

Tim Martin
— .co.uk



30 Craigboy Road
Donaghadee
BT21 0LP

Offers Around
£495,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Set on an elevated position enjoying views to the East towards the Irish Sea, Portpatrick and the Isle of Man and South to Scrabo and the Mourne mountains. This spacious well appointed family, residence set in circa 0.820 of an acre, includes large workshop and store (equally suitable for housing cattle or horses) and with the option of purchasing 5.15 acres of high quality arable lands if desired.

Internally the accommodation includes lounge and dining room, integrated farmhouse sized kitchen, open through to the conservatory; the first floor hosts four bedrooms, two with en-suites, and a large study / guest room, with potential for access from the integral double garage.

The property enjoys easy access to Donaghadee, Strangford Lough and a selection of sporting activities.

For those with a passion for the countryside the property provides the perfect setting and facilities and at the end of the day to sit in the comfort of the delightful garden room with family and friends and enjoy the stunning views over the Irish sea.

FEATURES

- Stunning Elevated Site with Views To the Irish Sea and Mourne Mountains
- Farmhouse Integrated Kitchen
- Four Excellent Sized Bedrooms Including Two With Ensuites
- Spacious Lounge, Garden Room and Dining Room
- Large Workshop and Store
- Oil Fired Heating
- Option to Purchase Additional Lands

Reception Hall

Overlooked by galleried landing; corniced ceiling; Beam vacuum point.

Lounge

17'11 x 14'2 (5.46m x 4.32m)

Approached through glazed double doors; pink granite and white marble fireplace and hearth; hardwood mantle; corniced ceiling and centre ceiling rose; TV aerial connection.

Dining Room

15'1" x 12'11" (4.60m x 3.94m)

Minimum Measurements

Approached through glazed double doors; bay window; corniced ceiling and centre ceiling rose.

Kitchen

19'7 x 12'0 (5.97m x 3.66m)

1½ tub single drainer stainless steel sink unit with flexible spray mixer tap; extensive range of light oak eye and floor level cupboard and drawers, matching leaded and glazed display cupboards; formica worktops; space and plumbing for washing machine; corniced ceiling; eye and floor level display cabinet; ceramic tiled floor; open plan to conservatory; Beam vacuum point.

Conservatory

11'8 x 9'3 (3.56m x 2.82m)

Ceramic tiled floor; glazed double doors to patio; corniced ceiling.

Laundry Room

12'10 x 12'0 (3.91m x 3.66m)

Double drainer stainless steel sink unit with mixer taps; good range of laminate eye and floor level cupboard and drawers; formica worktops; ceramic tiled floor; part tiled walls; door leading to:-

Cloakroom

5'9 x 4'9 (1.75m x 1.45m)

White suite comprising close coupled WC; pedestal wash hand basin; chrome heated towel rail; ½ tiled walls.

Hardwood open tread staircase to:-

Galleried Landing

Twin beam vacuum points; hotpress with insulated copper cylinder and Willis type Immersion heater.

Bedroom 1

14'2 x 11'1 (4.32m x 3.38m)

Corniced ceiling and centre ceiling rose.

Ensuite Shower Room

10'1 x 3'3 (3.07m x 0.99m)

White suite comprising tiled shower with Mira events electric shower glass folding shower doors; pedestal wash hand basin with illuminated mirror over close coupled WC; extractor fan.

Bedroom 2

12'0 x 10'3 (3.66m x 3.12m)

Built in wardrobe; corniced ceiling.

Shower Room

7'10 x 7'1 (2.39m x 2.16m)

White suite comprising quadrant tiled shower with Mira Events electrical shower; glass sliding shower doors and side panels; pedestal wash hand basin with illuminated mirror fronted bathroom cabinet over; close coupled WC; chrome heated towel radiator; ceramic tiled walls; extractor fan.

Bedroom 3

12'10 x 12'0 (3.91m x 3.66m)

Bedroom 4

13'6 x 12'11 (4.11m x 3.94m)

Door to study / games room

Study / Games Room

19'7 x 13'2 (5.97m x 4.01m)

2 Velux windows

Outside

Shared concrete lane leading to private sweeping bitmac drive with ample parking and leading to:-

Integral Garage

24'9 x 19'8 (7.54m x 5.99m)

Maximum Measurements

Roller door; Beam central vacuum unit.

Gardens

Spacious gardens to front and side laid out in lawns and planted with a fine selection of ornamental and flowering shrubs, herbaceous plants, spring flowering bulbs and enclosed with Varicated Holly hedging.

Garden Room

12'4 x 11'8 (3.76m x 3.56m)

Approached from decorative gravel path.

