



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

3 QUINTIN BAY ROAD | Portaferry, BT22 1QB
ASKING PRICE £420,000

The Property

Coastal property with uninterrupted views across South Bay and the Irish Sea

This is a rare and unique opportunity to purchase a contemporary property with uninterrupted views of the Irish sea, offering tranquillity, privacy and beauty. Quintin was built in 2009 and completed internally to a high standard in 2012 by the present owners. A couple of miles from Strangford Lough and Portaferry, it is located at the end of a long, strictly private lane through surrounding farmland. The house is accessed through electric gates and a wide tarmacked driveway with lots of parking space for cars, boats, a caravan or horse boxes. A grassy path leads down to the sandy, secluded bay. It has a garden of circa one acre, mostly laid to grass, with shrub beds surrounding the house. The enviable location of Quintin offers opportunities for sea-sports enthusiasts. The sandy beach and garden are a birdwatcher's paradise. Badgers and foxes have been sighted and Irish Mountain hares are frequent visitors to the garden. Portaferry, a coastal town steeped in maritime history is approximately 2.8 miles away. There is a marina offering sailing opportunities and an annual regatta on the lough, schools, a doctors' surgery, library, pharmacy, post office, pubs hosting a weekly quiz and live Irish music, supermarkets and cafés and the Portaferry Hotel. It is also home to Northern Ireland's only aquarium, Exploris. There are buses to Newtownards and Belfast, passing the National Trust property of Mount Stewart. The half-hourly ferry sails across the lough to Strangford giving easy access to towns such as Downpatrick, the National Trust property of Castleward and walking in the Mourne Mountains at Newcastle. There is a 9 hole golf course at Ardmillan, 5 miles from Quintin and an 18 hole course at Kirkiston, Cloughey 7 miles away.

The House

The property has a spacious hallway with a galleried landing and solid oak stairs. The family bathroom, with a free-standing bath and separate shower cubicle, is off the hallway. There is a large kitchen/living/diner/sunroom all taking advantage of the fabulous uninterrupted views over South Bay and Irish Sea. The stylish Mobalpa French-manufactured kitchen has white corian worktops and splashbacks as well as a range of integrated appliances and a black electric 3-oven Total Control AGA.

The sunroom has a feature vaulted ceiling and doors opening on to the south-facing bricked patio. There are 4 double bedrooms, three of which have ensuite facilities. Two of the bedrooms are on the ground floor which include the main bedroom with views over the bay and Irish sea. The ensuite bathroom has a free-standing bath and separate shower cubicle.

Property Features

- Quite Simply Outstanding Shoreside Detached Recently Constructed Family Home
- Direct Access for Residents to a Picturesque Beach and Shoreline
- Stunning Views of Quintin Bay, Irish Sea and Beyond Which can be Enjoyed from All Rooms Except Bathroom and One of the Bedrooms
- Cleverly Designed to Maximise the Views and Aspect
- Excellent Standard of Finish Throughout, Ready for Immediate Occupancy
- Magnificent Sun Room with Feature Vaulted Ceiling and Windows, Open Plan to Superb Fitted Kitchen/Dining/Living Area, Built-in Speakers
- Stylish Mobalpa fitted Kitchen with Extensive Range of Units, Corian Worktops, Aga, Integrated Appliances and Built-in Speakers
- Dining/Living Area with Dan Skan Wood Burning Stove
- Four Large Double Bedrooms, Three of Which have En Suite Facilities



Property Features

- Two Bedrooms on the Ground Floor
- Separate Family Bathroom with Four Piece White Suite
- Utility Room, Pantry and Boot Room
- Wood Pellet Heating System
- Solid Oak Internal Doors, Skirting and Architraves
- uPVC Double Glazed Windows and Solar Panels to Heat the Water
- Extensive Gardens in Lawns and Various Paved Patio Terraces to Relax and Enjoy the Fabulous Sea Views
- Extensive Driveway Entered Via Electronic Gates with Ample Parking for Cars, Caravans, Boats or Horse Boxes, etc
- Integral Double Garage with Twin Electric Remote Up and Over Doors
- Picturesque Town of Portaferry, as Well as Other Coastal Towns, Close By
- Demand Anticipated to be High
- Early Viewing Essential

Accommodation

Ground Floor

Spacious Reception Hall

Sun Room
20'5" x 16'7"

