

DUNBEAG HOUSE

50 & 50A ROWREAGH ROAD, KIRCUBBIN, COUNTY DOWN

ABOUT 31.0 ACRES/
12.5 HECTARES

FOR SALE BY
PRIVATE TREATY

savills



Boundary for indicative purposes only



Charming country residence
in a beautifully landscaped,
mature setting extending to
about 31.0 acres in total

SPECIFICATION

- 4 bed detached dwelling with excellent entertaining space to include a 13m heated indoor pool
- Tranquil & private setting on the edge of Strangford Lough
- Private pheasant & duck shoot
- Farmyard to include a range of outbuildings
- Former farm dwelling with live outline planning permission for replacement dwelling & detached garage (Ref: LA06/2023/2308/O)
- Extending to a total of about 31.0 acres with 17.5 acres of good quality arable land

Location

A thriving village, and key hub on the peninsula, Kircubbin has a rich history encompassing agriculture, industry and seafaring

Dunbeag House boasts an idyllic, peaceful setting 4km south of Kircubbin. Kircubbin is a village and townland on the shores of Strangford Lough, situated 17km south of Newtownards & 12km north of Portaferry. Strangford Lough is the largest sea inlet in the British Isles. It is Northern Ireland's first Marine Nature Reserve and is renowned as an Area of Outstanding Natural Beauty and Special Scientific Interest, with six National Nature Reserves within its reaches.

Kircubbin includes a harbour located along its northern edge. The neighboring villages of Greyabbey and Ballyhalbert lie within 8km of Kircubbin.

TRAVEL TIMES

- Kircubbin – 5 min drive
- Portaferry – 7 min drive
- Newtownards – 24 min drive
- Belfast City Centre – 55 min drive
- Dublin City Centre – 2 hr 45 min drive





Amenities

Whilst Dunbeag House benefits from an extremely private setting and a wonderful feeling of remoteness, it is only a short drive from a number of amenities in Kirkcubbin to include convenience stores, eateries, medical centres and off licenses.

For lovers of the outdoors, an abundance of beaches are located close by including Cloughey bay, Portavogie bay, Ballywalter beach, and South Bay beach. The National Trust Mount Stewart is also a short 15 min drive away with an wealth of walking trails.

For boating enthusiasts, there are a number of yacht/ sailing clubs nearby to include Kirkcubbin sailing club, Portaferry sailing club, Strangford sailing club, Quoile Yacht Club, Killyleagh Yacht Club & East Down Yacht Club.

Local schooling is available at Kirkcubbin Integrated Primary School (4 km), Kirkistown Primary School (6 km), and Portavogie Primary School (7 km), with secondary schooling available at Glastry College (6 km), St Columba's College (7 km), Regent House Grammar (22km) and Movilla High (22 km) to name a few.

NEARBY AMENITIES

- Saltwater Brig Bar & Restaurant – 2 min drive
- The Echlinville Distillery – 4 min drive
- EuroSpar Kirkcubbin – 5 min drive
- Kirkistown Racing Circuit – 8 min drive
- Kirkistown Castle Golf Club – 9 min drive

The Property

Charming country residence in a beautiful mature setting extending to about 31.0 acres in total

Dunbeag House is a beautiful country residence in a tranquil setting surrounded by woodland, offering a great sense of privacy. The property is accessed off Rowreagh road via a pillared entrance with electric iron gates, and is approached via a well maintained tarmacadam sweeping driveway flanked with trees and hedgerow offering a grand sense of arrival. There is an abundance of parking to the front and rear of the dwelling, to include a generous turning circle.

The property extends to about 5,350 sq ft and offers well-proportioned and generous accommodation throughout, which has been set out on the accompanying plans. Constructed in 2001, Dunbeag House was designed for reverse living with the majority of bedrooms on the lower ground floor and living accommodation on the ground floor.

The impressive double height entrance hall leads up to a spacious formal dining area with beautiful features to include ceiling rose & corning, decorative white stone fireplace, solid wood flooring and floor to ceiling windows allowing an abundance of natural light. Accessed off the formal dining area is the living room, WC, and master bedroom which benefits from an ensuite and spacious walk in wardrobe.

