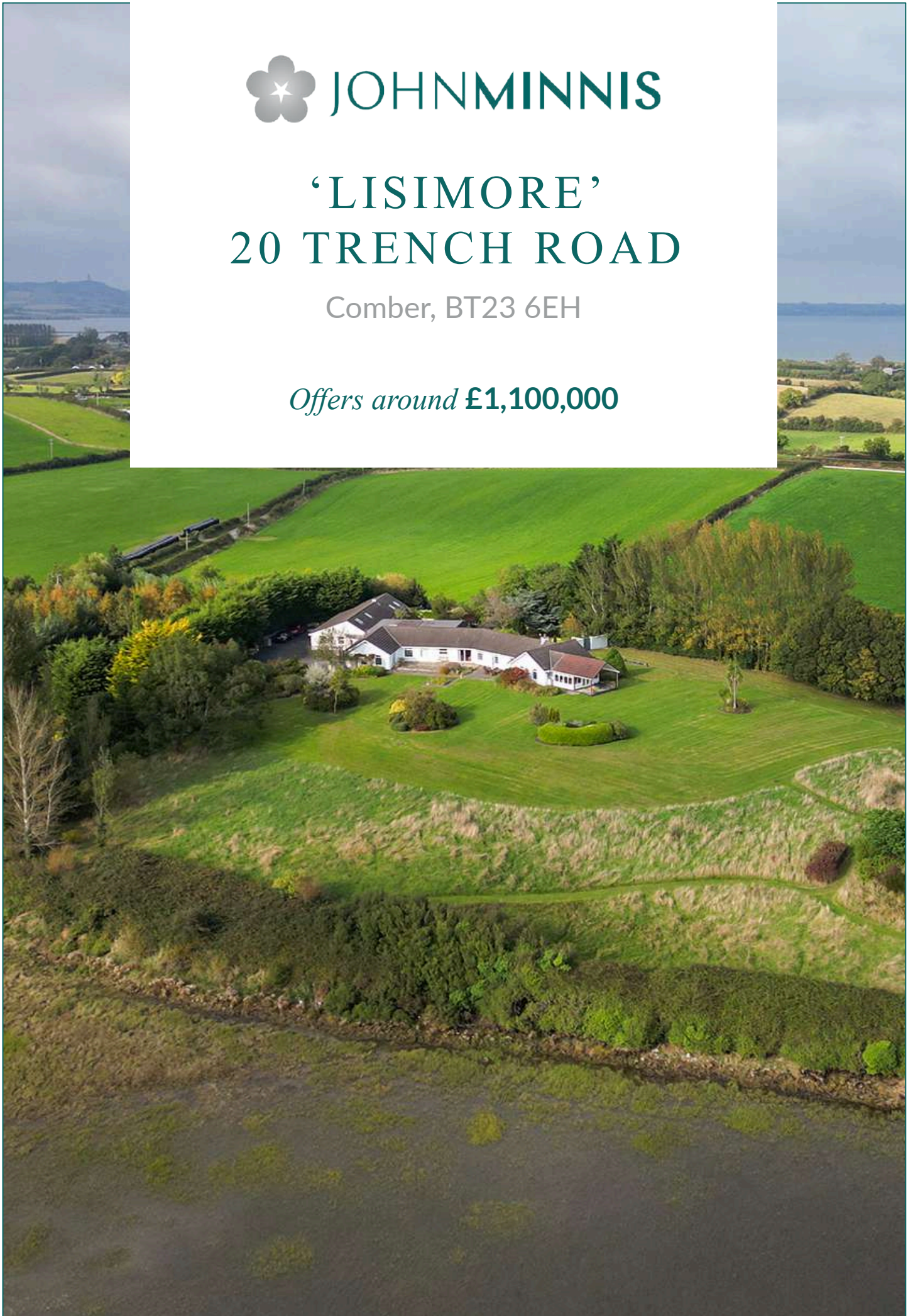




# ‘LISIMORE’ 20 TRENCH ROAD

Comber, BT23 6EH

*Offers around* **£1,100,000**







DETACHED | 4  | 3  | 4 

Rarely does an opportunity such as Lisimore present itself to the open market. A truly hidden treasure set in a picturesque setting with breathtaking uninterrupted views over Strangford Lough with Long Island, Wood Island and Reagh Bay in direct sight from home & garden. The property is surrounded by spectacular private grounds with formal lawns, lake, a walled garden and patio areas all complimented by mature planting, shrubs and flora, a gardeners paradise.

