



An impressive, detached family home occupying a generous site enveloped by beautifully manicured gardens, approached by a private laneway enveloped by open countryside. Built circa 2007, the property offers a wealth of accommodation extending to approximately 3000 sq ft. Arranged over two floors, the accommodation is notably spacious, well proportioned and could be easily adapted to suit a range of potential purchaser's requirements. Of particular note would be the impressive open plan kitchen – dining leading to sun room. Further investigation reveals Living Room, Dining Room, Cloaks WC, Utility plus Guest Suite on the ground floor which incorporates an ensuite shower room. A bespoke oak staircase leads to the first floor; On this level, are three double bedrooms – master with ensuite plus luxury four piece bathroom. Finished to an impeccably high standard of quality fittings and joinery, the attention to detail is most evident. Externally, the sweeping driveway leads to a detached triple garage and ample storage above. The property will also appeal to those with an equestrian or farming background – A steel barn structure extending to approximately 5000 sq ft is divided into three barns. There is an additional hard standing area to the rear of this with an open barn. This idyllic rural setting within close proximity to the historic village of Greyabbey, which lies on the shores of Strangford Lough. The location is within close proximity to principal routes to Newtownards, Bangor and Belfast; Ideal for those wishing to commute but also seeking a quieter, relaxed pace of living. Internal viewing is a must to appreciate all this remarkable property has to offer.

Offers Around
£435,000

29B Cardy Road,
Greyabbey,
NEWTOWNARDS,
BT22 2LT

Viewing by
appointment with
& through agent
028 9042 4747





Features and Specifications:

- Impressive detached family home occupying an elevated site
- Enveloped by beautifully tended gardens & surrounded by open countryside
- Built circa 2007 & extending to approximately 3000 sq ft
- Accommodation is spacious, well proportioned and adaptable
- Finished to an impeccably high standard of quality fittings & joinery
- Entrance porch leading to Hallway
- Cloaks WC & Utility Room
- Living Room with Inglenook style fireplace
- Dining Room
- Impressive Kitchen open plan to Dining Room
- Sun Room with wood burning stove
- Guest Bedroom with ensuite (located on ground floor)
- Bespoke oak staircase leading to first floor with floor to ceiling stained glass window
- Three double Bedrooms - (upstairs) - Master with ensuite
- Luxury bathroom with 4 piece suite
- Oil fired central heating (underfloor) & condenser boiler
- Solid construction with Bison beams to first floor
- Triple Garage with ample storage above
- 2 Solar panels - Water
- 6kW Photovoltaic panels - Electricity
- Steel barn structure extending to approximately 5000 sq ft - divided into 3 barns
- Additional hard standing area to rear with open barn
- Idyllic rural setting nearby Greyabbey & Strangford Lough
- Within close proximity to principal routes to Newtownards, Bangor and Belfast
- Additional paddock approximately 0.4 acres is included
- *Optional land approximately one acre may be available by separate negotiation

The Property Comprises:

Entrance - ENTRANCE PORCH:

Ground Floor - HALLWAY: Ceramic tile flooring.

CLOAKROOM/WC: Low flush wc, pedestal wash hand basin with mixer tap, part tiled walls, ceramic tiled floor, extractor fan.



LIVING ROOM: 17' 1" x 12' 2" (5.2m x 3.7m) Inglenook style fireplace with sleeper mantle, tiled hearth, wood burning stove, dual aspect windows.





DINING ROOM: 13' 1" x 11' 10" (4.0m x 3.6m) Ceramic tiled floor.





KITCHEN: 18' 8" x 17' 9" (5.7m x 5.4m) Country style solid oak kitchen with excellent range of high and low level units, glazed display cabinet, matching island unit, oil fired Aga with tiled recess and concealed lighting, built-in Ingis cooker with electric oven and four ring ceramic hob, stainless steel 1.5 sink unit with drainer and mixer tap, Corian worktops, island power point, built-in fridge / freezer, built-in dishwasher, ceramic tiled floor. Double doors to . . .





SUN ROOM: 12' 6" x 10' 6" (3.8m x 3.2m) Wood burning stove. uPVC double glazed doors.



UTILITY ROOM: 9' 10" x 7' 3" (3m x 2.2m) Range of high and low level units, stainless steel sink with drainer and mixer tap, plumbed for washing machine, vented for tumble dryer, ceramic tile flooring, part tiled walls, ceramic tiled floor.

BEDROOM (4): 18' 1" x 14' 5" (5.5m x 4.4m)

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with New Team shower unit, pedestal wash hand basin, low flush wc, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan. - WALK-IN DRESSING ROOM: With window.

