

Caladh Sith
18 Ringhaddy Road • Killinchy • BT23 6TU







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Killinchy 2.8 miles · Killyleagh 4.2 miles · Comber 9.3 miles · Belfast City Centre 18 miles · Belfast City Airport 17.9 miles
(All distances are approximate)

RESIDENCE AND GARDENS WITH VIEWS OVER RINGHADDY BAY

Residence

Lounge / Dining Room | Snug | Kitchen / Living | Study Area | Laundry / Utility Room

Principal Bedroom with Luxury En Suite and Dressing Room | Three Further Bedrooms | Family Bathroom

Gardens | Summer House | Terraces Overlooking Gardens and Ringhaddy Bay

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Set in an enviable position with breathtaking views over Strangford Lough, this exceptional detached residence offers a rare opportunity to acquire a home of outstanding quality with uninterrupted views across Ringhaddy Bay.

The property is beautifully designed to maximise its stunning surroundings, with both principal reception rooms enjoying panoramic outlooks. A formal lounge and dining room feature double glazed doors opening onto a spacious terrace, perfectly positioned to take in the gardens and views. A charming snug, complete with a multi-fuel stove, provides a cosy yet light-filled space to enjoy year round.

At the heart of the home is a luxury fitted kitchen with living space, seamlessly flowing to a study area—ideal for modern family living and home working. A separate laundry room adds further practicality.

The bedroom accommodation is equally impressive, centred around a superb principal suite complete with a luxurious en suite shower room and a spacious dressing room. Three further well-proportioned bedrooms are complimented by a family bathroom, with all accommodation finished to an exceptional standard.

Externally, the property is set within beautifully maintained gardens, with terraces perfectly positioned to enjoy the tranquil surroundings and spectacular views over Strangford Lough. The spacious rear gardens provide ample space for those with children or pets to enjoy and benefit from a summer house.

The location offers an excellent balance of countryside living and everyday convenience. The shores of Strangford Lough, along with Ringhaddy Cruising Club, renowned for its sailing facilities, are just a short walk away. Despite its peaceful rural setting, the property is ideally positioned within commuting distance of Newtownards, Comber and Belfast. A range of primary schools can be found in the surrounding villages, with transport links available to secondary schools in Downpatrick and the Greater Belfast area.

This is a truly outstanding home combining luxury and elegance, set in a most stunning location.









Portico

Slate steps to double hardwood entrance doors.

Lounge 20'7 x 17'10 (6.27m x 5.44m) (maximum measurements)

Polished oak floor; exposed A frame ceiling beams; wired for wall lights; LED spotlights; ceiling windows; IKEF surround sound speakers; glazed patio doors to terrace.



Snug 17' x 14'7 (5.18m x 4.45m)

Aarrow enclosed cast iron multi fuel stove on granite hearth with stone fireplace; polished oak floor; tv aerial, telephone and Fibus connection points; wired for wall lights; corniced ceiling.





Kitchen / Living

17'6 x 13'5 (5.33m x 4.09m)

Excellent range of painted finish high and low level cupboards and drawers with feature glazed display cupboards; matching breakfast bar with solid wood work top; granite worktops with matching upstands incorporating 1½ tub stainless steel sink unit with Quooker hot water tap; Siemens double electric ovens; integrated Liebherr fridge / freezer; Bosch 6 ring gas hob with Airforce stainless steel extractor unit and light over; integrated AEG dishwasher; painted tongue and groove ceiling with cornice; LED spotlights; polished oak floor; electric cast iron coal effect stove on raised state hearth with wooden mantle over; access to floored roofspace via folding ladder; cupboard with Vaillant pressurised hot water cylinder; open through to:-

Study Area

8 x 4'10 (2.44m x 1.47m)

Polished oak floor; glazed door to flagged patio area; LED spotlights.