The bungalow itself extends to circa of over 5000 sq. ft of versatile accommodation which can be adapted easily to suit a wide range of purchaser. Throughout the property little expense is spared with the highest of quality fixtures and fittings. The welcoming half crescent reception porch leads through to the entrance hall with beautiful Spanish stone tiling. A custom designed library with display shelving and cabinetry overlooks the south facing patio, formal gardens and Strangford Lough. The Reception hall leads the way to a wonderful dining room & bespoke fitted Sematic kitchen. A spectacular drawing room with tri aspect outlook leading to family sunroom with semi vaulted ceiling which maximises on the views over the gardens and Strangford Lough with a variety of wildlife and birdlife.





## KEY FEATURES

- Once in a Lifetime Opportunity to Purchase a Hidden Treasure on the Water's Edge of Strangford Lough
- Three Bedrooms, Two of which are Superb Suites, Principle with both Fully Fitted Walk in Dressing Room and Four Piece Contemporary En Suite Bathroom and Spectacular Views Over Formal Lawn and Strangford Lough
- Open Plan Kitchen / Dining with Polished Granite Flooring, Fully Fitted Bespoke Sematic Kitchen with Extensive Range of High End Appliances and Outstanding Views Over the Lough and Gardens
- Drawing Room with Feature Gas Coal Fire and Tri Aspect Outlook
- Sunroom with Vaulted Ceiling and Tri Aspect Outlook to Gardens, Strangford Lough and Neighbouring Islands
- Exquisite Home Office with Spanish Floor Tiling and French Doors Leading to the Italian Style Walled Garden with Ornamental Pond
- Reception Hall With Custom Designed Library Providing the Perfect Place to Unwind
- Additional Family Room, Luxury Family Bathroom, Utility Room and Ironing Room with Extensive Storage Available
- Double Garages with Extensive Storage and Adjoining Area Currently Used as A Home Gym
- Ideal Gas Fired Boiler and Grant Oil Fired Boiler Available along with uPVC Double Glazing Throughout and a Pressurised Water System
- Extensive Sweeping Driveway Provides Entry to 5.5 Acres of Beautiful Landscaped Gardens with Mature Planting, Shrubs, Potting Shed, Greenhouse, Summer Houses and Striking Private Lake
- Once in A Lifetime Opportunity and we Recommend Your Earliest Possible Inspection to Fully Appreciate all That is on Offer

*The area is well known for the excellent range of superb restaurants including Balloo house, The Poachers Pocket and Daft Eddys where seals and otters can be spotted while you enjoy a glass of wine or a coffee.*



ROOM DETAILS

Ground Floor

- Entrance Porch
- Reception Hall
- Utility Room  
13'11" x 13'7"
- Bedroom Three  
13'11" x 11'1"
- Large Double Garage  
23'7" x 24'1"
- Principal Bedroom Suite One  
29'4" x 18'
- Fully Fitted Walk-In Dressing Room With Feature Island  
13'1" x 16'6"
- En-suite Bathroom
- Reception Hall
- Bedroom Suite Two  
21'12" x 18'1"

Ground Floor

- En-suite Shower Room
- Reception Hall with Library
- Shower Room
- Study/Family Room/Bedroom  
27'9" x 18'1"
- Ironing Room
- Snug  
11'3" x 9'10"
- Dining Hall  
16'8" x 16'6"
- Kitchen  
12'7" x 16'8"
- Pantry
- Drawing Room  
25'11" x 18'1"
- Sun Room  
13'9" x 9'10"

