

**Tim Martin**  
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41 Carrowreagh Road  
Dundonald  
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Price Guide  
£750,000

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## SUMMARY

Set in a tranquil fold of the hills beyond Dundonald, this elegant country home is set amidst beautifully mature grounds, commanding sweeping views southward to the Mourne Mountains and Dromara Hills, and eastward across the rolling County Down countryside towards Strangford Lough and Scrabo Tower.

Combining timeless grace with beautiful accommodation, the property offers a rare opportunity to acquire one of the finest homes in this highly sought-after area. Designed to offer both comfort and space, the accommodation is ideal for modern family living and entertaining.

On the ground floor, generous reception rooms flow seamlessly, complimented by a farmhouse kitchen with oil fired Aga, laundry room, study, and an abundance of storage.

Upstairs, the principal bedroom suite has its own dressing and shower rooms. A guest suite with separate dressing area and shower room, along with two additional well-proportioned bedrooms and a family bathroom, complete the first floor.

The residence is surrounded by open farmland, offering privacy, while still being just a short drive from Dundonald and within easy reach of Belfast City Airport. Families will appreciate access to an excellent selection of nearby schools and an array of sporting clubs and leisure facilities.

For those with sailing and / or other water sports the property is equally convenient to Belfast and Strangford Loughs, offering some of the finest sailing and water sports in the country.

## FEATURES

- Elegant Country Home Set Amidst Beautifully Mature Grounds
- Spacious Family Room, Drawing Room and Garden Room
- Modern Fitted Kitchen with Oil Fired AGA, Walk in Larder and Downstairs WC
- Four Excellent Sized Bedrooms Including Bedroom 1 with Ensuite Shower Room and Principal Bedroom with Ensuite Shower Room and Dressing Area
- Family Bathroom Complete with a Stunning Countryside Views
- Oil Fired Central Heating and uPVC Double Glazing
- Double Garage, Workshop and Loft
- Spacious Mature Gardens Surround the Residence and Flagged Patio with Views Towards the Mourne Mountains
- Spacious Driveway Leading To Detached Garage
- Convenient To Dundonald Village, Ulster Hospital, Park And Ride And Glider Transit System

### **Entrance Porch**

Quarry tiled floor; pine tongue and groove ceiling.

### **Reception Hall**

**14'3 x 12'2 (4.34m x 3.71m )**

Ceramic tiled floor; feature random stone walls; inglenook fireplace with antique crook and high level hardwood mantle; painted tongue and groove ceiling.

### **Study**

**13'9 x 12'8 (4.19m x 3.86m )**

Ceramic tiled floor; painted tongue and groove ceiling; corniced ceiling; built in cupboard; telephone connection point; LED lighting.

### **Family Room**

**13'3 x 12'5 (4.04m x 3.78m )**

TV aerial connection point; brick fireplace with cast iron dog grate; quarry tiled hearth; corniced ceiling; painted tongue and groove ceiling.

### **Rear Hallway**

Built in bookshelves.

### **WC**

**5'10 x 5'8 (1.78m x 1.73m )**

White suite comprising low flush WC; pedestal wash hand basin; ceramic tiled floor; extractor fan.

### **Kitchen**

**15'10 x 13'10 (4.83m x 4.22m )**

Executive range of painted finish high and low level cupboards and drawers with feature glass display cupboards; formica worktops with matching upstands and 1½ tub ceramic sink unit with brass swan neck and mixer taps; cream 5 door oil fired AGA with tiled splashback; integrated dishwasher; built in wood panel cupboards and open display shelving; ceramic tiled floors; Velux ceiling window; exposed ceiling beam; LED spotlighting.

### **Walk in Larder**

**9'1 x 4'9 (2.77m x 1.45m )**

Good range of painted finish high and low level cupboards and drawers; formica worktops and matching upstands; wine rack; space for fridge/freezer; ceramic tiled floor.

### **Laundry Room**

**11'11 x 9'7 (3.63m x 2.92m )**

Good range of painted finish high and low level cupboards and drawers; formica worktops with matching upstands incorporating 1½ tub single drainer ceramic sink unit with brass swan neck mixer taps; Candy electric oven; Candy 4 ring ceramic hob with Candy stainless steel and glass extractor unit and light over; space and plumbing for washing machine; Warmflow oil fired boiler; hotpress with lagged copper cylinder with immersion heater and shelving; ceramic tiled floor; LED spotlights.

