



## *The Agent's Perspective...*

"Strangford Lough" is an area of outstanding natural beauty and is much admired for not only its natural landscape but also its wildlife including birds and seals. It is a boating/yachting paradise with many islands to visit or shelter in the lee while waiting for a squall to pass. Changing tides and colour of the water add to the dramatic beauty of the environment.

Mahee Island is a tranquil place - serene even. A beautiful place to enjoy the wonders of the Lough or to venture out onto the water.

There is great history here too with Nendrum Monastic site being a short walk away. Believed to have been established by St. Machaoi in the 5th Century and also having links to St. Patrick. It is thought to be the best example of a pre-Norman Monastic site in Ireland.

Sitting right on the edge of the Lough and in the middle of such incredible surroundings, this detached two storey home is utterly unique.

A former wildfowl shooting lodge, the house has been in the present family since late 1930's when the family left Belfast with the onset of World War 2.

Following many upgrades and renovations over the years the house is bright, comfortable and designed to take full advantage of the spell binding views across Strangford Lough and its many islands.

The perfect retreat, a place to relax, to contemplate and to enjoy the social, cultural and natural attractions of the area.

Simply delightful".





Kitchen with space to dine and



Spacious first floor drawing room with spectacular views of the Lough and its wildlife



Dining area

*The facts you need to know...*

Stunning lough shore waterfront property with magnificent lough views

Area of outstanding natural beauty, wildlife and history

Perfect haven to explore Strangford Lough and its islands

Present layout is three bedrooms, one with dressing room and ensuite bathroom.

Second bathroom with separate shower and cloakroom with wc

Space for boat parking trailer storage

Gated group of homes offering great privacy, peace and seclusion

Double glazing

Boat mooring

Private, mature sheltered gardens to front and rear

Only approximately 7 miles from Comber town

Electric off peak heating

Spacious, bright first floor drawing room, dining room and sitting area





Absolutely stunning location with waterfront views of beautiful Strangford Lough



Open tread staircase to first floor with two storey lough view



First floor dining with double doors down to private rear garden



Views from every aspect

## *The property comprises...*

### GROUND FLOOR

Timber double glazed front door.

### ENTRANCE PORCH

Oak effect wide plank flooring, glass inner door and side panels to:

### ENTRANCE HALL

Oak effect wide plank flooring.

### CLOAKROOM

**8' 9" x 5' 0" (maximum)** (2.67m x 1.52m)

Low flush wc, floating wash hand basin, part tiled, tiled floor, separate pressurised hot water cylinder and immersion.

### DINING KITCHEN

**22' 3" x 15' 6" (6.78m x 4.72m)**

Extensive range of high and low level cupboards, laminate worktops, inset one and a half tub stainless steel sink unit with mixer tap, timber breakfast bar, plumbed for dishwasher, Oak effect wide plank flooring, double oven, four ring ceramic hob, cooker canopy, wine rack, tiled floor, part tiled walls, space for dining table and chairs, log store, cast iron log burning stove, tiled hearth. Magnificent views of Strangford Lough and Islands.

### UTILITY ROOM

**9' 0" x 9' 0" (approximately)** (2.74m x 2.74m)

Cupboards, laminate worktops, inset single drainer stainless steel sink unit, plumbed for washing machine, tiled floor, heated towel radiator, double glazed door to outside.

### CONSERVATORY

**11' 0" x 8' 0" (3.35m x 2.44m)**

Power. Adjustable shelving. Sliding uPVC double glazed door to patio and garden, Opaque roof. Double glazed timber door and side panel to hall.

### BEDROOM (1)

**16' 0" x 14' 9" (4.88m x 4.5m)**

Stone fireplace with inset electric coal effect fire. Built-in shelving, painted tongue and groove panelled ceiling, double doors to rear hall.

### ENSUITE DRESSING ROOM

**15' 0" x 9' 3" (4.57m x 2.82m)**

Plus built-in wardrobes. Painted tongue and groove ceiling and walls, built-in wardrobes, double glass doors to:

### STUDY 18' 9" x 6' 6" (5.72m x 1.98m)

Stained timber flooring, more built-in wardrobes and cupboards above. Superb views. Double glass doors to Sun Parlor and sheltered door to outside veranda.

### ENSUITE BATHROOM

**14' 0" x 7' 9" (4.27m x 2.36m)**

Painted tongue and groove panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, low flush wc, bidet, black and pale grey vinyl tiled floor, dressing mirror, shelved linen press, electric radiator.

### BEDROOM (2)

**13' 9" x 8' 10" (4.19m x 2.69m)** Plus built-in wardrobe.





Rear access to garden from first floor

**BEDROOM (3)**  
**11’ 6” x 10’ 0”** (3.51m x 3.05m)  
Including built-in wardrobe. Superb views. Painted tongue and groove panelled walls and ceiling,

**BATHROOM (2)**  
**7’ 9” x 6’ 6”** (2.36m x 1.98m)  
Cast iron roll top bath, low flush wc, pedestal wash hand basin, painted tongue and groove panelled walls and ceiling. Separate shower, fully tiled walls, tiled floor, Mira ‘VIE’ instant heat shower, extractor fan.

**REAR HALLWAY:**  
Built-in cupboard, shelved.

**FREEZER ROOM AND STORE**  
**8’ 0” x 5’ 0”** (2.44m x 1.52m)  
Shelving.

Open tread pine staircase to first floor. Two storey double glazed windows looking out over water. Electricity switch gear below.

FIRST FLOOR

**SPACIOUS FEATURE LIVING AND DINING SPACE**  
**39’ 6” x 23’ 3” (at widest points)** (12.04m x 7.09m)  
Magnificent, elevated views of Strangford Lough and Islands. Feature log burning fire. Sitting area with superb Lough views. Double, double glazed French doors to external staircase door to rear garden and patio.

OUTSIDE

Pebble and granite chip driveway and parking space for boat, trailer, tender etc.

**TIMBER SHED/WORKSHOP/SAILING OR BOATING GEAR STORAGE**  
Auto floodlight.

LOG STORE

Lovely, private, mature gardens to front and rear extensively planted offering places to sit, relax and contemplate in complete privacy. Raised timber veranda with superb views. Auto flood. Flagged sunny patio.

TIMBER TOOL SHED



Bedroom 1



Bedroom 2

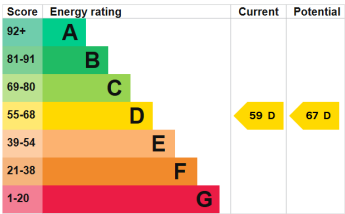


Study leading to Sun Parlor

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE	Y	N	N/A
Is there a property management company?		●	
Is there an annual service charge?			●
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property ‘listed’?		●	
Is it in a conservation area?	●		
Is there a Tree Preservation Order?	●		
Have there been any structural alterations?	●		
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?		●	
Is the property timber framed?	●		
Is the property connected to mains drains?		●	
Are contributions required towards maintenance?			●
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?	●		

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)	
Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	NO
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Mobile Telephone	LIMITED INDOOR COVERAGE - USE WIFI
Broadband and speed	DOWNLOAD 1000 Mbps    UPLOAD 1000 Mbps

ENERGY EFFICIENCY RATING (EPC)



**STAMP DUTY** From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold / freehold / term / ground rent £

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025 /2026 is c. £3,654.80 p.a.

**VIEWING:** By appointment with **RODGERS & BROWNE**.



## Location

From Comber turn into Ballydrain Road off Killinchy Road. Mahee Island is approximately 7 miles.



Private and peaceful location on the waterfront



Sunny, secluded patio for quiet relaxation

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