



39 & 39a Whiterock Road,  
Killinchy,  
BT23 6PT

Offers Over  
£795,000

Viewing by  
appointment with  
& through agent  
028 90 424747



Commanding an elevated position with uninterrupted panoramic views over Strangford Lough and its islands, 39 Whiterock Road is a truly exceptional home. Designed to make the most of its outlook, the main living room opens onto a large terrace—perfect for entertaining, relaxing, or simply soaking in the ever-changing light and scenery. The open plan kitchen and dining area enjoys the same remarkable views across the lough. A separate study and additional sitting room complete the generous ground floor layout.

Upstairs, four well-proportioned bedrooms include a luxurious primary suite with dressing room and sleek ensuite. Three of the four bedrooms benefit from the same spectacular outlook across the water.

The attached annex at 39a offers complete independence, with its own entrance and

driveway, and comprises a living room, sunroom, kitchen/diner, double bedroom and bathroom—ideal for guests, extended family or additional income.

Mature planting surrounds the front garden, which includes lawns, flowerbeds and a summerhouse. Secure gated access leads to an integral garage and driveway, with a second gated entrance for the annex.

The location is just as special as the home itself, with excellent restaurants nearby for relaxing meals and drinks—including the ever-popular Daft Eddy's and award-winning Balloo House. Strangford Lough Yacht Club is close by, along with local shops, an excellent primary school and a warm, close-knit community.

A rare opportunity in a truly exceptional setting.



- Breathtaking uninterrupted panoramic views across Strangford Lough and surrounding islands—an extraordinary daily backdrop
- Spacious living room with sliding doors opening onto a large terrace, perfect for relaxing and entertaining
  - Bright open plan kitchen and dining area with spectacular views
    - Cosy snug with wood burning stove
    - Separate study ideal for home working
- Four generously sized bedrooms on the first floor, with three benefiting from the stunning lough views
  - Luxurious primary suite with dressing room and ensuite
- Attached annex providing fully self-contained living with private entrance and driveway—perfect for multi-generational living or rental potential
  - Expansive terrace and beautifully planted gardens with summerhouse
- Secure gated access to integral garage and driveway, plus separate gated driveway for the annex
  - Excellent nearby restaurants offering stylish settings for socialising, relaxing meals and drinks
  - Close proximity to Strangford Lough Yacht Club, excellent primary schooling, and a strong, welcoming local community
  - Triple glazed windows and solar panels for excellent energy efficiency

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The Property Comprises:

## Ground Floor

COVERED ENTRANCE PORCH: Triple glazed composite front door with side lights to...

ENTRANCE HALL: Built in bookcase. Karndean flooring.

LIVING ROOM: 27' 3" x 12' 8" (8.3m x 3.86m) Sliding doors to terrace with spectacular views over Lough. Ornate polished marble fireplace with black granite inlay and matching hearth, gas fire, solid oak wood herringbone style flooring.



SNUG: 13' 1" x 12' 2" (4m x 3.7m) Into bay. Feature wood burning stove with slate hearth, ceramic tiled floor, cornice ceiling.



MODERN FULLY FITTED KITCHEN OPEN PLAN TO CASUAL DINING: 28' 3" x 12' 2" (8.6m x 3.7m) 1.5 stainless steel sink unit with Quooker boiling water tap, Quartz worktop with upstand, 4 ring induction with downdraft extractor, excellent range of high and low level units, Nordmende twin eye level ovens and warming drawer, Normende American style fridge/freezer, Indesit integrated dish washer, kitchen island with breakfast bar and range of built in drawers, Karndean floor.



STUDY: 10' 10" x 8' 2" (3.3m x 2.5m)



BATHROOM: Wall mounted low flush WC, Utopia wash hand basin with mixer tap, part tiled walls, ceramic tiled floor.

REAR PORCH: Service door to garage.

Open tread staircase to . . .

First Floor

PRIMARY SUITE: 12' 6" x 9' 10" (3.8m x 3m) Breath taking views over Lough. Juliet balcony.



**LUXURIOUS ENSUITE BATHROOM:** Free standing bath with mixer tap and telephone hand shower, feature shower with fixed over head shower and body spray, vanity with mixer tap, contemporary wall mounted radiator, demisting mirror.

**DRESSING ROOM:** 14' 1" x 8' 10" (4.3m x 2.7m) Range of built in shelves and cupboards.



**BEDROOM (2):** 12' 6" x 9' 2" (3.8m x 2.8m) Excellent range of built in robes to include bedside units, overhead cupboard, pelmet lighting. Double glazed sliding doors to balcony. Stunning views of Lough.



ENSUITE SHOWER ROOM: Built in fully tiled shower cubicle, vanity unit with electric shaving point, low flush WC, heated towel rail, fully tiled walls, ceramic tiled floor.



BEDROOM (3): 12' 6" x 9' 10" (3.8m x 3m) Excellent range of built in robes with mirrored sliding doors, stunning views of Lough.

