



**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.









# 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.



## Viewing

By appointment through agent.

## Free Valuation

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



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RENTALS

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

## 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		



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