



187 Carrickmannon Road presents a rare opportunity to own a charming modern country cottage that perfectly balances rural serenity with contemporary living.

Nestled in a breathtaking setting, this home offers panoramic countryside views, stretching as far as the majestic Mourne Mountains. Designed for comfort and relaxation, the interior boasts a warm and inviting atmosphere, ideal for cosy nights in. Outdoors, the raised patio areas are perfect for enjoying sunny days, al fresco dining, or simply soaking in the beauty of nature.

The cottage is thoughtfully laid out on one level, providing ease and accessibility for all. Despite its tranquil surroundings, you're only minutes from nearby towns brimming with charm and amenities, and Belfast is just a 20-minute drive away, making it an ideal retreat with excellent connectivity.

This is more than a home—it's a lifestyle. Don't miss the chance to experience it for yourself. Schedule your viewing today and prepare to fall in love!

Offers Over  
£420,000

187 Carrickmannon Road,  
Raffery,  
Crossgar,  
BT30 9MN

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Viewing by  
appointment  
through agent  
028 9042 4747



- Beautiful country cottage, built in 2014 and incorporating all modern conveniences, yet brimming with character and original style features.
- Nestled in the heart of picturesque countryside with breathtaking views.
- Generous living spaces with an open-concept design perfect for family living and entertaining.
- Country cottage features such as exposed beams, whitewash and exposed stone walls, and wood burning stoves.
- Charming kitchen, living and dining space with feature window and patio doors to a stunning veranda.
- Stand-alone cellar annex, which would suit a wide variety of purposes includes a wood burning stove, kitchen, W/C and shower room.
- Beautifully maintained gardens, large garage, outdoor seating areas, and space for alfresco dining.
- Peaceful and private location, ideal for relaxation and escaping city life.
- uPVC double glazed & oil-fired central heating.
- Close to charming local villages, shops, restaurants, and outdoor activities.



The Property Comprises:

Ground Floor

ENTRANCE PORCH: uPVC composite door with glass panel into . .

ENTRANCE HALL: Ceramic tiled floor, whitewashed cottage style walls.



LIVING ROOM / (BEDROOM (3): 13' 5" x 12' 10" (4.1m x 3.9m) (at widest points) Wood burning stove, whitewashed walls, matching ceramic tiled floor.



KITCHEN/LIVING/DINING/AREA: 28' 7" x 12' 10" (8.7m x 3.9m) (at widest points) Excellent range of high and low level units, Aga with 6 ring hob, Rangemaster sink with chrome mixer taps, matching ceramic tiled floor. Beautiful cottage style wooden doors and ornate radiator, large multi fuel wood burning stove, Large dual aspect windows to the front and side with window seating, patio doors to the veranda.







UTILITY ROOM: 10' 10" x 8' 10" (3.3m x 2.7m) at widest points) Excellent storage cupboards, space for fridge, plumbed for washing machine, Rangemaster sink with chrome mixer taps. Door to outside.



SEPARATE WC: Low flush wc, heated towel radiator, wash hand basin with chrome mixer taps, matching ceramic tiled floor.

PRINCIPAL BEDROOM: 13' 1" x 14' 9" (4.0m x 4.5m) (at widest points) Oak effect laminate floor, whitewashed walls, feature window giving views of the Mourne via dual aspect windows, ornate radiators, walk-in wardrobe with excellent storage space, large Velux window giving a lot of light.



BEDROOM (2): 10' 6" x 8' 10" (3.2m x 2.7m) Ceramic tiled flooring, whitewashed walls, ornate radiator. Access to roofspace.



BATHROOM: Ceramic tiled floors, wash and basin with chrome mixer taps, heated towel rail, feature radiators, freestanding bath with chrome mixer taps, low flush wc, fully tiled shower enclosure with "Rain" head fitting.

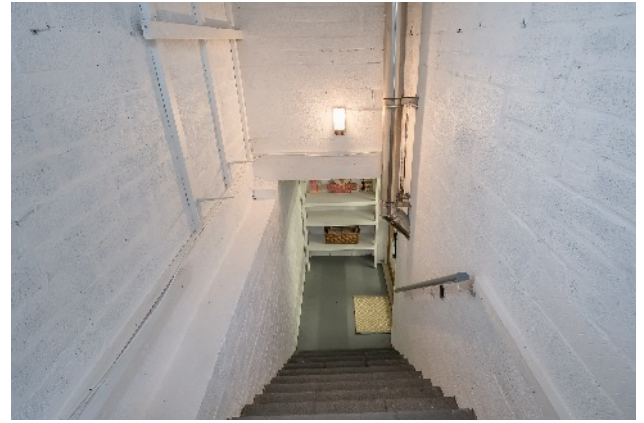


Outside

GARAGE: 22' 12" x 13' 5" (7m x 4.1m) Electric roller shutter door, floored, under eave storage, shelving, boiler.