BEDROOM (4): 12' 2" x 11' 10" (3.7m x 3.6m)



BATHROOM: Modern white suite comprising corner panelled bath with mixer tap and aqualisa thermostatic shower, low flush WC, vanity unit with mixer tap and mirror, range of built in cupboards, heated towel rail, ceramic tiled floor, fully tiled walls.



LANDING: Hotpress cupboard with copper cylinder, seating area.

## Ground Floor

### ANNEX (39A):

Ramp to hardwood front door with double glazed leaded slide light.

ENCLOSED ENTRANCE PORCH: Glazed door to:

ENTRANCE HALL: Ceramic tiled floor.

LIVING ROOM: 14' 1" x 10' 2" (4.3m x 3.1m)

SUN ROOM: 17' 1" x 9' 10" (5.2m x 3m) Ceramic tiled floor, double glazed patio doors to separate terrace with breathtaking lough views.



BEDROOM: 14' 9" x 8' 10" (4.5m x 2.7m)



OAK FITTED KITCHEN: 10' 2" x 10' 2" (3.1m x 3.1m) One and a half bowl stainless steel sink unit with mixer tap, excellent range of high and low level units with laminate work surfaces. Integrated oven and matching four ring ceramic hob, stainless steel extractor fan, concealed lighting. Integrated fridge/freezer, plumbed for washing machine, ceramic tiled floor.



BATHROOM: White bathroom suite comprising panelled bath with mixer tap, shower cubicle, low flush wc, vanity unit with mixer tap and mirror. Fully tiled walls, heated towel rail, ceramic tiled floor.



## Outside

GARAGE: 18' 4" x 12' 6" (5.6m x 3.8m) Electric up and over door, oil fired boiler. Light and power.

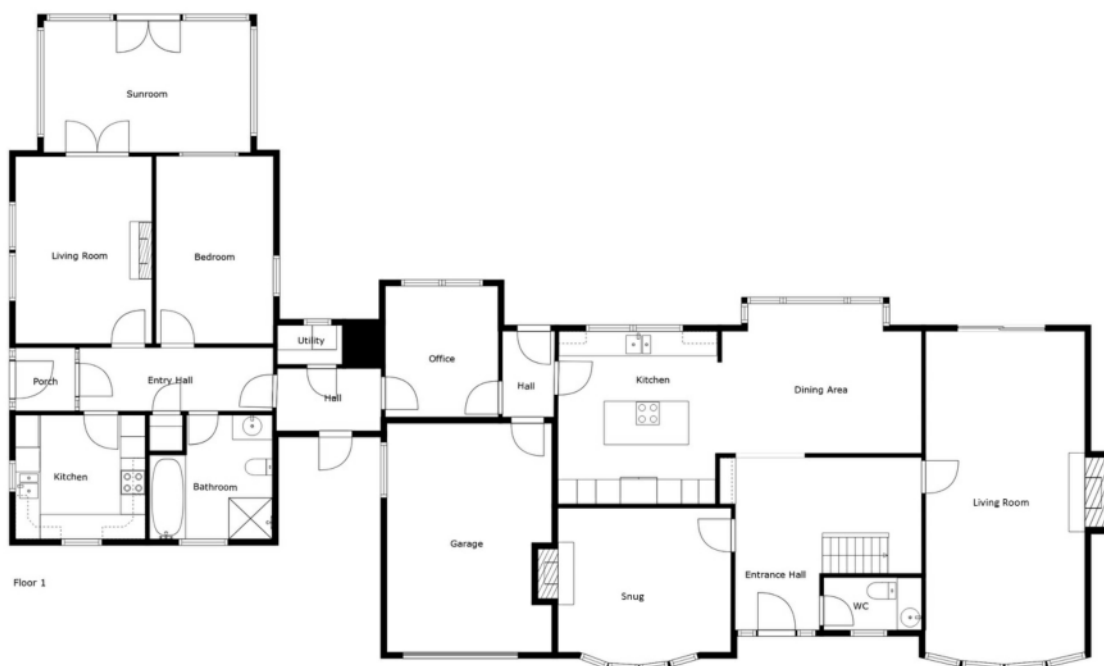
Electric gates. Tarmac driveway with ample private parking and integral garage. Mature front, side and rear gardens in colourful flowerbeds, mature shrubs, large low maintenance terrace with outstanding lough views. Separate electric gate and driveway to No. 39a. Solar panels (owned outright).



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Floor 2



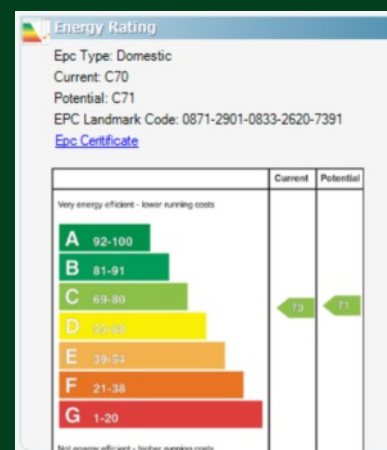
Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

Location: Travelling towards Belfast, turn right off Killyleagh Road onto Beechvale Road. Continue straight onto Whiterock Road. No. 39 is on the right hand side, not long after the turn off for Ballymorran Road.

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

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