Superb Modern Fitted Kitchen Open Plan To Dining/Living Area
28'3" x 27'9"

Utility Room
11'4" x 8'1"

Pantry

Boot Room
11'4" x 8'7"

Bedroom One
17'7" x 13'4"

En Suite Bathroom

Bedroom Two
19'7" x 13'7"

Bathroom

First Floor

Spacious Landing

Bedroom Three
22'9" x 18'1"
En Suite Shower Room

Bedroom Four
18'2" x 17'7"
En Suite Shower Room

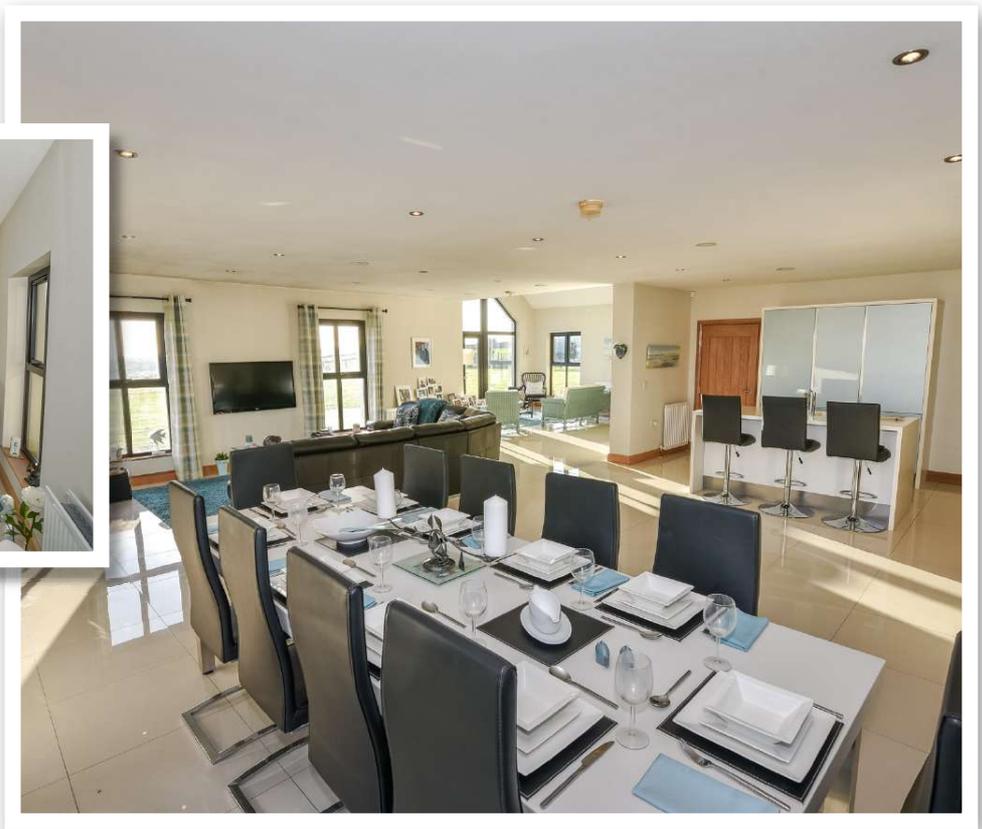
Outside

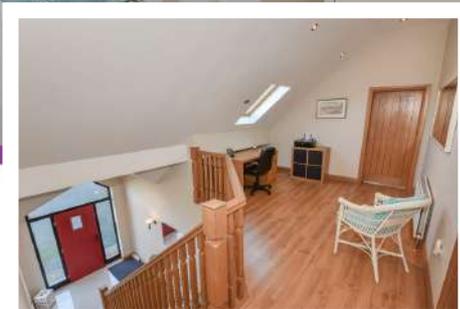
Integral Double Garage
22'6" x 22'0"