### **Hallway**

Built in storage shelves; ceramic tiled floor; access to rear gardens.

### **Cloakroom**

**19'4 x 7'2 (5.89m x 2.18m )**

Ceramic tiled floor; fluorescent light.

### **Steps to Lower Ground Level**

#### **Dining Room**

**13'4 x 11'2 (4.06m x 3.40m)**

Pine tongue and groove ceiling; built in display shelves; glazed double doors and matching side panels.

#### **Lower Hallway**

**16'5 x 12'9 (5.00m x 3.89m)**

Painted tongue and groove ceiling; glazed double doors and side panel to:-

#### **Drawing Room**

**19'2 x 15'11 (5.84m x 4.85m )**

Inglenook fireplace with cast iron dog grate on slate hearth; pitched pine mantle; pine tongue and groove ceiling; 4 wall lights.

#### **Garden Room**

**21'6 x 10'9 (6.55m x 3.28m )**

Ceramic tiled floor; pine tongue and groove ceiling; feature stone walls; double glazed doors to front patio.

#### **Stairs to First Floor / Landing**

##### **Bedroom 1**

**24'0 x 9'11 (7.32m x 3.02m )**

**Dressing Area****16'5 x 5'9 (5.00m x 1.75m )**

Access to eaves storage.

**En Suite Bathroom****13'11 x 5'11 (4.24m x 1.80m )**

White suite comprising panel bath with chrome pillar mixer taps and telephone shower attachment; close coupled WC; vanity unit with wash hand basin with chrome mixer tap and drawers under; Utopia illuminated mirror over; tiled shower cubicle with Aqualisa thermostatically controlled shower with wall mounted telephone shower attachment; folding glass shower door; extractor fan; heated towel radiator; electric wall heater.

**Principal Bedroom****17'4 x 16'4 (5.28m x 4.98m )**

Pine tongue and groove ceiling; 3 wall lights.

**Dressing Room****6'6 x 6'6 (1.98m x 1.98m )**

Range of built in shelving, clothes rails and drawers.

**En Suite Shower Room****9'9 x 5'10 (2.97m x 1.78m )**

White suite comprising tiled shower cubicle with Mira Excel thermostatically controlled shower with adjustable shower heads; glass shower door; vanity unit with tiled top incorporating wash hand basin; cupboards under; open shelving; close coupled WC; heated towel radiator.

**Stairs to First Floor / Landing**

Built in wardrobes and storage cupboards with louvered doors; painted tongue and groove ceiling.

**Bedroom 3****14'2 x 12'3 (4.32m x 3.73m )**

Painted tongue and groove ceiling.

**Bedroom 4****12'11 x 8'2 (3.94m x 2.49m )**

Built in wardrobe with louvered doors; painted tongue and groove ceiling.

**Bathroom****12'9 x 5'4 (3.89m x 1.63m )**

Maximum Measurements

White suite comprising panel bath; low flush WC; wash hand basin with cupboard under; painted tongue and groove ceiling.

**Private concrete drive to:-**

Spacious bitmac parking leading to garaging and gravelled parking area.

**Double Garage****29'6 x 24'1 (8.99m x 7.34m )**

Twin electrically operated roller doors.

**Garage / Workshop****29'0 x 24'1 (8.84m x 7.34m )**

Roller door; light and power; steps to:-

**Loft****30'0 x 24'6 (9.14m x 7.47m )**

Light.

**Grounds**

The spacious mature gardens surround the residence. Lavish lawns, well stocked beds of ornamental and flowering shrubs, provide a pleasing setting to the residence.

A generous flagged patio to front enjoys the stunning views towards the Mournes.

The rear, a delightful walled garden planted with a fine selection of shrubs including Cotinus, Azaleas, Bush Peonies, Camelia, Clematis combine to create a most pleasing setting. A cedar summer house over looks the garden and provides a tranquil place to enjoy the garden.

**Tenure**

Freehold

**Capital / Rateable Value**

£320,000. Rates Payable = £2,911.36 Per Annum (Approx)







**Ground Floor**

Approx. 211.6 sq. metres (2277.4 sq. feet)



**First Floor**

Approx. 125.6 sq. metres (1351.5 sq. feet)



Total area: approx. 337.1 sq. metres (3628.9 sq. feet)

Photos and Plans by HouzzHome.co.uk  
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41 Carrowreagh Road, Dundonald



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	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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