

S L I A B H C U A N H O U S E

9 MOUNTAIN ROAD, PORTAFERRY, COUNTY DOWN

FOR SALE BY
PRIVATE TREATY







Detached country residence on an elevated site with breathtaking views of Strangford Lough

SPECIFICATION

- Generous and flexible accommodation extending to 2,313 sq ft with 3 bedrooms (1 en-suite)
- Gated, private, elevated setting with panoramic views of Strangford Lough & the surrounding countryside
- Large heated garage (c. 550 ft²) accessed by twin insulated electric doors, with annex workshop or home office (c. 80 ft²)
- Beautifully manicured gardens, with terraced lawns and concrete helipad
- Designed for family living with generous entertaining spaces
- Extensive site area of about 0.7 acres

Location

Portaferry is a small town in county down, at the southern end of the Ards Peninsula, near the narrows at the entrance to Strangford Lough

'Sliabh Cuan House' boasts an idyllic, elevated setting 3km north of Portaferry town with spectacular views across Strangford Lough. The Portaferry area is popular with local and foreign tourists for its beauty, history, wildlife and other visitor attractions. It is well known for its fishing and annual Portaferry Gala Festival.

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.

TRAVEL TIMES

- Portaferry - 5 min drive
- Greyabbey - 18 min drive
- Newtownards - 30 min drive
- Bangor - 40 min drive
- Belfast City Centre - 1hr drive





Amenities

Whilst 'Sliabh Cuan House' benefits from a remote, private setting, it is only a short 5 minute drive from a number of amenities in Portaferry to include convenience stores, a pharmacy, takeaways, hotels/guesthouses and a range of bars and restaurants.

The Portaferry - Strangford Ferry service operates daily at 30-minute intervals (7.45am to 10.45pm) between the villages of Portaferry and Strangford, less than 1500 meters apart, conveying about 500,000 passengers per annum.

An abundance of sporting and leisure activities are also available nearby, with Clearsky Adventure Centre a short 7 km distant offering kayaking, canoeing, archery, and mountain biking to name a few. The National Trust Castle Ward, Portaferry Marina, Corrog Wood, National Trust Ballyhenry Island, Cloughey Bay Beach, Winterfell Castle, and Delamont Country Park are all within close proximity.

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

Local schooling is available at Portaferry Integrated Primary School (3 km), St Columba's College (3 km), St Mary's Primary School (4 km), St Joseph's Primary School (4 km), Down High School (17 km) and Downpatrick Primary School (18 km).

NEARBY AMENITIES

- Centra Portaferry - 5 min drive
- Eurospar Portaferry - 6 min drive
- Ferry Terminal - 6 min drive
- National Trust Mount Stewart - 23 min drive
- Ards Shopping Centre - 36 min drive

The Property

Three bed detached country residence on an elevated site with breathtaking views of Strangford Lough

'Sliabh Cuan House' is positioned on an private, elevated site with panoramic views of Strangford Lough and the surrounding countryside. The property is accessed off Mountain Road via electric iron entrance gates, and is approached via a well maintained tarmacadam sweeping driveway installed in 2023.

The property extends to 2,313 sq ft and offers well-proportioned and generous accommodation throughout, which has been set out on the accompanying plans. Constructed in 2003 by a renowned local builder, this country home was designed for modern day family living with open plan space and an abundance of natural light throughout.

The impressive, spacious entrance hall offers a grand sense of arrival and features a resin polished floor and ceiling cornicing. All of the reception rooms and bedrooms are accessed off the hallway. There is underfloor heating throughout the property with double glazed sliding sash windows to the main elevations. Further benefits include a beam vacuum system and surround sound system throughout.

The heart of this home is the open plan kitchen/living/dining room which offers excellent family &/or entertaining space with glass French double doors leading out to the front terrace area with water views for alfresco dining. The kitchen was handmade by 'Crownwood' and features black marble worktops, a central island with Belfast sink, aga cooker and built in appliances.





There is a second reception room that was formerly a living room but has recently been transformed into a home cinema. It features a twin column grey marble fireplace by 'Geddis' and ceiling corning with tiered seating and electric blackout blinds. A home office is also accessed off the hallway and is fully plumbed so has the potential to be converted back into a WC.

To the rear of the hallway is a generous utility room which benefits from back door access to the rear decking area, and the family bathroom. The bathroom features a Villeroy & Boch bathroom suite with freestanding bath and walk in shower with hot stone base.

'Sliabh Cuan House' consists of 3 bedrooms, to include a generous master with ensuite and two further spacious double bedrooms. The master bedroom features French double doors leading to an outdoor patio area and built in wardrobe storage. The ensuite features a large walk in shower and his and hers vanity.

Externally, the house sits south-west facing overlooking Strangford Lough amidst beautifully manicured garden grounds with an array of seating areas. The rear decking area benefits from morning sun with a putting green, whilst the front terrace benefits from afternoon/evening sun, ideal for outdoor dining and entertaining. There is an abundance of parking to the rear of the dwelling, to include a large two car garage with electric roller shutter doors, EV charge point, and annex workshop or home office. The property further benefits from a helipad to the rear.