Laundry / Utility Room

9'3 x 6'10 (2.82m x 2.08m)

Good range of painted finish high and low level cupboards; Corrian worktop and matching upstands incorporating Franke stainless steel sink unit with swan neck mixer tap; space for fridge/ freezer; space and plumbing for washing machine and tumble dryer; Vaillant gas fired boiler; LED spotlighting; polished oak floor.

Rear Hall

Polished oak floor; corniced ceiling; LED spotlights.

Principal Bedroom 15'4 x 13'5 (4.67m x 4.09m) (including bay window)

Built in cupboards, desk and open shelving; tv aerial connection point; polished oak floor; corniced ceiling; LED spotlights; wired for walls lights; door to:-

Hallway 12' x 6'10 (3.66m x 2.08m) (maximum measurements)

Two double built in wardrobes concealing clothes rails and shelving; polished oak floor; corniced ceiling; LED spotlights; glazed door to rear; storage cupboard.

En Suite Shower Room 12'9 x 8'1 (3.89m x 2.46m) (maximum measurements)

White suite comprising walk in tiled shower with two Grohe thermostatically controlled showers with adjustable and rain shower heads; glass sliding shower door and side panel; wc with concealed cistern; bidet; vanity unit with marble top incorporating wash hand basin with mixer tap; cupboards and drawers under; illuminated mirror fronted bathroom cabinet over; twin bathroom cabinets; cupboard, drawers and open shelving; stone tiled floor; part tiled walls; atrium; LED spotlights; chrome heated towel radiator.

Dressing Room 15' x 10'2 (4.57m x 3.10m)

Extensive range of illuminated built in furniture including wardrobes, pull out shelves, two nests of four drawers, clothes rails and dressing table with mirror over; atrium; polished oak floor; LED spotlights.





Bathroom **8'3 x 5'11 (2.51m x 1.80m)**

White suite comprising P shaped Jacuzzi bath with Grohe thermostatically controlled shower with adjustable and rain shower heads; glass shower panel; corner vanity unit with formica top incorporating wash hand basin with mono mixer tap; cupboard, shelving and drawers under; illuminated mirror fronted bathroom cabinet over; dual flush wc; porcelain tiled walls and floor; LED spotlights; chrome wall mounted heated towel radiator.

Bedroom 2 **13'2 x 8' (4.01m x 2.44m)** (minimum measurements)

Built in wardrobe with clothes rails and shelving; cupboards over; polished oak floor; corniced ceiling.

Bedroom 3 **13'3 x 7'8 (4.04m x 2.34m)**

Built in wardrobe with clothes rails and shelving; cupboards over; polished oak floor; corniced ceiling; tv aerial point.

Bedroom 4 **14'9 x 12'2 (4.50m x 3.71m)**(maximum measurements)

Polished oak floor; corniced ceiling.

En Suite WC **4'11 x 2'7 (1.50m x 0.79m)**

White suite comprising dual flush wc; vanity unit with wash hand basin and mono mixer tap; cupboard under; chrome heated towel radiator; tiled floor; extractor fan.



Outside

Electrically operated entrance gates lead to illuminated granite chip driveway ; ample parking to front and rear of property.

Gardens

Front gardens laid down in lawns; dew pond; flagged terrace with steps and stone pillars to front lawn; enclosed and tiled terrace accessed from lounge; illuminated rooftop terrace; flowerbeds planted with a selection of ornamental and flowering shrubs and trees including Roses and Camellia.

Rear gardens laid out in lawns and planted with a selection of spring flowering bulbs, Flowering Cherry, Sycamore, Silver Birch, Apple and Ornamental Grasses; under ground gas tank; outside lights, power points and water taps; flagged path around residence.