The family room is also accessed off the formal dining area which leads through to the open plan kitchen. The solid wood kitchen includes an extensive range of floor and wall mounted units and granite worktop with Belfast sink, along with a central island with built in food prep sink, and built in appliances to include a large aga range cooker.





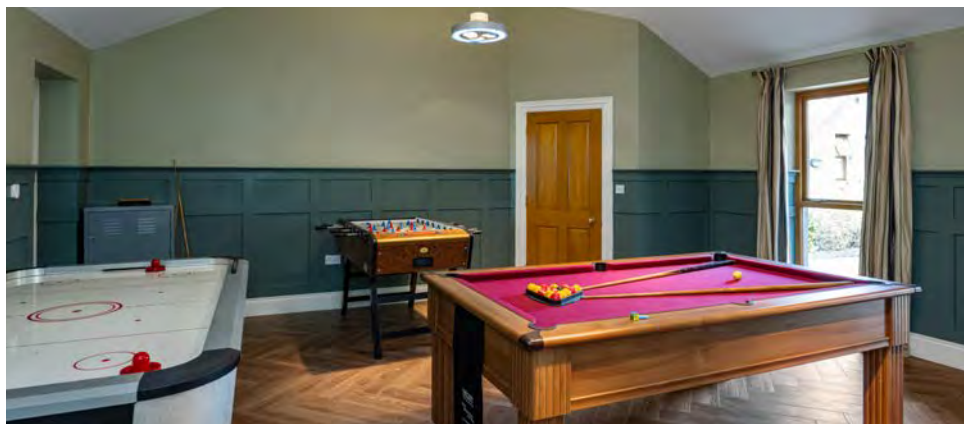
The conservatory is accessed off the kitchen via glass panel double doors, and benefits from access to two external patio areas, ideal for hosting and entertaining. A WC, pantry and laundry room are located off the hallway to the rear of the kitchen.

Dunbeag House was then extended in 2011 to create the games and pool room. These facilities can be accessed via the rear hallway, but also benefit from separate external access. The indoor swimming pool is heated and extends to 13m in length with the benefit of a shower room/changing room. The pool room also features glass bifold doors leading out to a private outdoor terrace with wooden decking for summer lounging.

There are 12 thermal solar panels on the garage roof to assist with pool heating, with a further 18 PV solar panels on a ground frame to the rear of the property for electricity. Three further bedrooms (one ensuite) are located on the lower ground floor, along with a family bathroom and home office, which has the potential for a fifth bedroom.

Externally, the house sits south-west facing amidst mature garden grounds, bounded by an array of native tree species, most of which over 20 years old. The impressive garden grounds are a key feature of Dunbeag House and include a walled rose garden, a stocked lake, vegetable patch and orchard. The property also benefits from a two car port garage to the rear with electric roller shutter doors.



