



**26 Clanmaghera Road**  
Tyrella, Downpatrick  
BT30 8SU

**Offers In The Region Of  
£650,000**

- Exceptional Beach Front Property
- 4 Bed House & 3 Bed Annex
- 2 Reception Rooms
- Sunroom
- Family Bathroom, Shower Room & En-Suite
- Detached Garage & Fully Enclosed Hot Tub Area
- South Facing Garden
- Stable & Tack Room
- Approximately 1.2 Acres
- Private Lane With Direct Beach Access



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







We are delighted to introduce this detached property set on an impressive c.1.2 acre site with private access onto the stunning Tyrella Beach.

Beautifully presented throughout, it offers breathtaking views of the beach, Dundrum Bay, Mourne Mountains, and St John's Point.

The property also benefits from a separate three bedroom annex, perfect for holiday letting or guest accommodation, along with a stable block which makes it a truly unique coastal retreat with fantastic lifestyle and income potential.

#### ACCOMMODATION

The main home comprises to the ground floor double aspect lounge with multi fuel stove, sun room, kitchen with dining area, shower room, double bedroom and principle bedroom with dressing room, while the first floor boasts a further two sizeable bedrooms, one with en-suite facilities. The property is further enhanced with a linking hallway to ground floor annex, comprising three bedrooms, bathroom, and open plan double aspect lounge and kitchen.

#### OUTSIDE

The extensive garden and paved patio area offer undisturbed, panoramic views of the coastline—perfect for relaxing or entertaining while soaking in the scenery. A detached garage, ample off-road parking, a dedicated hot tub room, and multiple storage areas add both practicality and luxury to this exceptional coastal property.

#### MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk) Donnan is based in our Downpatrick branch.

#### ENQUIRIES TO

Edel Curran:

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

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07703 612 257

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

#### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



24 + 26a Clonmoghery Road, Tyrella, Downpatrick

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)