

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 TULLYKEVIN ROAD,
GREYABBAY, BT22 2QE**

OFFERS AROUND £474,950

Located just a short distance from the picturesque village of Greyabbey—renowned for its antique shops, cafés, restaurants, and nearby National Trust sites—this stunning home offers the perfect blend of rural tranquility and modern convenience. With scenic coastal walks and excellent transport links close by, it's ideal for commuters and nature lovers alike.

Set on a private site and approached via a sweeping driveway, this elegant country residence offers spacious and flexible family accommodation in a peaceful, semi-rural setting. Rich in character, it features exposed beams, stained glass windows, and traditional-style radiators throughout. The ground floor comprises a formal living room with open fire, a charming kitchen with built-in Aga, a utility room, and a ground floor bedroom suite with WC, dressing room, and ensuite—ideal for guests or multi-generational living. Upstairs, there are three further double bedrooms, including a master with ensuite, and a family bathroom.

Externally, the home is surrounded by mature trees and shrubs, providing both privacy and a beautiful natural backdrop. A covered outdoor kitchen/BBQ area with a striking double-height pitched roof offers a superb year-round entertaining space. The versatile outdoor annex has planning permission to create suitable accommodation for Air BnB and ancillary accommodation, ideal for a home office, studio, or guest suite.

Additional benefits include a detached garage with roller door, separate storage, oil-fired central heating, double glazing, and sixteen 4KW solar panels for energy efficiency and cost savings.

This is a rare opportunity to acquire a home that combines timeless charm with modern living in one of County Down's most desirable locations.

Early viewing is highly recommended.



Key Features

- Located Close To Greyabbey Village And All Local Amenities
- Four Double Bedrooms, Master With Ensuite Shower Room And Further Suite On Ground Floor
- Beautiful Features Throughout Such As Period Radiators, Beams And Stained Glass Windows
- Unique Property In A Stunning Location And Viewing Is Highly Recommended
- Approached Via A Sweeping Driveway And Benefitting From Mature Gardens On A Private Site
- Large Country Style Kitchen With Space For Dining And Family Snug
- Fantastic Outbuildings With Covered BBQ Area/Outdoor Kitchen, Annex Area And Garage
- Detached Country Residence On Circa 0.8 Of An Acre



Accommodation

Comprises:

Entrance Hall

Wood flooring, galleried staircase with velux type window, period style radiator and understairs storage.

Study

WC

White suite comprising low flush wc, pedestal wash hand basin, recessed spotlighting, extractor fan, partly tiled walls, wood flooring and glazed door.

Living Room

15'8" x 16'0"

Feature glazed door, wood flooring, open fire with slate hearth, decorative tiled inset with cast iron border and wooden surround and mantle, feature beams, feature glazed window and dual aspect views.

Kitchen/Living/Dining

21'7" x 20'8"

Modern range of high and low level units with wood laminate work surfaces, Aga range cooker, Belfast type sink with mixer taps and built in drainer, integrated appliances to include; under oven, four ring electric hob, stainless steel extractor hood and dishwasher, built in wine rack, space for American fridge freezer, feature beams, partly tiled walls, wood flooring and double doors to rear garden.

Utility

14'1" x 6'6"

Modern range of high and low level units with laminate work surfaces, one and a quarter sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, door to rear garden, partly tiled walls and tiled floor.

Bedroom 1

10'5" x 9'10"

En Suite

White suite comprising walk in shower room enclosure with overhead shower, vanity unit with mixer taps and storage, recessed spotlighting, fully tiled walls and tiled floor.

First Floor

Landing

Bedroom 2

21'7" x 10'9"

Dual aspect windows and eaves storage.

Ensuite

White suite comprising shower enclosure with Mira overhead shower, low flush wc, pedestal wash hand basin, velux type window, extractor fan, partly tiled walls and tiled floor.

Bedroom 3

13'1" x 11'5"

Eaves storage.

Bedroom 4

10'9" x 9'10"

Dual aspect views.

Dressing Room

Fitted wardrobes, wood flooring and access to roofspace.

Bathroom

White suite comprising panelled bath with Mira overhead shower and telephone hand shower set, low flush wc, pedestal wash hand basin, wc, extractor fan, recessed spotlighting, partly tiled walls and tiled floor.

Outside

Front - Parking for multiple vehicles, bedding areas, area in lawn, mature shrubs, trees and paved seating areas.

Rear - Sixteen 4kw solar panels, enclosed vegetable garden, area in lawn, mature shrubs and trees, paved seating/sun terrace, outdoor kitchen area, light and tap.

Outdoor Kitchen / BBQ

Area

16'4" x 20'11"

Double height ceiling, power and light, built in BBQ area with space for BBQ and paving.

Outdoor Reception

21'11" x 12'5"

Planning permission approved for conversion to Air BnB or ancillary accommodation (LA06/2023/1524/F). Sliding doors and doors to rear room.

Rear Room

Garage

15'1" x 14'1"

Roller door, power and light, built in storage, attached storage area for ride on lawnmower with roof.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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