Outside

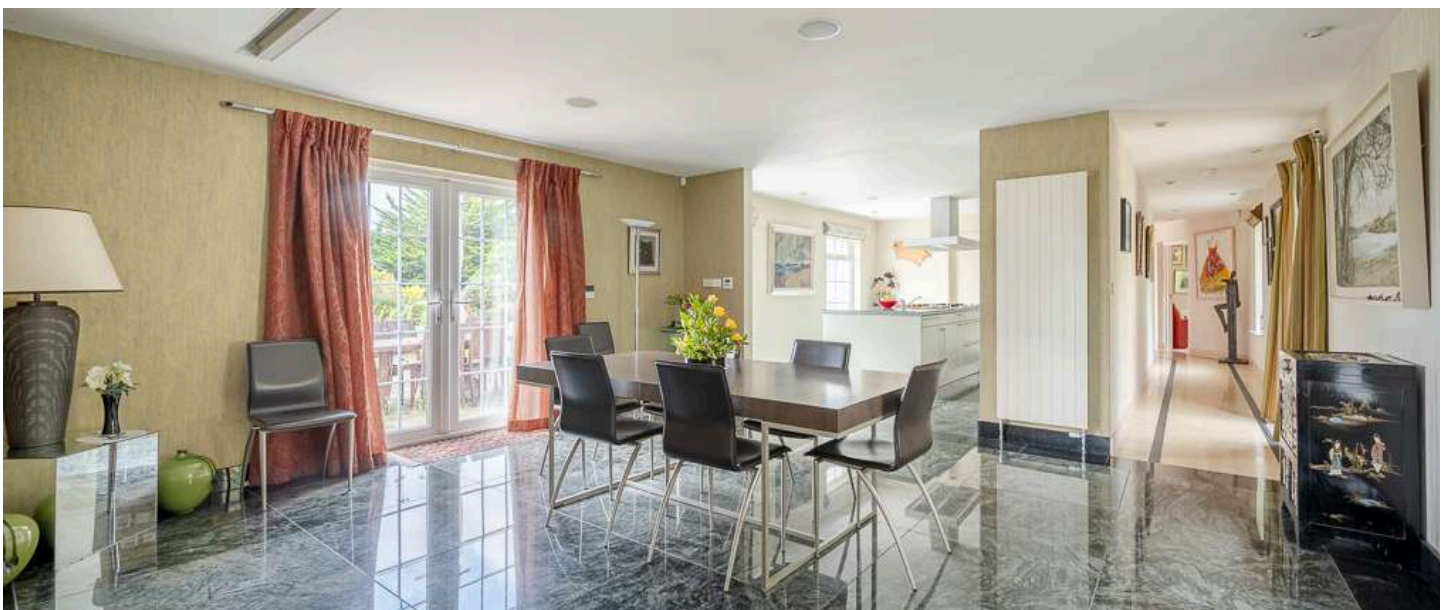
- Stone pillared entrance with sliding electric gates
- Tarmac sweeping driveway including cattle grid to parking, gated additional tarmac hard standing area with garden garage
- The site has been split into different areas of lawns, woodland, gravelled pathways and patio areas, westerly garden laid in lawns, brick paviour tiered patio areas and gate access and driveway, ornamental pond, gravelled pathways with sleepers to lake and summer house overlooking lake, paved pathways around lake, wood decked bridge, extensive outdoor lighting.