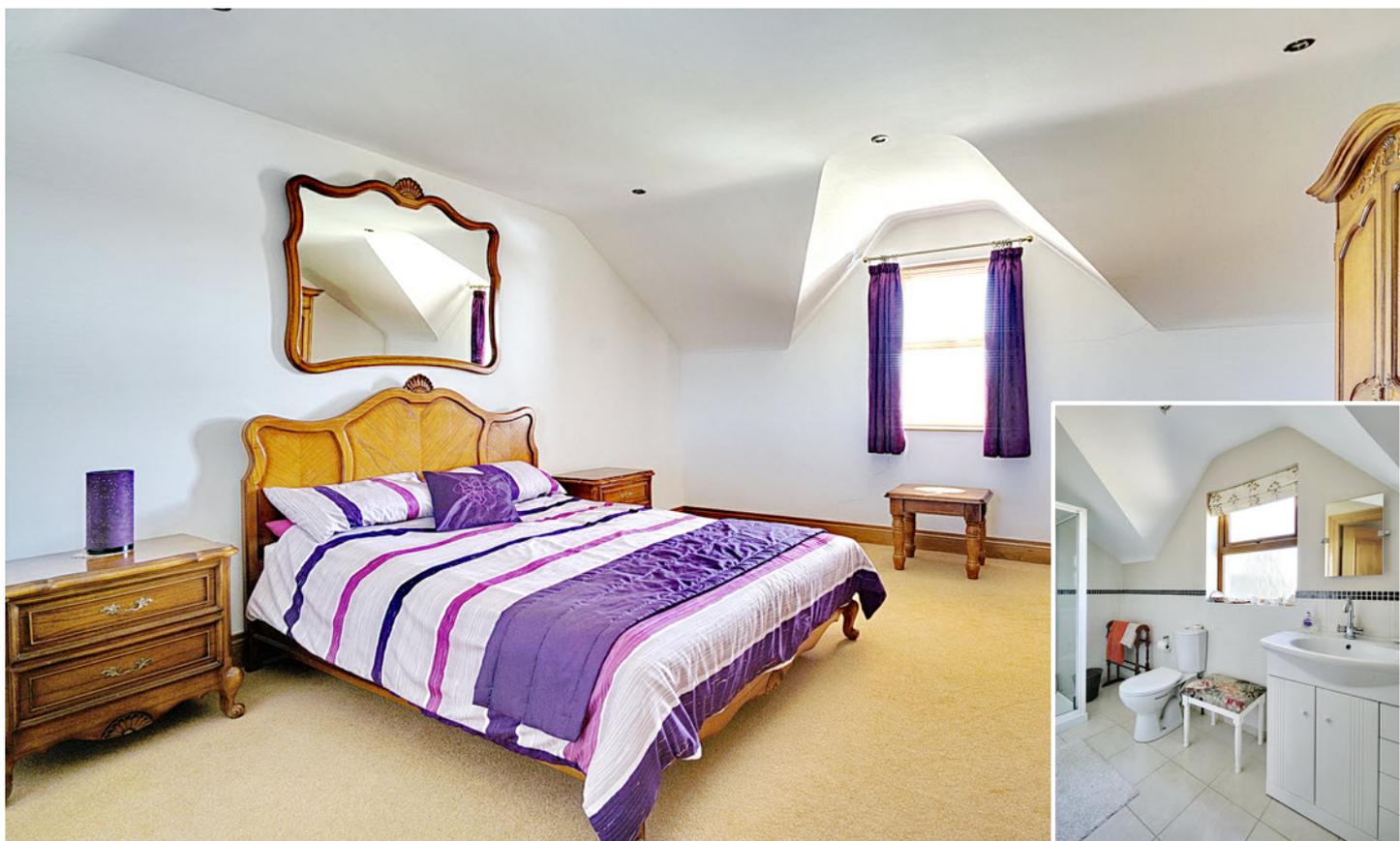
Bespoke oak staircase to First Floor.



First Floor - LANDING: Floor to ceiling leaded stained glass windows.

MASTER BEDROOM: 17' 1" x 14' 5" (5.2m x 4.4m)

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle with New Team shower unit, low flush wc, vanity unit with wash hand basin and mixer tap, part tiled walls, extractor fan, ceramic tiled floor.



BEDROOM (2): 17' 1" x 12' 2" (5.2m x 3.7m) Excellent wall to wall range of built-in robes with matching drawer units.



BEDROOM (3): 13' 1" x 11' 10" (4m x 3.6m)



BATHROOM: Luxury four piece white bathroom suite comprising fully tiled built-in shower cubicle with New Team shower unit, free standing bath with free standing mixer tap, low flush wc, pedestal wash hand basin with mixer tap, part tiled walls, ceramic tiled floor.



Outside

Landscaped gardens with manicured lawns bordered by hedging and fencing.

TRIPLE GARAGE: 45' 11" x 19' 8" (14.0m x 6.0m) Three roller doors, light and power, oil fired boiler, hot water buffer tank. Gardeners wc, fully tiled built-in Triton shower unit, wall mounted wash hand basin, storage above.

STEEL STRUCTURE SHEDS:

SHED (1): 65' 7" x 28' 10" (20m x 8.8m) Electric roller door.

SHED (2): 65' 7" x 20' 4" (20m x 6.2m) Electric roller door.

SHED (3): 28' 10" x 22' 12" (8.8m x 7m) Electric roller door.

REAR OPEN BARN:





Floor Plans



Ground Floor



First Floor



Location:

Travelling South along the Portaferry Road, turn left on Mountstewart Road. Continue through the junction for approximately 1km. 29b is located on the left side of the 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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Energy Rating

Epc Type: Domestic
 Current: A99
 Potential: A101
 EPC Landmark Code: 9961-0324-7450-0063-6926
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100	99	101
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



With You Every **Step** of the Way



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