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

johnminnis.co.uk



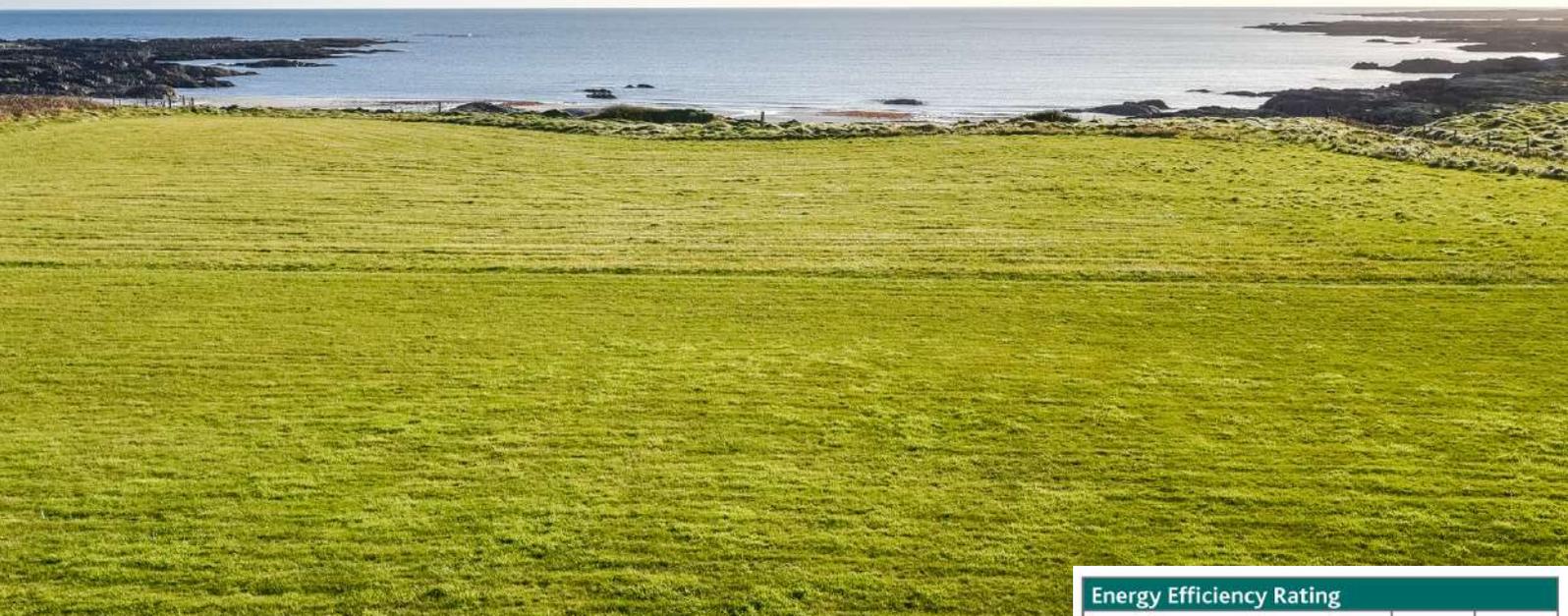






Directions

From Portaferry, keep the shoreline on the right, almost to the marina and turn left onto Cook Street. Continue and take the Ballyfounder Road on the right, past the Gaelic Football club and pitch. After approximately 2 miles, take Quintin Bay Road on the left. Drive past a red telephone box on the right and the lane to Quintin is about 200m further on, also on the right. From Bangor/Cloughey, keep the shoreline on the left, direction Barr Hall, past Quintin Castle and about 2 miles further on, the farm lane is found on the left. If the red telephone box is on the left, you have overshot the house lane by about 200m.



Viewing

By appointment through agent.

Free Valuation

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

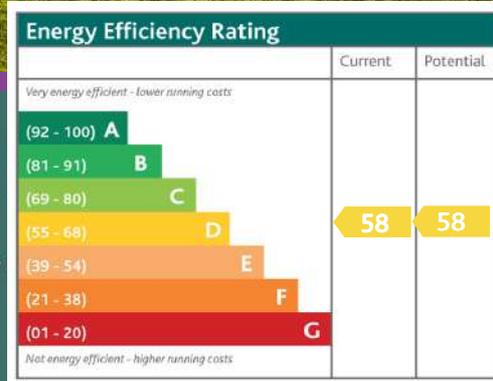
Join Our Mailing List

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

JOHNMINNIS RENTALS

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

Awards & Recognition



Bangor / Ards Peninsula Branch
 15 New Street, Donaghadee, BT21 OAG
 T 028 9188 8881 F 028 9188 9088
 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 whatsoever in relation to this property. All dimensions are taken to nearest 3 inches.



JOHNMINNIS
 ESTATE AGENTS &
 LETTING SPECIALISTS