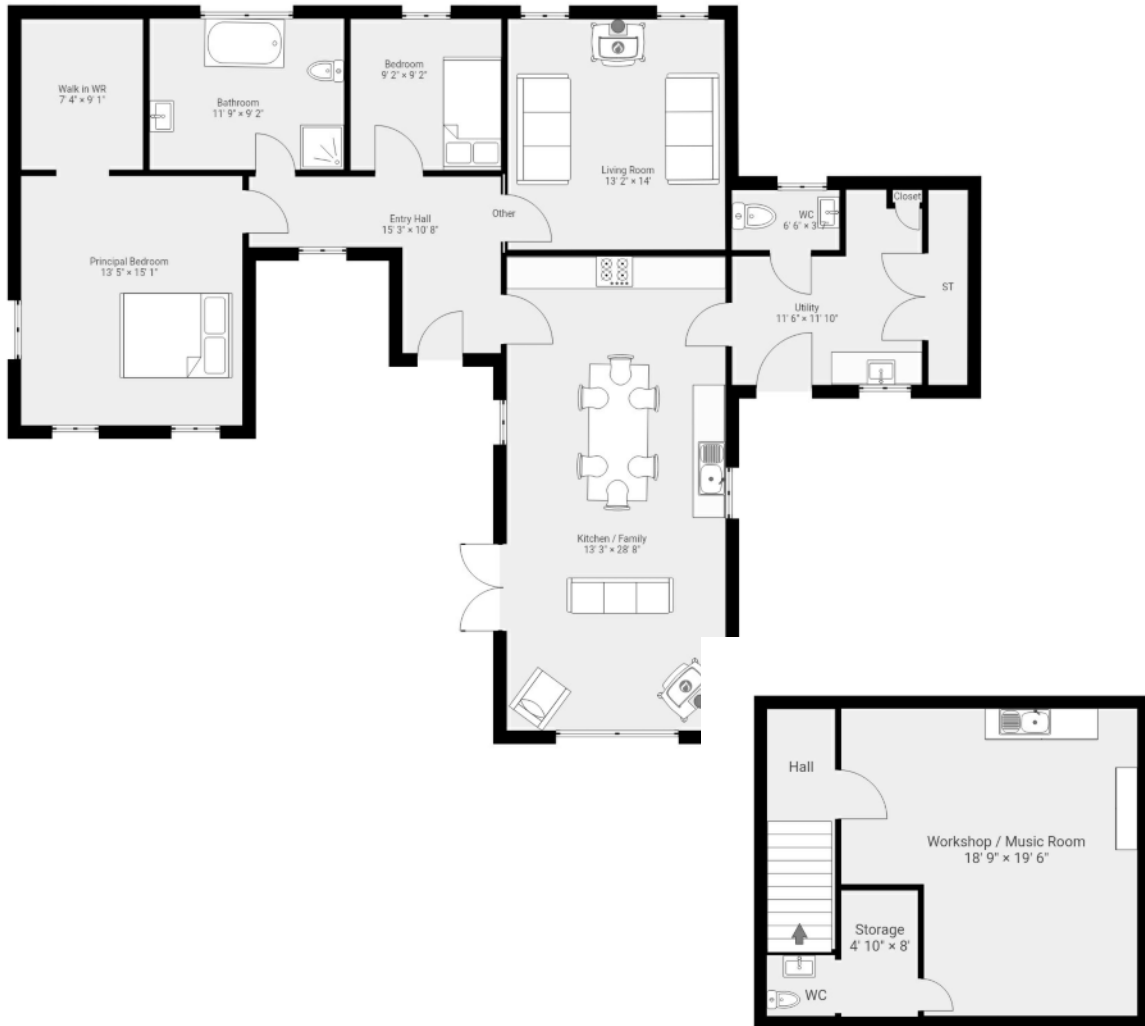
SELF CONTAINED CELLAR: 19' 0" x 18' 8" (5.8m x 5.7m) Suitable for a variety of purposes from teenagers den to man-cave or art studio.





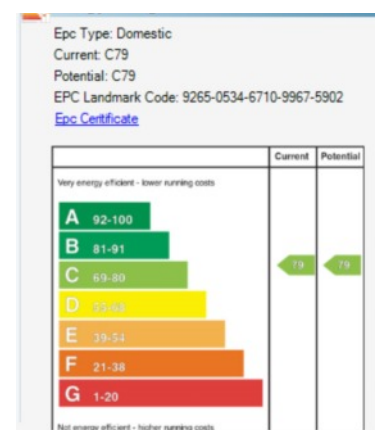
Situated on top of a hill with 360° views of the Mourne. Gated driveway to parking area with ample space for 3/4. Cars. Raised patio area overlooking surrounding countryside to the front and the side of the property . Landscaped gardens. Steps to a raised decking area featuring a garden room with views over of the surrounding countryside.





## Location:

From Belfast take the A23 Moneyreagh Road to Ballygowan. Go straight through the roundabout in the centre of Ballygowan onto Church Hill which becomes the Carrickmannon Road. Number 187 will be on your right side up a private laneway 4.5 miles outside of Ballygowan. 187 is circa 500m from the T-Junction at Raffrey.



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