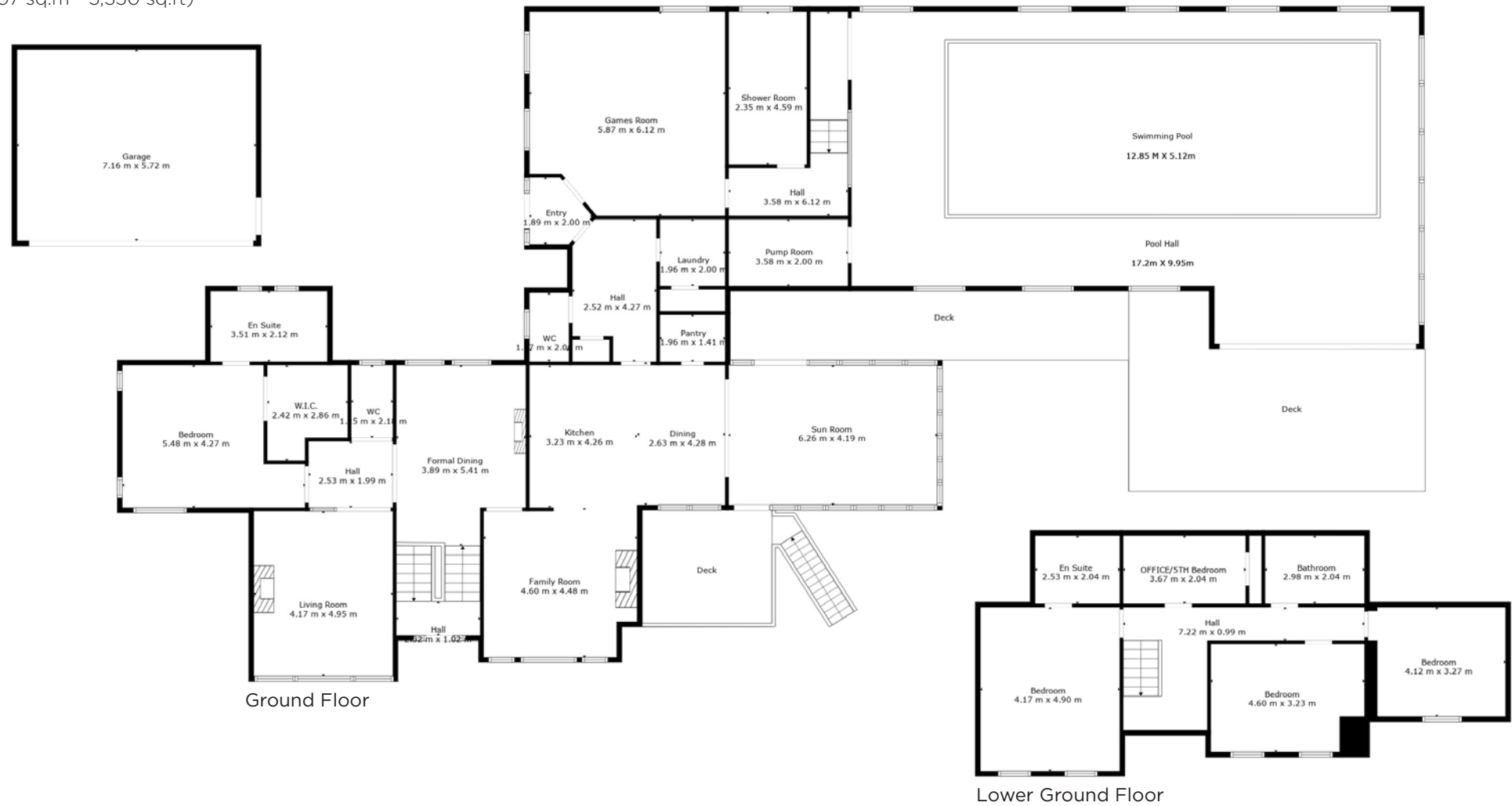


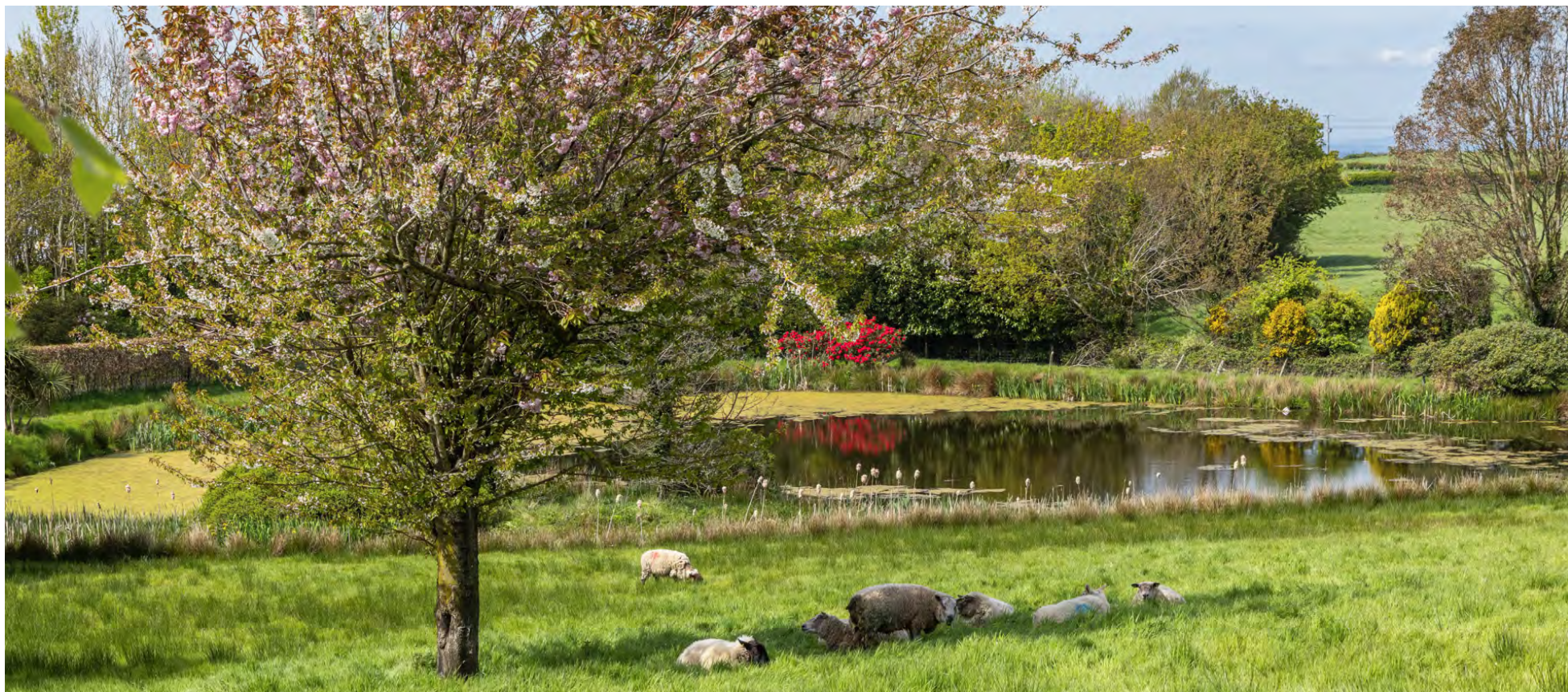
Floor Plans

Dunbeag House, 50A Rowreagh Road

Gross Internal Area

497 sq.m - 5,350 sq.ft)





Land & Outbuildings

Dunbeag House is set on about 31.0 acres in total, with 17.5 acres of quality arable pasture. The lands are currently laid to grass and are a combination of flat and gently undulating in topography, ranging in elevation from about 4.8m above sea level to about 10.5m above sea level. The lands are bounded by stock proof fencing and hedgerow, and benefit from automatic water drinkers throughout. The lands further benefit from a 500 bird private pheasant shoot to the north and pond with private duck shoot to the south. In recent years the land has been let on a rolling conacre basis, further information can be provided upon request.

The offering also includes a farmyard with a range of outbuildings and former dwelling which benefits from live outline planning permission for a replacement dwelling and detached garage under planning reference LA06/2023/2308/O.

The outbuildings include a 1,485 sq ft traditional stone barn subdivided into three stores and a workshop, aswell as a 1,630 sq ft machinery store constructed approximately 10 years ago with 2 roller shutter doors. This represents a great opportunity for those looking to farm, or perhaps run a business from home subject to the relevant permissions.

