



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**18E LOUGHDOO ROAD | Kircubbin, BT22 1HN**  
**OFFERS AROUND £464,950**

**Scan for Property Details  
and to Arrange a Viewing**



# The Property

Approached via its own private laneway, here is an ideal opportunity to purchase an outstanding detached family home of around 4,300 square feet which sits on a picturesque idyllic site of circa 2.2 acres. Conveniently positioned between Portaferry, Cloughey, Kircubbin and Greyabbey, there are many amenities close by including Kirkiston Castle Golf Club, schools, shops, aquarium, Mount Stewart Gardens and the abbey in Greyabbey.

The accommodation is bright, spacious and flexible, as you can imagine with a house this size, and provides a range of different layouts to suit the needs of the home owners. On the ground floor there is a large living room with feature granite fireplace and French doors outside, family room with cast iron wood burning stove on brick recess, large superb modern fitted kitchen open plan to casual dining area with French doors outside and granite worktops, which is the heart of any home, and two bedrooms, one of which has an en suite shower room. Upstairs this fine home is further enhanced by having four well proportioned bedrooms, which include main bedroom with en suite shower room and Jack and Jill en suite shower room between bedroom two and three. There is also a luxury fully tiled bathroom with four piece white suite which includes bath and separate shower with Jacuzzi jets. There is also a home office for those who are required to work from home or is ideal as a study or children.

Outside does not disappoint either and includes a paddock, well presented gardens in lawns which surround the property, extensive terracing to take in the picturesque views and first floor balcony which can be accessed via one of the bedrooms or the landing. Other benefits include oil fired central heating, uPVC double glazed windows, guttering and soffits, beam vacuum system, utility room, downstairs WC, integral garage with electric remote roller door and workshop.

Recent sales of other properties in this location have proven to be extremely successful and this one should be no different. Demand is anticipated to be wide and to a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.

## Property Features

- Attractive Substantial Family Home of Around 4,000 Square Feet Accessed via its Own Private Laneway
- Idyllic Semi Rural Site of Around 2.2 Acres with Picturesque Country Views from Virtually Every Room
- Versatile and Flexible Accommodation
- Good Sized Living Room with Attractive Granite Fireplace and French Doors to Outside
- Family Room with Cast Iron Wood Burning Stove on Brick Recess and French Doors to Outside
- Superb Modern Fitted Kitchen Open Plan to Casual Dining Area with Feature Vaulted Ceiling and Granite Worktops
- French Doors to Outside
- Separate Utility Room
- Six Well Proportioned Bedrooms Including Main Bedroom with Luxury Fully Tiled En Suite Shower Room
- Two Ground Floor Bedrooms, One of Which has an En Suite Shower Room
- Jack and Jill En Suite Shower Room Between Bedroom Two and Bedroom Three



**Offers Around £464,950**  
 Detached  
 6 Bedrooms  
 3 Receptions

## Property Features

- First Floor Balcony Which can be Accessed via the Landing or Bedroom Two
- Luxury Fully Tiled Bathroom with Four Piece White Suite to Include Bath and Separate Shower with Jacuzzi Jets
- Additional Downstairs WC
- Oil Fired Central Heating
- Beam Vacuum System
- uPVC Double Glazed Windows, Guttering and Soffits
- Outside Consists of Paddock, Well Presented Gardens in Lawns to Front, Side and Rear, Workshop and Various Terraces to Take in the Picturesque Views
- Conveniently Positioned Between Greyabbey, Cloughey, Portaferry and Kirkcubbin with Amenities in the Area Such as Portaferry Aquarium, Mount Stewart Gardens and Kirkiston Castle Golf Club, Many Fine Features and Picturesque Drives
- Demand Anticipated to be High and to a Wide Range of Prospective Purchasers
- Early Viewing Essential
- Good Sized Home Office for Those Required to Work from Home or Ideal as a Study

# Accommodation

## Ground Floor

Bright and Spacious  
Reception Hall

Living Room  
20'10" x 17'

Family Room  
17' x 16'4"

Superb Modern Fitted  
Kitchen Open Plan to  
Casual Dining Area  
31' x 16'4"

Utility Room  
12'5" x 9'11"

Downstairs WC

Bedroom Five  
17' x 15'3"

Fully Tiled En Suite  
Shower Room

Bedroom Six  
11'5" x 10'9"

Stairs to First Floor

## First Floor

Bright and Spacious  
Landing

Bedroom One  
20'10" x 15'6"

Fully Tiled En Suite  
Shower Room

Bedroom Two  
17' x 9'8"

Jack and Jill Fully Tiled  
En Suite Shower Room  
With Bedroom Three

Bedroom Three  
12'10" x 9'9"

Bedroom Four  
13'4" x 10'2"

