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**For Sale - ST PATRICK'S STREAM, 17 KILKEEL ROAD,  
NEWCASTLE, BT33 0LB**

**Offers Over £800,000**

### **Features**

- Amazing sea views!

## Description

St Patrick's Stream, a modern, spacious seven bedroom property, is set in a mature woodland garden at the foot of Slieve Donard and the Mourne Mountains , with fabulous views out over the Irish Sea, and approx 2.5 miles from Newcastle town centre. It is currently run as a Bed and Breakfast business, for which it is ideally suited or as a delightful family home. All of the very spacious, bright reception rooms have patio doors opening onto the first floor balcony and decking area with views out over the Irish Sea. Four of the bedrooms (inc Master bedroom with ensuite), located on the ground floor, also have patio doors opening out onto the frontage of the property. Within the property there is a separate suite, comprising a living space with stairs to bedroom and shower room. Along with the ensuite in the master bedroom, there are two further bath/wet rooms, a shower room and a cloakroom off the entrance hall. At ground level there is a large double garage with further basement area suitable for a games room / home office. Outside at first floor level is a large decked patio area, along with front , side and rear gardens in lawns, trees and shrubs. A separate field to the side of the property is also available, and may be suitable for planning permission.

## Comprises

<b>Quarried stone steps to Entrance on First Floor</b>	Granite stone on front wall of property.
<b>Entrance Hall</b>	25'6 x 14'10 (7.77m x 4.52m) Wooden flooring - (all wooden flooring is reclaimed wood). Patio doors to balcony with decking ; fabulous sea views.
<b>Lounge/ Dining Room</b>	23'6 x 17'6 (7.16m x 5.33m) Wooden flooring. Patio doors to balcony with decking ; fabulous sea views. Feature sandstone fireplace, currently with electric fire.
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<b>Kitchen/ Dining/ Living Room</b>	27'6 x 14'9 (8.38m x 4.50m) A spacious kitchen with a range of painted wood, high and low level units; ceramic 1 bowl sink and drainer; dishwasher; Rangemaster with gas hob and electric ovens; American style fridge freezer. Tiled at splashback and tiled floor.
..	
...	Fabulous bright living space with two sets of patio doors to the balcony with great sea-views. Vaulted double height ceiling , also with velux windows.
<b>Cloakroom off Entrance hall</b>	Wash hand basin and WC; partially tiled; wall mirrors.

<b>Utility Room</b>	7'6 x 6'3 (2.29m x 1.91m) High and low level units; stainless steel sink and drainer; space for washing machine and tumble drier.
<b>Separate Suite off Entrance Hall</b>	Suite comprises:  Living/Dining Room  Stairs to Bedroom and separate Shower Room.
<b>Suite - Living /Dining Room</b>	20'10 x 15' (6.35m x 4.57m) Wooden flooring; patio doors to rear decking. Stairs to bedroom and bathroom.
<b>Suite - Bedroom One</b>	15'10 x 8'3 (4.83m x 2.51m) Wooden flooring; velux window.
<b>Suite - Shower Room</b>	Shower cubicle; pedestal wash hand basin; WC and vinyl flooring.
<b>Second Floor - Minstral Gallery</b>	Vaulted ceiling. Walk-in Hotpress.
<b>Bedroom Two</b>	15'6 x 14'10 (4.72m x 4.52m) Wooden flooring and velux window with great sea views.
<b>Bedroom Three</b>	13'6 x 13'6 (4.11m x 4.11m)
<b>Bathroom</b>	Panel Bath with electric shower; pedestal wash hand basin and WC. Wooden flooring and velux window with great sea views.
<b>Stairs to Ground Floor</b>	
<b>Wet Room</b>	Claw foot bath; shower; WC and pedestal wash hand basin; tiled .
<b>Bedroom Four</b>	23'3 x 11'9 (7.09m x 3.58m) Patio doors at ground level.
<b>Bedroom Five</b>	10'3 x 9'3 (3.12m x 2.82m) Patio doors at ground level.
<b>Walk-in Cloakroom</b>	
<b>Master Bedroom with Ensuite</b>	23'6 x 23'0 (7.16m x 7.01m) Patio doors at ground level. Ensuite: Panel Bath with electric shower; pedestal wash hand basin and WC. Partially tiled.
<b>Bedroom Seven</b>	18'3 x 14' (5.56m x 4.27m) Patio doors; built-in robes.
<b>Garage - Basement</b>	22' x 14' (6.71m x 4.27m) Suitable for games room, office space etc.
<b>Garage - Double Garage space</b>	33'6 x 14' (10.21m x 4.27m) Plumbed for washing machine.
<b>Patio</b>	Large patio area with decking and wonderful sea views.
<b>Patio 2</b>	



<b>Irish Sea</b>	
<b>Back Garden</b>	With lawns, trees and shrubbery.
<b>Field</b>	Separate field available - may be suitable for planning permission.
<b>Field 2</b>	
<b>Front balcony view</b>	
	Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

## Images







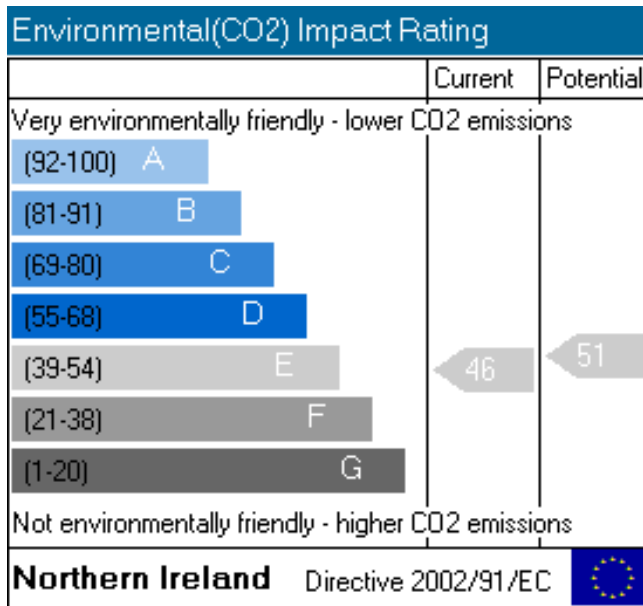


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland Directive 2002/91/EC		









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## Location Map

