



This imposing Victorian gentleman's residence known as "Wyncroft" is located in one of North Down's most admired seafront addresses. With the sea visible from many rooms there is a constant reminder of the maritime history of this picturesque and much admired harbour town with it's often portrayed lighthouse and fondly remembered childhood memories.

The elevated position and the sweeping driveway ensures maximum advantage is taken of the magnificent sea views that encapsulate Copeland Sound and The Islands.

The property offers many interesting period features with a detailed specification and quality finishes. The accommodation which is over three floors combines gracious, elegant formal reception rooms with beautiful features combining seamlessly with innovative contemporary practical and everyday living space. Interestingly, the property also benefits from a self contained office space, ideal for someone running a consultancy type business from home within the main dwelling.

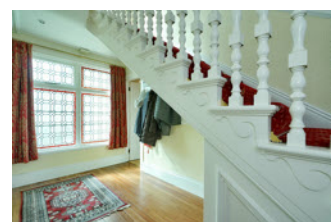
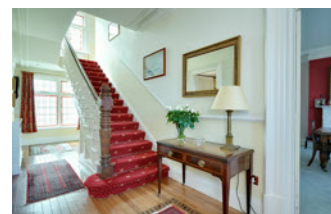
Gardens which are mature and enjoy a high degree of privacy are laid in lawns, mature shrubs and patio area. Donaghadee is now renowned for culinary delights, recreational pastimes and easy access to Belfast and surrounding towns. With so much on offer we anticipate strong demand therefore early viewing is a must to avoid disappointment.

Price
£585,000

52 Warren Road,
Donaghadee,
BT21 OPD

Viewing by
appointment
through agent
028 90424747

- Imposing Victorian Gentleman's Residence Enjoying Superb Views Over The Copeland Sound & Beyond
- Extremely Well Presented Throughout with Many Original Period Features
- Elegant Formal Reception Rooms - Drawing Room, Dining Room & Family Room
- Entertainment Sized Kitchen/ Living/ Dining Room
- Utility Room
- Separate Office / Consultancy Room with its own entrance with Office Space, Mini Kitchen & Wet Room
- Four Well Proportioned Bedrooms - Jack & Jill Ensuite
- Family Bathroom with Separate Shower Cubicle
- Two Further Bedrooms on Second Floor
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Sweeping Driveway Leading to Ample Parking for Many Cars
- Superb Gardens in Lawns, Shrubs & Patio Areas
- Within Walking Distance to Donagahdee Town Centre, Yacht Club & Many Culinary Delights



The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENCLOSED ENTRANCE PORCH: Original tiled floor, inner door with leaded stained glass side lights, Amtico flooring, feature stained glass window.

DRAWING ROOM: 19' 4" x 14' 11" (5.89m x 4.55m) Into bay. Fireplace with carved wood surround, inset mirror tiled hearth and tiled inset with open fire, corniced ceiling, low voltage spot lights.



DINING ROOM: 19' 5" x 15' 1" (5.92m x 4.6m) Into bay. Corniced ceiling, low voltage spot lights, reclaimed marble fireplace with open fire, dog grate with slate inset and brass trim.



FAMILY ROOM: 19' 4" x 15' 8" (5.89m x 4.78m) Marble fireplace and inset with brass trim and open fire, book shelves, low voltage spot lights, double doors to patio/garden.



KITCHEN: 21' 3" x 15' 11" (6.48m x 4.85m) Solid maple kitchen with excellent range of high and low level units, granite work surfaces, 5-ring gas hob, double oven, integrated fridge, built-in wine rack, plumbed for washing machine, plumbed for dishwasher, double stainless steel sink unit with mixer tap, low voltage spot lights, reclaimed French oak floor, open plan to casual living area. Open plan to:-



DINING AREA: 16' 8" x 12' 6" (5.08m x 3.81m) Reclaimed French oak floor, sliding doors with additional shelved storage area, vaulted ceiling, Velux window and sliding patio doors to outside.



UTILITY ROOM: 10' 7" x 8' 4" (3.23m x 2.54m) Range of units, space for freezer,plumbed for washing machine and vented for tumble dryer, stainless steel sink unit with mixer tap, ceramic tiled floor, door to outside.

MINI KITCHEN: Circular sink unit, mini oven, fridge, microwave, display shelving.

WET ROOM: Walk-in shower with Mira shower unit, low flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, low voltage spot lights, extractor fan.