Summer House 13 x 9 (3.96m x 2.74m)

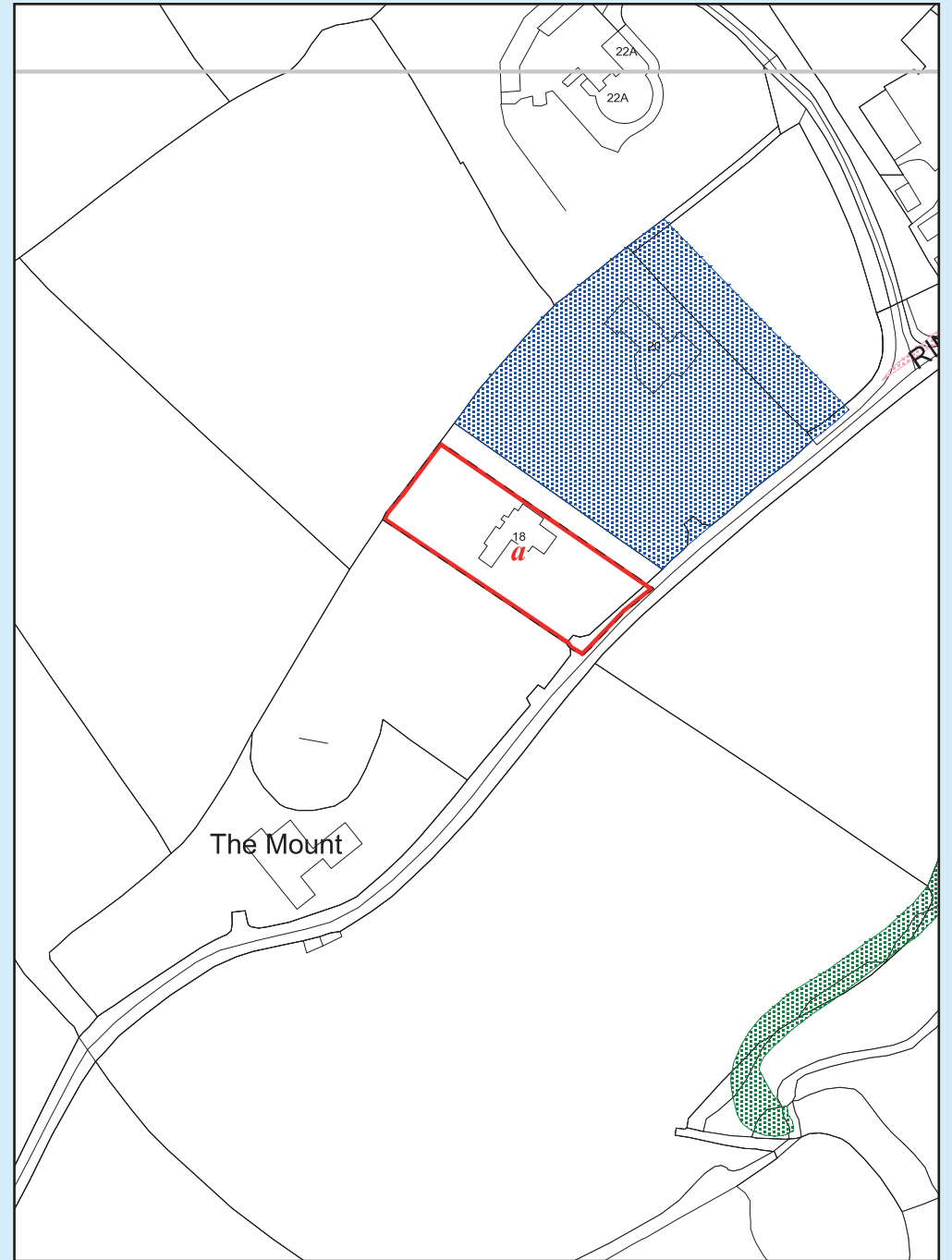
Wood laminate floor; LED lighting; electric radiator; power points.