Floor Plans

SLIABH CUAN HOUSE

Gross Internal Area

House: c. 2,313 sq ft (210 sq m)

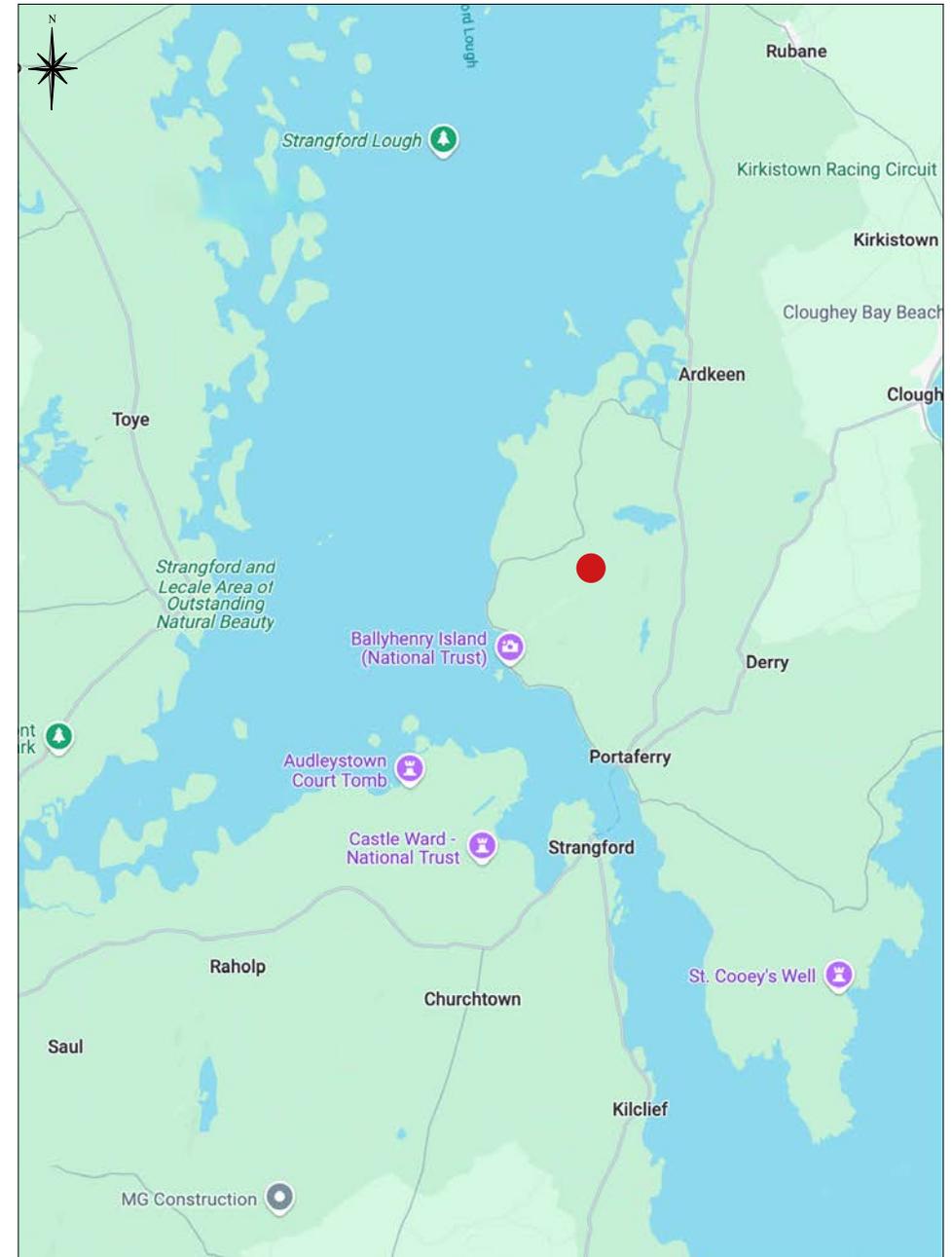
Garage & Annex: c. 630 sq ft (57 sq m)



Maps

EPC Rating: 58D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	63 D
39-54	E		
21-38	F		
1-20	G		



All maps are for identification purposes only.

General Remarks

VIEWINGS

Strictly by appointment by the joint agents Savills
Belfast or Dynes Residential

Savills, Longbridge House, Waring Street, BT1 2DX.

Tel: 028 9026 7820

Email: belfast@savills.ie

Dynes Residential, 17 Malone Road, Belfast, BT9 6RT

Tel: 028 4272 1217

Email: hello@dynesresidential.com

POSTCODE

The postcode for the property is BT22 1PL.

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, EV charge point, CCTV, burglar alarm, underfloor heating, beam vacuum, surround sound system.

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 for £495,000 (Four Hundred and Ninety Five 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: 9 Mountain Road: £2,527.57.

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 May 2025





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