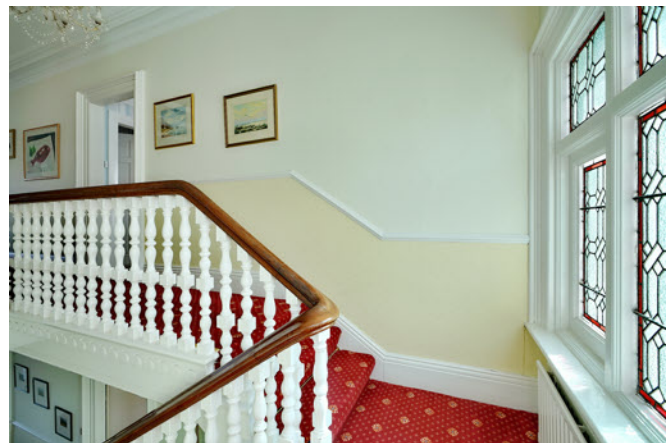
OFFICE: 19' 1" x 13' 10" (5.82m x 4.22m) Separate entrance to front. Built-in desks x 4, cupboards, solid wood flooring, sliding doors to outside.



First Floor Return

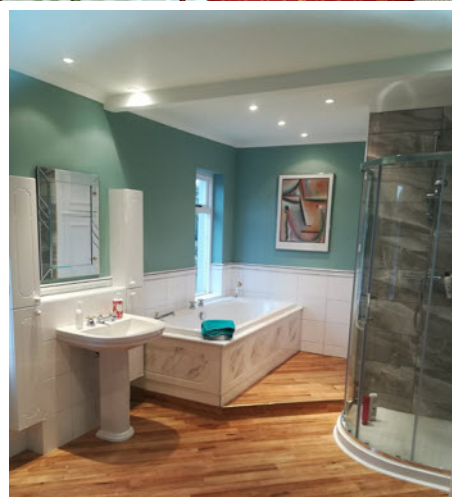
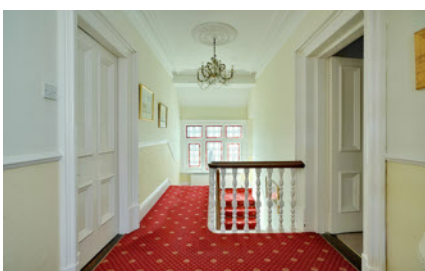
Feature leaded glass stained glass window.

BATHROOM: Panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, separate fully tiled shower cubicle with thermostatic shower unit and additional shower unit, bidet, low flush wc, part tiled walls, Amtico flooring, low voltage spot lights, hotpress with built-in storage.



First Floor

LANDING: Picture window.



BEDROOM (1): 14' 5" x 12' 2" (4.39m x 3.71m) Built-in robe with sliding mirrored doors, corniced ceiling.

BEDROOM (2): 14' 3" x 11' 9" (4.34m x 3.58m) Built-in robe, bookshelves, corniced ceiling, picture rail.

JACK & JILL ENSUITE: Fully tiled shower cubicle with Triton shower unit, low flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, tongue and groove ceiling, low voltage spot lights, extractor fan.

BEDROOM (3): 14' 6" x 10' 4" (4.42m x 3.15m) Double built-in robe, excellent lough views, corniced ceiling, picture rail.

BEDROOM (4): 15' 0" x 14' 4" (4.57m x 4.37m) Double built-in robe, excellent lough views.

Open tread staircase to. . .

Second Floor

BEDROOM (5): 13' 11" x 13' 0" (4.24m x 3.96m) Tongue and groove ceiling, Velux window, storage into eaves.

BEDROOM (6): 14' 0" x 12' 11" (4.27m x 3.94m) Tongue and groove ceiling, Velux window.



Outside

BOILER HOUSE: Oil fired boiler, light and power.

GARDEN STORE

Sweeping tarmac driveway leading to parking area to front and rear.

Front garden laid in lawn with a variety of shrubs. Spacious and level rear garden laid in lawn with shrubs, etc.



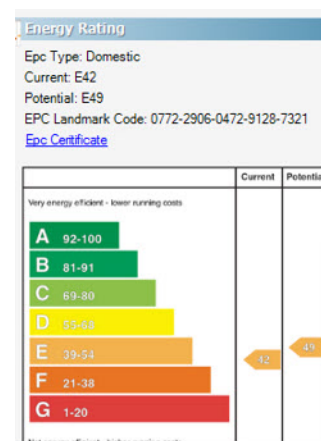
Location:

Leaving Donaghadee travelling towards Bangor along the coast, the property is approximately half a mile on the left.



Floor Plans

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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