Fully Tiled Bathroom

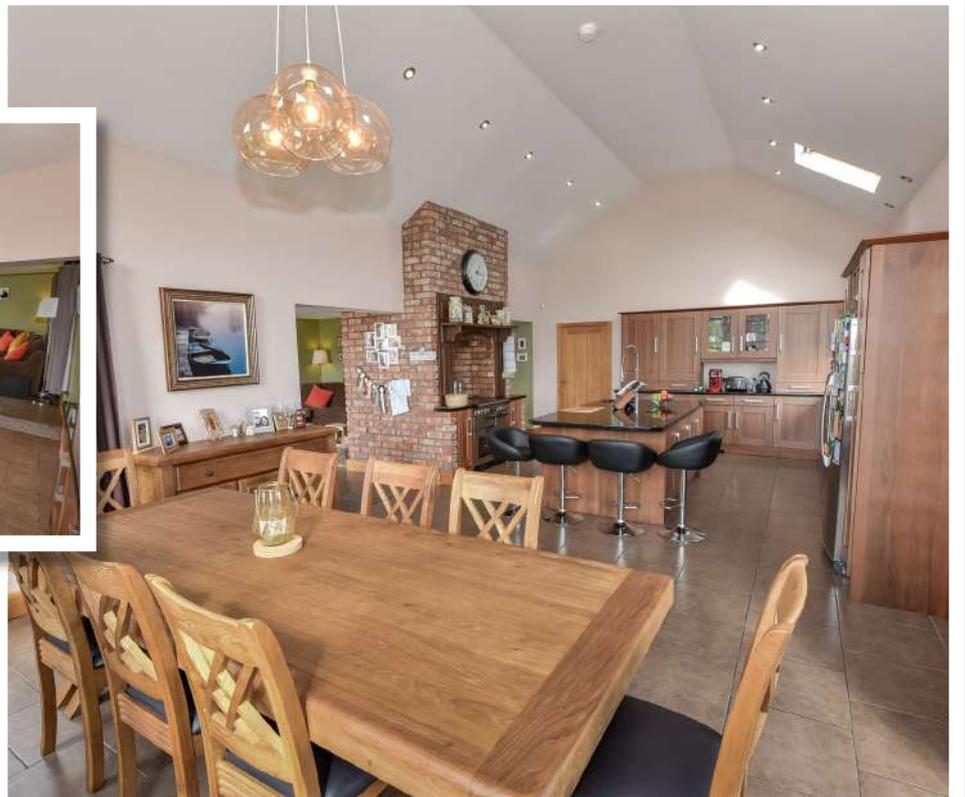
Home Office  
13'4" x 10'2"

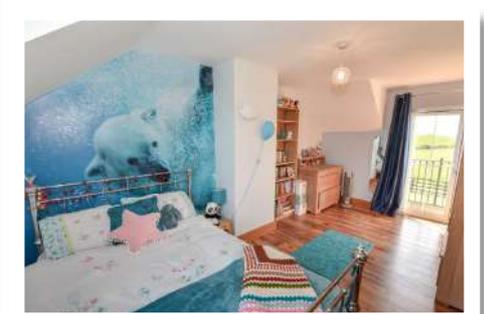
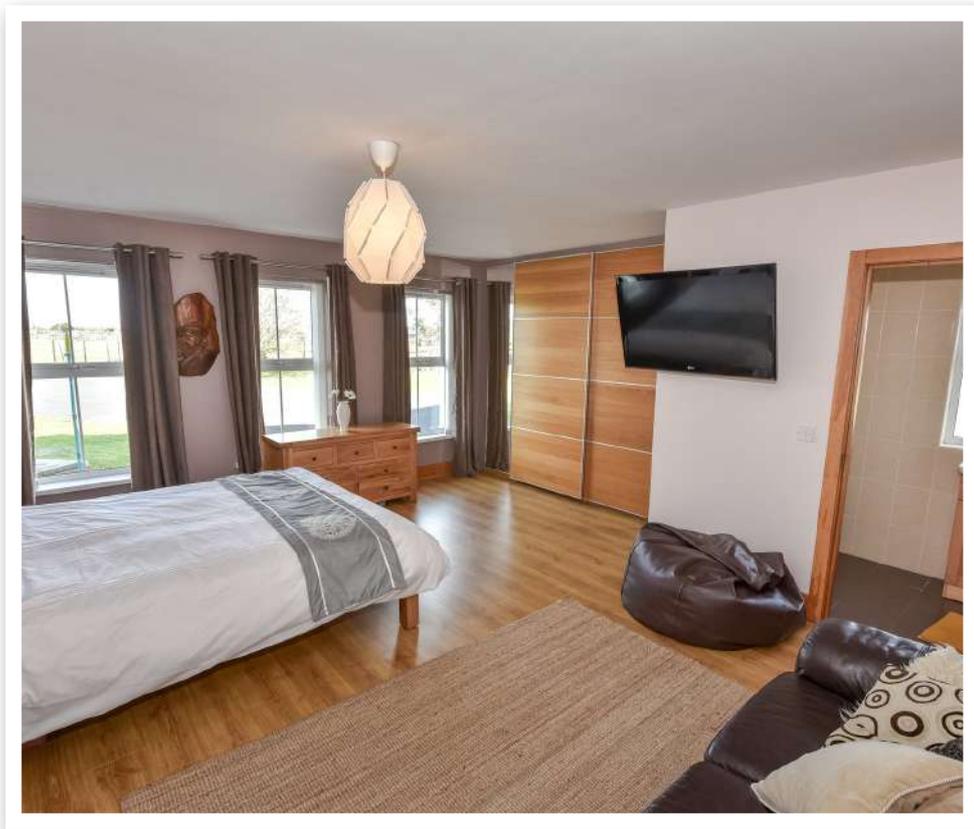
Integral Garage  
19'6" x 13'1"

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)









# Directions

Leaving Kircubbin in the direction of Portaferry travel for approximately 4 miles and Loughdoo Road can be found on the left hand side. Travel for approximately 0.7 of a mile and Number 18E can be found on the left hand side.



All measurements are approximate and for display purposes only.



## Viewing

By appointment through agent.

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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			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			
		71	73

## Bangor/Ards Peninsula

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