Outside

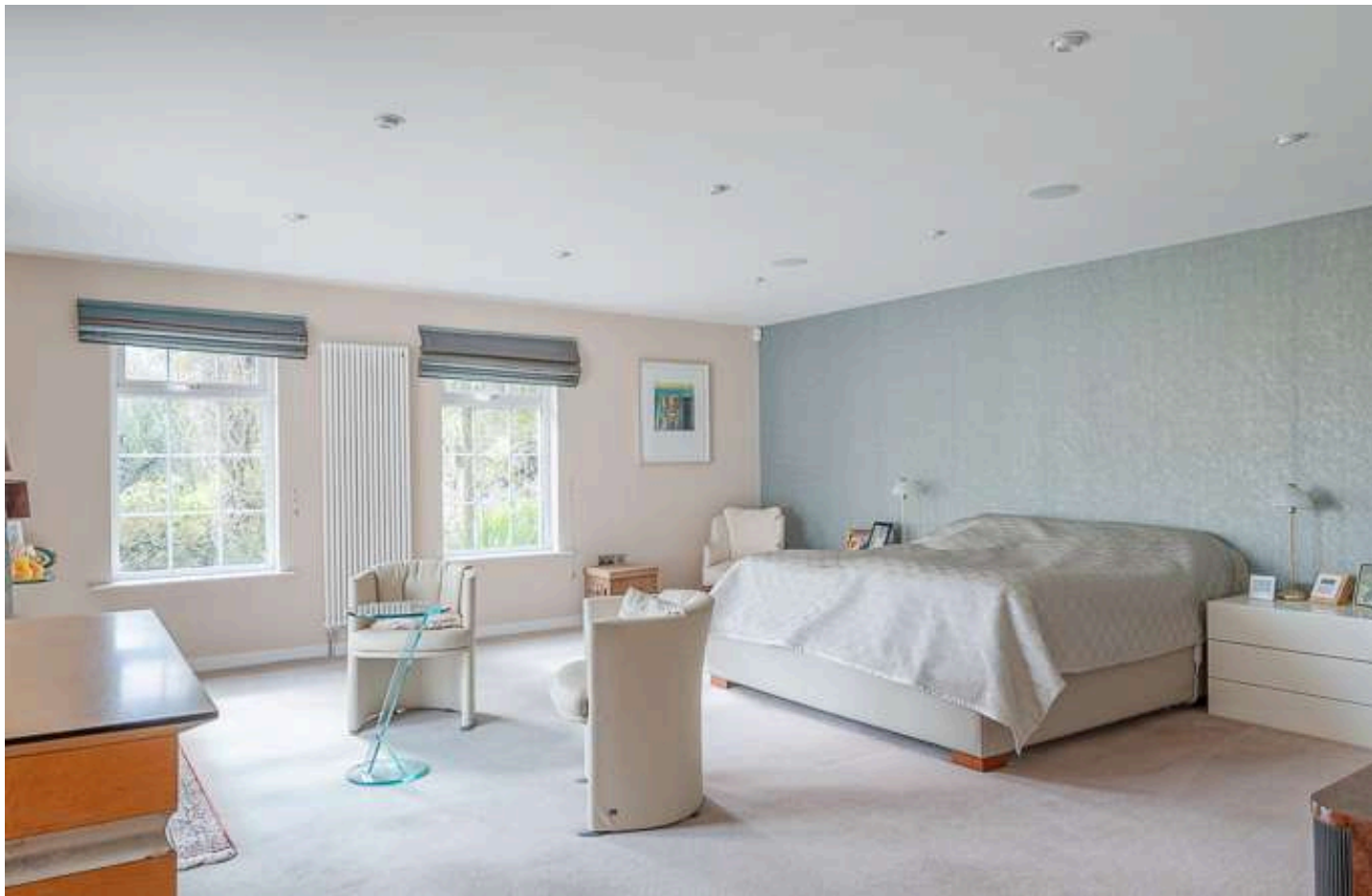
- Formal lawns surround the property to the southerly easterly aspect, septic tank and breathtaking views, south boundary runs to high water mark with breathtaking views across the shores and Strangford Lough
- A loose pebbled pathway leads around the property past the walled garden through double gates to driveway, Easterly garden laid in stone paving with a variety of border plants, planting and shrubs with an Italian feel and ornamental pond, screened Flogas, gas and oil tank to rear of property, Zappi EV charging point, 4 outdoor water taps, outdoor lighting.













## DIRECTIONS

### FROM COMBER

From The Square in Comber head down Killinchy Street, through the roundabout onto Killinchy Road and take a left onto Ballydrain Road. After 3.6 miles, take a left onto Ringneill Road then a right onto Trench Road. Number 20 is located on the left-hand side.

### FROM DOWNPATRICK

From Downpatrick head north west on Church Street towards Scotch Street. Continue onto New Bridge Street. At the roundabout, take the 2<sup>nd</sup> exit onto New Bridge Street / A22. After 13.6 miles, turn right onto Quarry Road. After 1.5 miles, turn right onto Ringneill Road. After 0.4 miles, turn right onto Trench Road. After 0.2 miles, 'Lisimore' 20 Trench Road will be on your left-hand side.





## THE LOCAL AREA

The local landscape is in an area of outstanding beauty with many local attractions nearby including Castle Espie, Mahee Island, Mahee Castle, Nendrum Monastic Site, Ballydorn, White rock bay and Strangford Lough Yacht club. Strangford activity centre has much on offer for those who love outdoor adventure including paddle boarding, kayaking and local swim groups. ..

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	51	51
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



## OUR BRANCHES

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