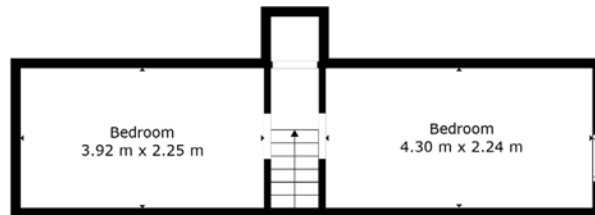


Floor Plans

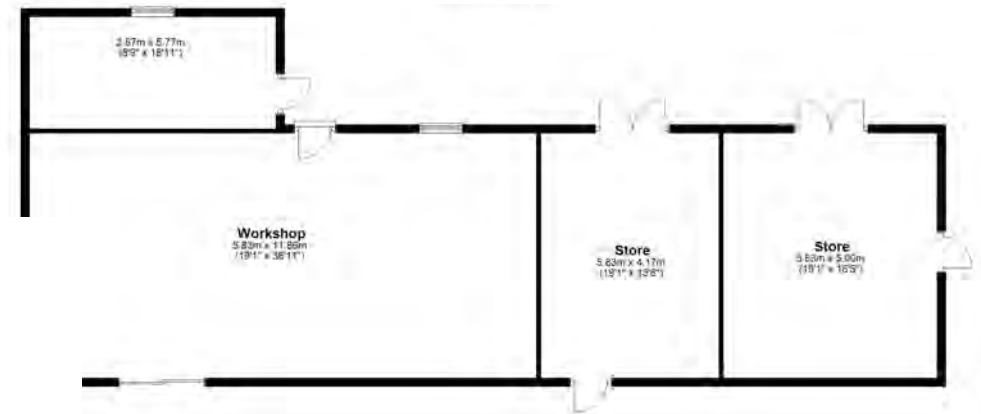
Former Farm Cottage - 50 Rowreagh Road

Gross Internal Area

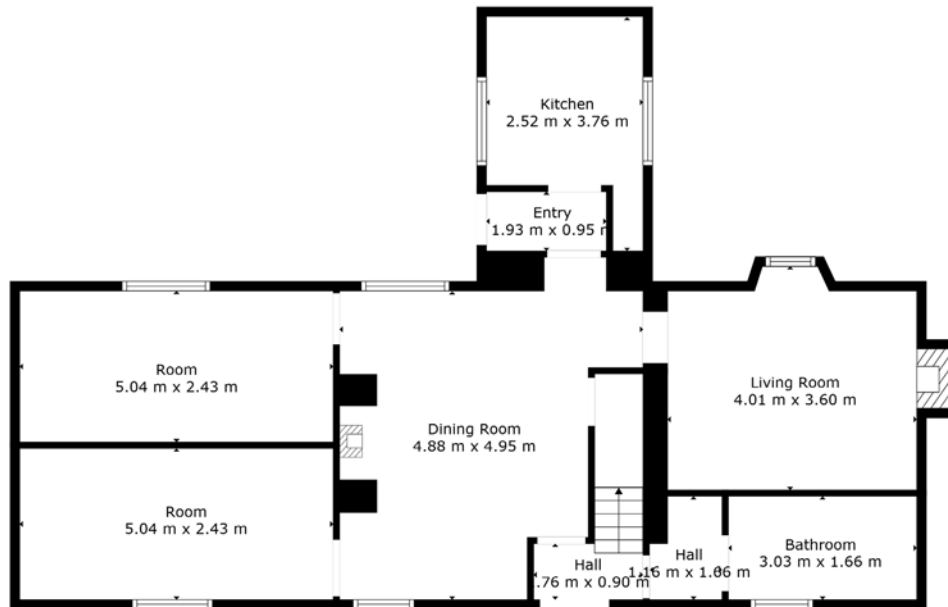
38 sq.m (409 sq.ft)



