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LETTING SPECIALISTS

**"Ballyadam House" 39 CLOUGHEY ROAD,  
PORTAFERRY, BT22 1NQ  
OFFERS AROUND £375,000**

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



# The Property

Ideally located on a quiet lane and approached by a sweeping driveway through mature secluded gardens, this superb detached family home has been sympathetically refurbished and restored by the current owners whilst still retaining much character and charm. Built in 1860 this unique property sits on an elevated site with stunning views over the surrounding countryside and the Mourne.

Set over three floors the accommodation, in brief, comprises of a spacious reception hall, drawing room, with feature fireplace, overlooking the gardens, and Shaker style kitchen with ample space for dining and living. The casual living area benefits from a wood burning stove and French doors to patio and garden. A further reception room, large utility room and WC add to the list of key features to the ground floor.

On the first floor there are three well appointed double bedrooms, master, with en suite, and family bathroom with a further two spacious bedrooms to the second floor. Outside does not disappoint either. The front and large side garden is laid in lawns with mature plants, shrubs and trees as well as driveway providing generous parking. To the rear there is a large detached garage with additional parking for several cars, boats, caravans.

39 Cloughey Road is only a short drive to the harbour town of Portaferry with a variety of local amenities, the Marina and the stunning beaches of Cloughey and Quintin Bay all providing a huge range of activities from sailing on the Strangford Lough to cycling, walking and fishing. Not surprising Portaferry was voted in the top three places to live in Northern Ireland with unbeatable scenery on your doorstep.

## Property Features

- Superb Detached Family Home on Elevated Site
- Stunning Views of the Surrounding Countryside to the Mourne
- Sympathetically Refurbished and Restored Yet Still Retaining Much Character and Charm
- Built Circa 1860
- Offering a Wealth of Accommodation Spread Over Three Floors
- Drawing Room with Feature Fireplace and Outlook to Gardens
- Spacious Kitchen Open Plan to Dining and Living Area
- Living Area with Wood Burning Stove and French Doors to Patio and Garden
- Large Utility Room
- Ground Floor WC
- Additional Reception Room
- Five Well Appointed Bedrooms Spread Over Two Floors
- Master with En Suite Shower Room
- First Floor Family Bathroom



**Offers Around £375,000**  
Detached  
5 Bedrooms  
3 Receptions

## Property Features

- Oil Fired Central Heating
- uPVC Double Glazed
- Detached Double Garage with Electric Roller Doors
- Front and Extensive Side Garden Laid in Lawns with Mature Trees and Shrubs
- Large Gravel Driveway Providing Generous Parking
- Additional Driveway to Rear Providing Generous Parking for Several Cars, Boats, Caravans or Horse Boxes
- Original Features Including Parquet Flooring, Cast Iron Column Radiators, Deep Set Wood Panelled Door
- Frames and Windows, Ornate Cornicing and Plasterwork
- Tranquil and Peaceful Semi Rural Location
- Within a Few Minutes' Drive of Portaferry Town Centre and Harbour
- Stunning Beaches on Strangford Lough, Kirkistown Golf Course and Race Course Also Close By
- Early Viewing Strongly Recommended to Fully Appreciate all that is on Offer

# Accommodation

## Ground Floor

Spacious Reception Hall

Drawing Room  
15'4" x 15'2"

Family Room/Office  
15'0" x 9'0"

Kitchen/Dining  
15'0" x 13'0"

Living Area  
15'0" x 13'0"

Rear Hallway

Utility Room  
12'0" x 8'0"

WC

## First Floor

Landing

Master Bedroom  
15'0" x 13'0"

En-Suite Shower Room

Bedroom Two  
17'0" x 12'0"

Bedroom Three  
15'8" x 12'0"

Bathroom

## Second Floor

Second Floor Landing

Bedroom Four  
17'3" x 15'3"

Bedroom Five  
17'0" x 15'0"

## Outside

Detached Double  
Garage  
21'0" x 20'5"

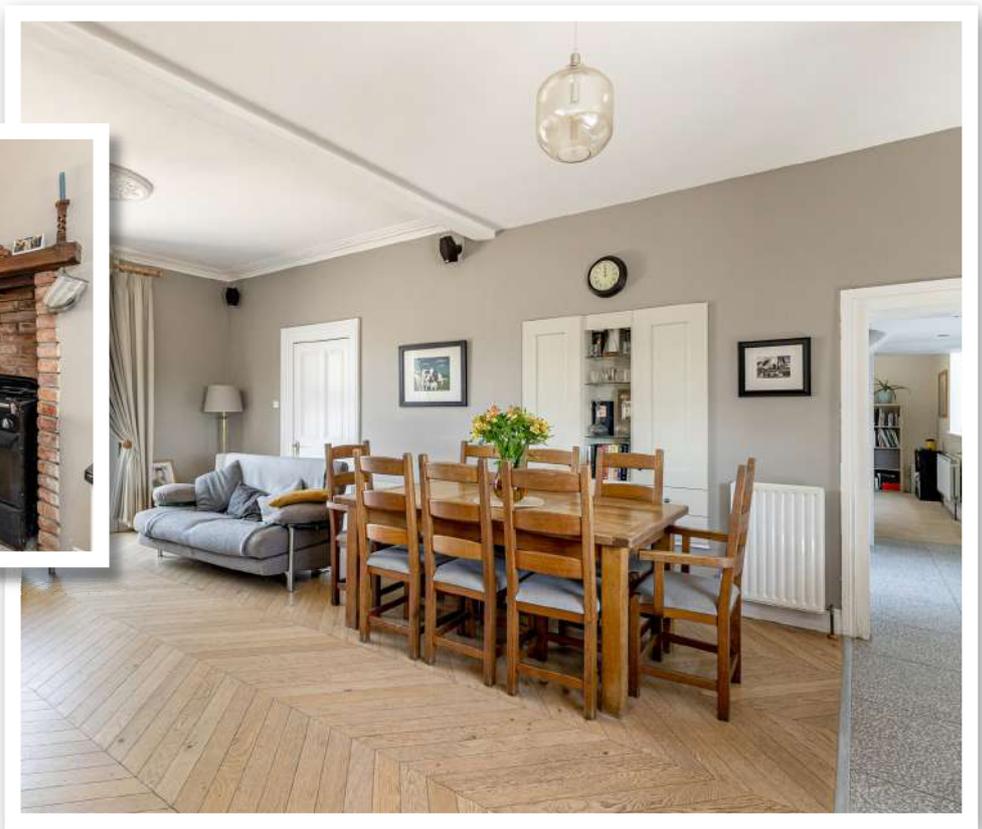
Front and Side Gardens

Gravelled Driveway

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

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









# Directions

Travelling towards Portaferry town, along the Cloughey Road, Number 39 can be found on your left hand side.



All measurements are approximate and for display purposes only



## Viewing

By appointment through agent.

## Free Valuation

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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 - 64) D			
(39 - 54) E			
(21 - 38) F		30	
(01 - 20) G			48
Not energy efficient - higher running costs			

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