Glazed on three sides and enjoying extensive views over the surrounding countryside, Irish sea and views to Portpatrick and Galloway coastline; stainless steel sink with swan neck chrome mono mixer taps recessed in formica worktop; good range of laminate eye and floor level cupboards with concealed lighting; electric wall heater; power points with USB sockets; sliding patio door and side panel.

Rear Gardens

Generous rear gardens laid out in lawns and planted with shrubs, trees, spring flowing bulbs, Rose bed and with circular brick pavia patio and flagged patio.

Aluminium framed glass house.

Enclosed Concrete Yard

Approached from driveway and separate entrance front concrete lane with timber and steel double gates.

Workshop

33'6 x 30'0 approx (10.21m x 9.14m approx)

Approached through sliding door with pedestrian door 14'10 x 12'7" high; insulated roof; ample light and power points.

Store / Cattle House

49'0 x 33'5 (14.94m x 10.19m)

Approched through sliding door with pedestrian door (15'0 x 12'7) three automatic water drinking troughs.

Boiler House

Wochester oil fired boiler; PVC oil storage tank.

2 Fields in Stubble (shortly to be sowed in grass)

The agricultural lands extending to circa 5.15 acres are currently in stubble (shortly to be sowed down to grass), enjoying good frontage to the country road and with access off the shared coverage lane, the lands are equally suitable for grazing, cutting and or arable purposes.

Lot 1

House, Gardens and Shed - Offers around £515,000

Lot 2

Circa 5.15 Acres Land - Offers Around £103,000

Tenure

Freehold

Capital Rateable Value

£350,000. Rates Payable = £3,197.95 Per Annum (Approx)







