4 Bedrooms
4 Receptions



Accommodation

Ground Floor

Spacious Entrance Hall

Drawing Room
19' x 14'2"

Formal Dining Room
15'4" x 12'7"

Master Bedroom
13'10" x 12'9"

En Suite WC

Dressing Room
16'3" x 8'8"

Bedroom Two
11'11" x 11'10"

Bedroom Three
13'11" x 9'6"

Bedroom Four
11'9" x 8'

Shower Room off Entrance Hall

Bathroom off Entrance Hall
9'8" x 9'5"

Ground Floor

Kitchen/Dining Room
19'11" x 12'3"

Conservatory
16'2" x 13'7"

Rear Hall

Pantry/Utility Room
7' x 6'11"

Shower Room

Lounge/Games Room
19'11" x 17'10"

Integral Double Garage
23'2" x 17'10"

Courtyard Entrance To..

Shower Room
8'7" x 6'1"

Living/Bedroom
9'10" x 8'7"

Ground Floor

Main Attic
61'9" x 21'2"

Attic Over Lounge
17'10" x 9'6"

Attic Over Dressing Room
15'3" x 17'9"

Attic Over Garage
23'2" x 17'8"

Outside

20 Acres with Fields, Mature Woodlands and Access to Lake





Property Features

- Magnificent Detached Home in Idyllic Tranquil Setting
- Site Extending to 20 Acres with Fields & Mature Woodlands
- Private Access to Lake Ideal for Fishing & Water Sports Enthusiasts
- Four Well Proportioned Bedrooms
- Drawing Room with Antique Marble Fireplace
- Bespoke Hand Crafted Kitchen With Range Cooker (With Back Boiler System)
- Formal Dining Room/Garden Room
- Conservatory with Views to Lake
- Expansive Fully Floored Roof Space with Electric & Heating Ideal for Conversion(Subject to Planning Regulations)
- Family Bathroom & Three Shower Rooms
- Ample Car parking Areas with Integral Double Garage
- Oil Fired Central Heating
- Potential for Those with Extended Family to Create Independent Living using the Private Courtyard Entrance
- All the Telephone and Electric Wires have all been Catered for Underground in Order to Maintain the Natural Feel of this Site
- Convenient to Killinchy Primary School and Good Bus & Road Networks to Leading Grammar Schools.
- Only a Few Minutes' to Balloo Village with Range of Local Amenities, Balloo Restaurant and Access to Public Transport Links
- Shores of Strangford Lough and an Array of Beautiful Country and Coastal Walks Close at Hand





Directions

Travelling out of Comber on the Killinchy Road head to Balloo. Driving through Balloo turn right onto the Thornyhill Road. Follow this road and then turn left into Holly Park Road. The property will be located on the left down a private laneway.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	56	64
(21 - 38)	F		
(01 - 20)	G		
Not energy efficient - higher running costs			

Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.

JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition

Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



THE SUNDAY TIMES THE IRISH TIMES

Comber/Ards Peninsula

40 The Square, Comber
Newtownards, BT23 5DU

T 028 9187 1212

property@johnminnis.co.uk



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



JOHNMINNIS

ESTATE AGENTS & LETTING SPECIALISTS