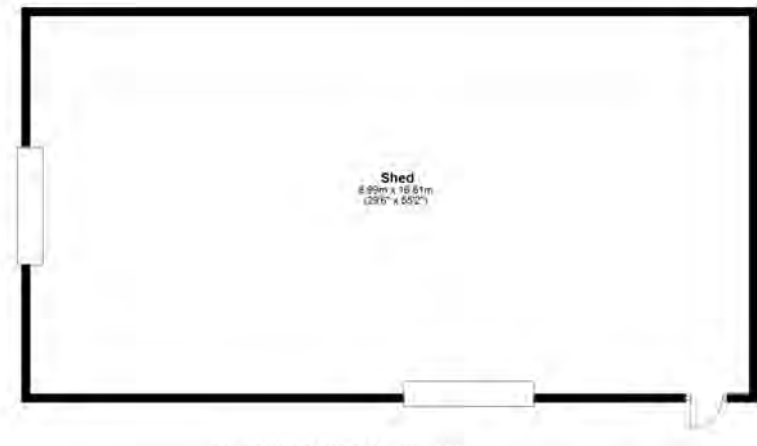
First Floor



Workshop, Sheds & Storage



Ground Floor

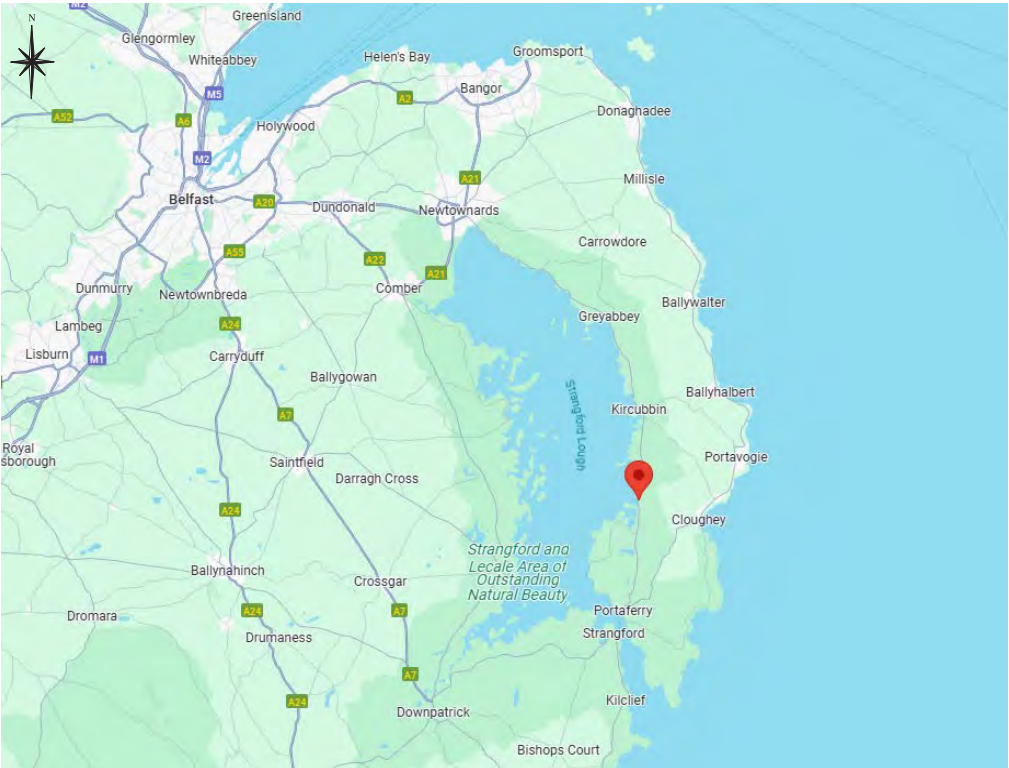




Maps

EPC Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All maps are for identification purposes only

General Remarks

VIEWINGS

Strictly by appointment by Savills Belfast, Longbridge House, Waring Street, BT1 2DX.

Tel: 028 9026 7820

Email: belfast@savills.ie

POSTCODE

The postcode for the property is BT22 1AR.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

SERVICES

Mains electricity supply, mains water supplies, private drainage, oil-fired central heating, underfloor heating on both floors, thermal solar panels (water), PV solar panels (electric), EV charging point, CCTV, gates intercom, automatic start 20 kva stand by generator, fibre optic broadband connection, BT landline.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

ENTRY & POSSESSION

Entry is by agreement with vacant possession.

BEST OFFERS DATE

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve

the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

SALE DETAILS

The property is being offered for sale as a whole for £1,250,000 (One Million, Two Hundred and Fifty Thousand Pounds Sterling). It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

RATEABLE VALUE

We are advised by the land and property services website that the rates payable for 2024/25 are as follows:

50 Rowreagh Road: £365.48

50A Rowreagh Road: £2,741.10

GENERALLY

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Brochure prepared April 2025.





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