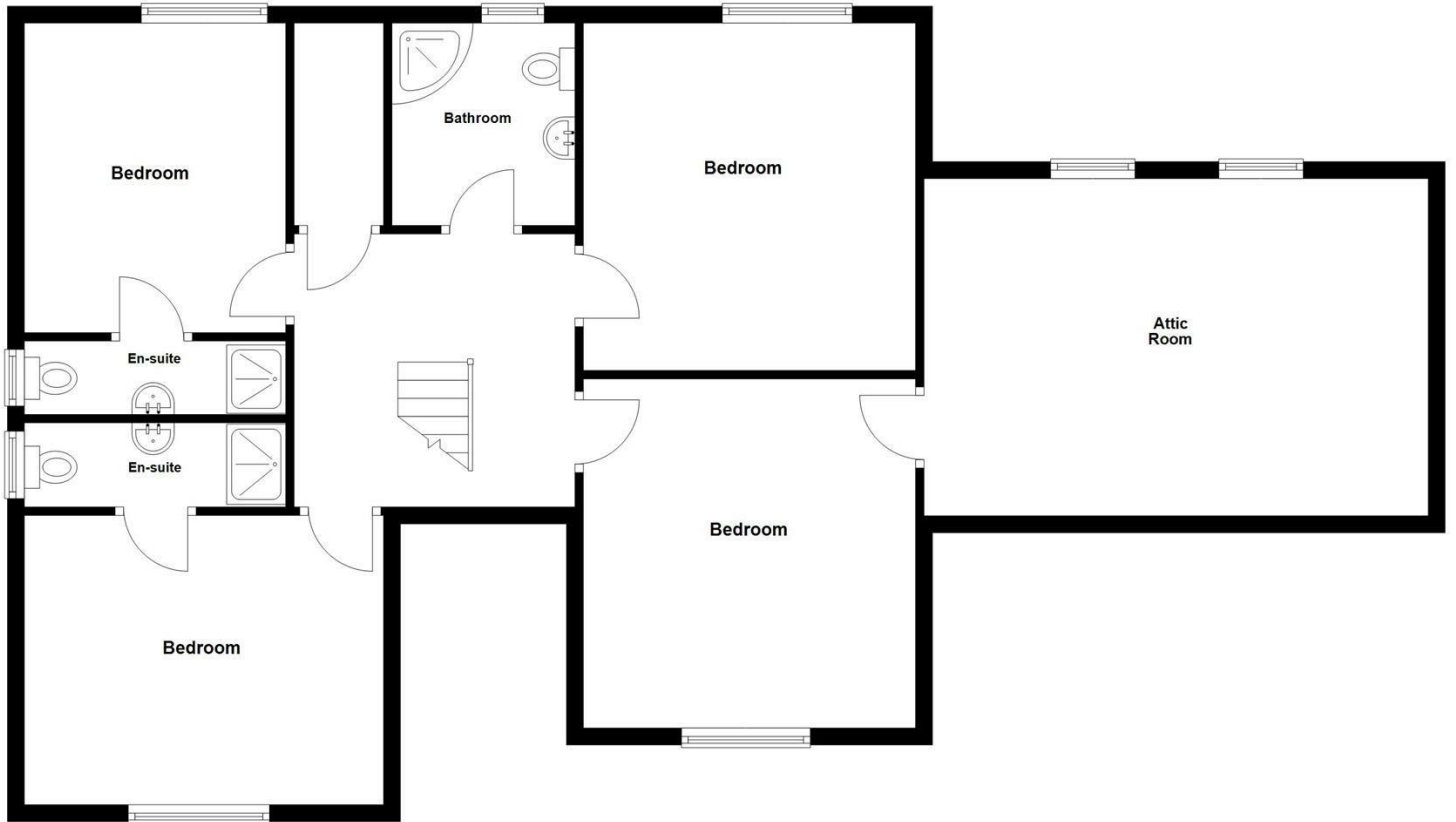


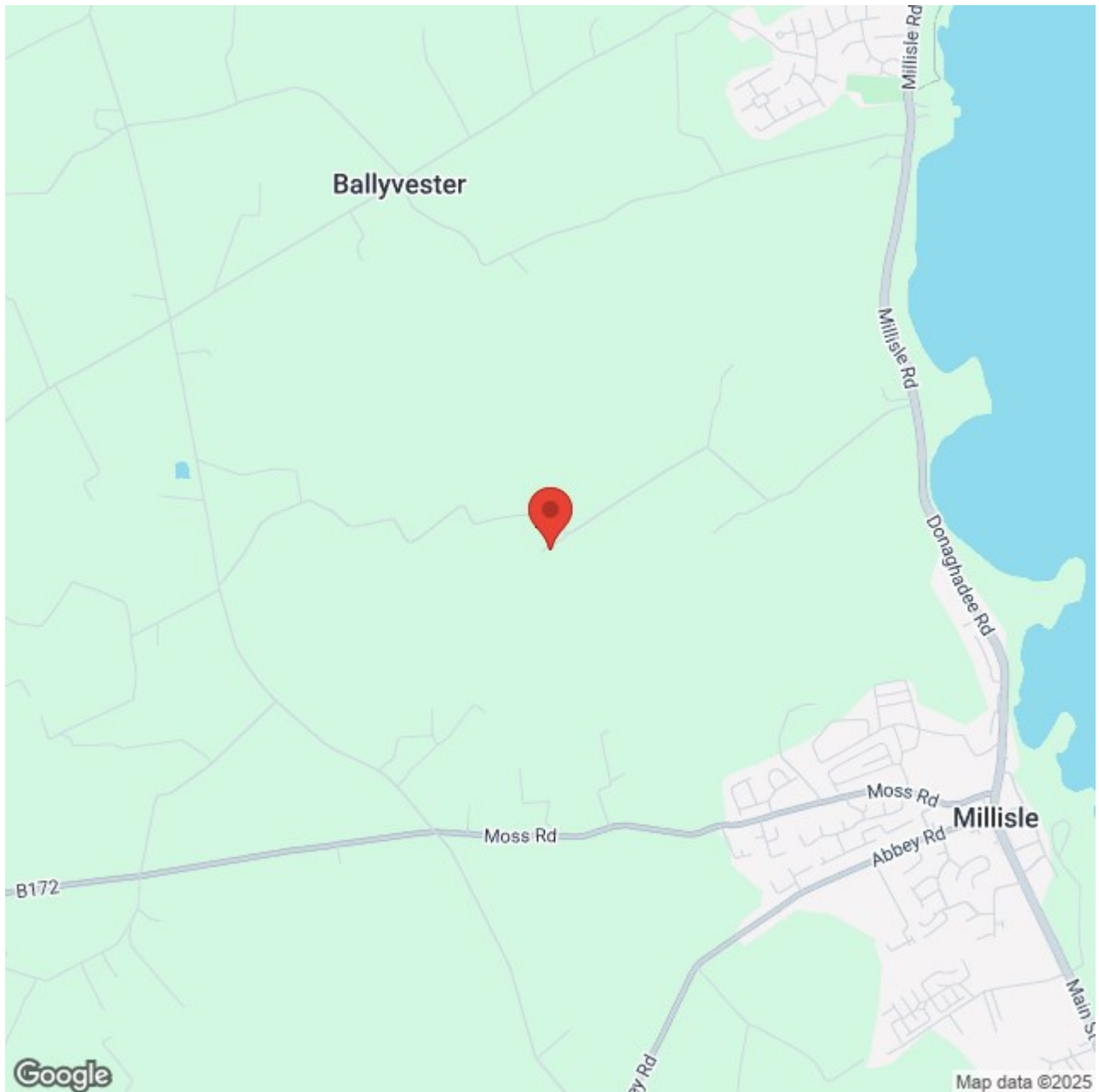




First Floor

Approx. 110.2 sq. metres (1186.4 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.