

34 Bayview Road | Killinchy | BT23 6TW





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A quaint detached country cottage full of character and charm, set within its own private grounds extending to approximately 0.85 acres or thereabouts, situated in this highly desirable area with spectacular views over Strangford Lough and the Mourne Mountains.

The original cottage, now used as the garage / workshop dates back to, it is believed, the 1800s, however in 1985 the cottage was extended and renovated to create a beautiful family home that boasts well appointed accommodation throughout, suitable for the growing and established families or those wishing to downsize. A warm and welcoming entrance hall makes way to the spacious lounge with open fire and access onto the patio area with stunning Lough views, an open plan kitchen, living and dining area with gas fired AGA and separate utility room, three excellent sized bedrooms and bathroom, fitted with a modern white suite, whilst the first floor boasts a spacious fourth bedroom and a partially floored roof space that could be used as a home office or an additional bedroom, subject to planning.

Outside, the cottage is approached by a gravelled driveway which leads to the attached garage / workshop, which could potentially be converted into a granny flat or an apartment for holiday let, if desired (subject to planning). Beautiful mature gardens with paved patio and decking area surround the property, including a stunning wooded area, which provides a superb back drop to the property and excellent entertaining space for all the family and pets to enjoy.

The location of 34 Bayview Road is exceptional. Killinchy, Whiterock and Balloo are only a short distance away boasting the renowned Balloo House pub and restaurant, Daft Eddies coffee shop and restaurant, Crafty Fox Home and Gift Emporium, filling station and Killinchy Primary School. Also close at hand is Strangford Lough Yacht Club boasting an array of water activities whilst an excellent road network allows for a convenient commute to the surrounding towns of Killyleagh, Downpatrick, Comber and Newtownards, whilst Belfast city centre is easily accessible by both car and public transport.

Not often do opportunities of this nature come onto the market in such a desirable area, and we therefore recommend your earliest viewing to appreciate this beautiful home!

1b Main Street
Saintfield
BT24 7AA
028 97 568300

Tim Martin
.co.uk

27 Castle Street
Comber
BT23 5DY
028 91 878956

Killinchy 0.7 miles

Comber 7.2 miles

Belfast City Centre 15.7 miles

Belfast City Airport 15.7 miles

Ulster Hospital 11.5 miles

Lounge



Accommodation

Entrance Hall

Glazed hardwood entrance door with matching glazed side panels; stone flagged floor; wiring for wall lights.

Cloakroom

WC 7'6 x 5'19 (2.29m x 1.52m) (maximum measurements)

Light grey suite comprising low flush wc and pedestal wash hand basin.

Lounge 22'7 x 12'10 (6.88m x 3.91m)

Beautiful brick and stone Inglenook style fireplace with open fire; stone hearth; wooden mantle; exposed ceiling beams; wiring for wall lights; side access to patio; stunning Lough views; TV and telephone connection points.



Entrance Hall



Lounge



Entrance Hall

Open Plan Kitchen / Living / Dining Area 19'3 x 16'10 (5.87m x 5.13m)

Excellent range of stained pine high and low level cupboards and drawers with matching glazed display cupboards; incorporating 1½ tub sink unit with mixer tap; Aga gas range cooker; space for fridge; tiled worktops; exposed ceiling beams; stone flagged floor; Lough views; wiring for wall lights; telephone connection point.

Rear Hall

Stone flagged floor; access to rear.

Utility room 10'3 x 7'5 (3.12m x 2.26m)

Glazed Belfast sink; tiled worktop; shelving; space and plumbing for washing machine; space and plumbing for fridge / freezer.

Stairs to side Hallway leading to:-



Bathroom 9'8 x 8'4 (2.95m x 2.54m)

Modern white suite comprising panelled bath with chrome taps; separate tiled shower cubicle with Mira thermostatically controlled shower unit and wall mounted telephone shower attachment; close coupled wc; pedestal wash hand basin with mono mixer taps; part tiled walls; tiled floor; extractor fan; wall light.