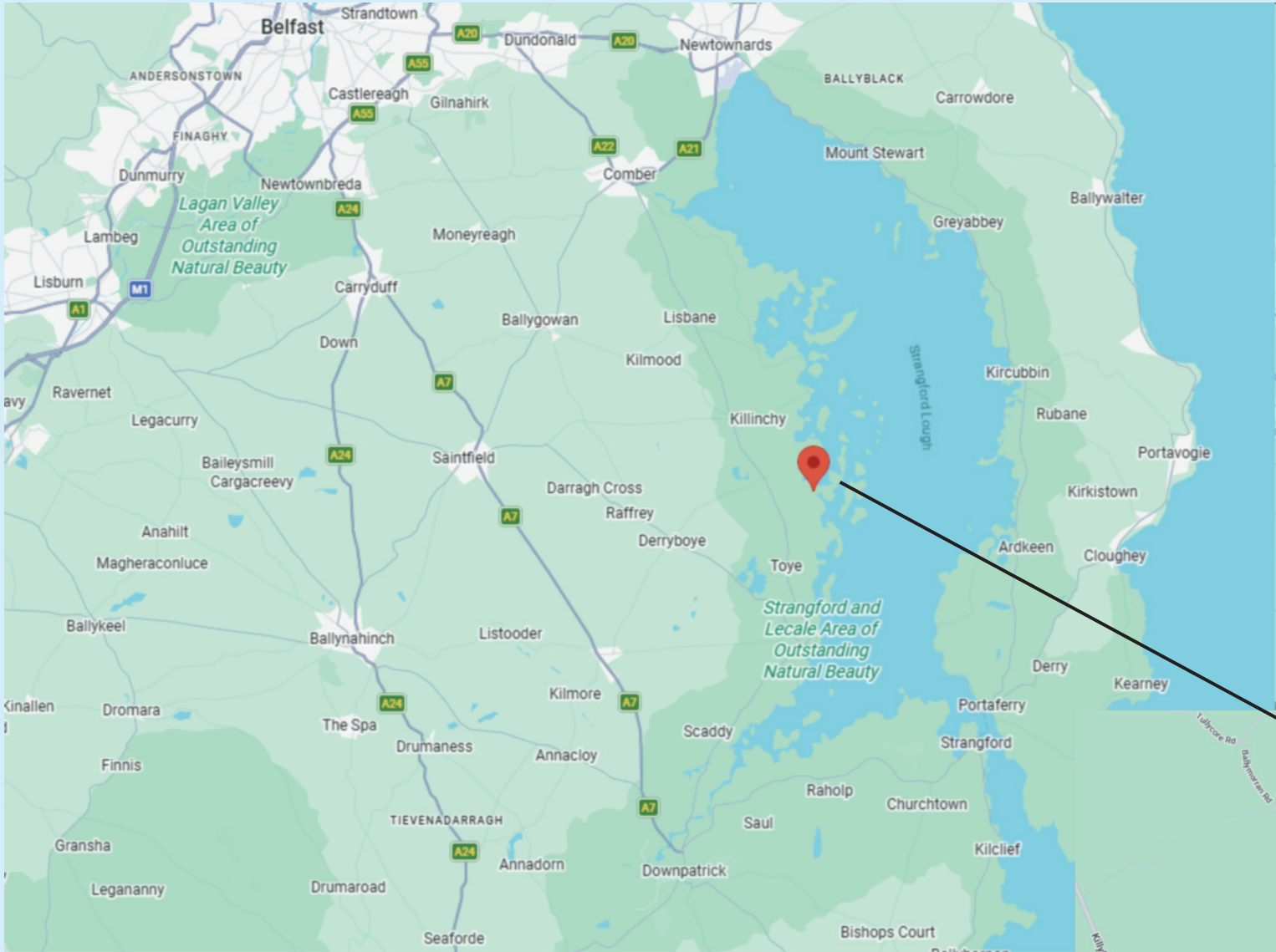
Garden Shed 12 x 6 (3.66m x 1.83m)

Wooden Log Store Open fronted.

Capital / Rateable Value £290,000. Rates Payable = £2,945 per annum (approx)
Tenure Freehold







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Belfast City Centre 18 miles · Belfast City Airport 17.9 miles

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