Hotpress

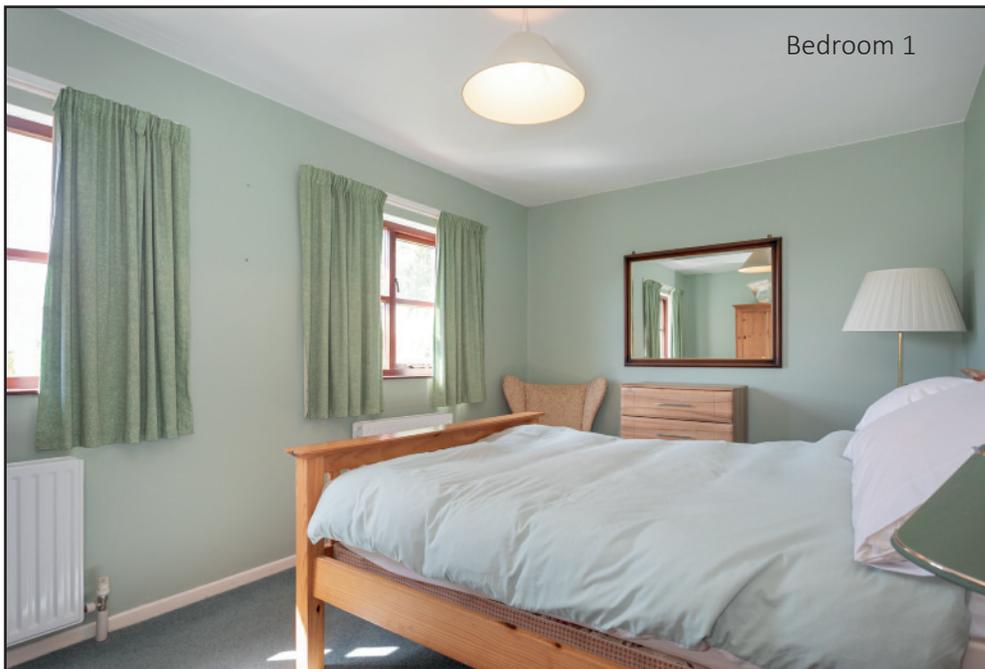
Built-in shelving.

Bedroom 1 15'7 x 9'9 (4.75m x 2.97m)

Views of the Mourne Mountains.

Bedroom 2 13'0 x 11'4 (3.96m x 3.45m)

Built in wardrobes; wash hand basin with tiled splashback.



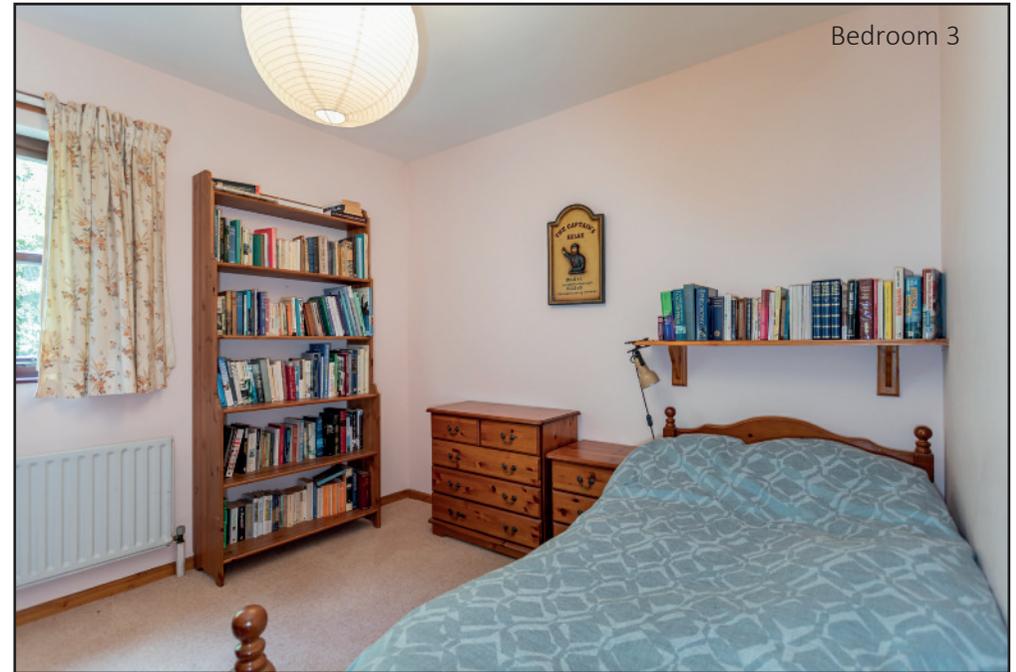
Bedroom 3 10'5 x 9'8 (3.18m x 2.95m)

Stairs to the First Floor and Minstrel Galleried Landing

Access to roofspace (partially floored - potential to create additional bedroom / home office subject to planning); access to under eaves storage.

Bedroom 4 20'0 x 12'3 (6.10m x 3.73m)

Velux windows; Lough views; access to under eaves storage.



Outside Gravelled driveway leading to:-

Garage 29'1 x 15'0 (8.86m x 4.57m) - Original cottage
Double wooden doors; side stable door; light and power points.

Gardens

Mature gardens surround the property, which are laid out in lawn and planted with a wonderful selection of mature trees, hedging, ornamental and flowering shrubs; paved patio area and raised decking area provide excellent entertaining space with breath taking views of Strangford Lough; a wooded area provides a wonderful backdrop to the property.



Capital / Rateable Value
Tenure
Note

£270,000. Rates Payable = £2352.24 per annum (approx)

Freehold

There is additional land extending to approx. 1.25 acres or thereabouts available by separate negotiation.

Ground Floor

Approx. 176.8 sq. metres (1903.4 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.9 sq. feet)

