

ULSTER PROPERTY SALES

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**LISNAREDE HOUSE, 170C
WARREN ROAD,**

OFFERS AROUND £1,750,000

WHERE ARCHITECTURE MEETS THE COASTLINE

Set in an exceptional coastal position directly opposite the shoreline, 170C Warren Road is a striking, newly constructed residence circa 5500 sq ft, offering a rare blend of modern design, high-end specification and uninterrupted sea views.

Occupying a generous circa 1.3-acre site with open countryside to the rear and the coastline quite literally on your doorstep, this home delivers a lifestyle that is both private and connected—morning swims, coastal walks and panoramic outlooks all within seconds of your front door. The property itself has been thoughtfully designed to maximise light and views, with expansive glazing, a stunning orangery, and a seamless flow between living, dining and outdoor spaces.

Internally, the finish is of a particularly high standard, with bespoke cabinetry, detailed wall panelling and a carefully curated palette throughout. A beautifully appointed kitchen forms the heart of the home, complete with premium appliances, quartz worktops and a large island, while additional features such as a feature staircase, brass ironmongery, and bespoke joinery further elevate the overall feel.

Externally, landscaped gardens and multiple patio areas—including a breakfast terrace—provide ideal spaces for entertaining and enjoying the surroundings. Energy efficiency has also been prioritised, with a heat recovery system, an air source heat pump and solar panel system contributing to lower running costs and modern sustainability. This is a home that offers not just quality, but a standout coastal lifestyle in one of North Down's most desirable locations.



Key Features



FLEXIBLE, ELEGANT AND INVITING

DESIGNED FOR MODERN LIVING AND ENTERTAINING

At the centre of the home lies an outstanding open plan kitchen, dining and living space – thoughtfully designed to maximise light, flow and connection to the outdoors.

A bespoke in-frame shaker style kitchen features premium appliances, stone worktops and a statement island, seamlessly opening into a stunning orangery with feature roof lantern and full height glazing.

This space is ideal for both relaxed family living and entertaining on a grand scale.

LUXURY ACROSS EVERY LEVEL

A GRAND FIRST IMPRESSION

The impressive reception hall sets the tone on arrival, with a sweeping staircase, detailed wall panelling and elegant lighting creating a true sense of arrival. Finished with a herringbone style floor, this space perfectly balances classic detailing with contemporary design.

DESIGNED AROUND THE SUN

The external spaces have been carefully planned to enhance everyday living:

- A morning breakfast patio – perfectly positioned to capture the early sun

- A rear twilight patio – ideal for evening dining and entertaining

- Landscaped gardens providing privacy and a seamless transition from indoors

Together, these spaces create a home that can be enjoyed throughout the day and into the evening.

Accommodation Comprises:

Covered entrance with two stone pillars, solid granite steps, and front door with glazed side panels and overhead fanlight, set beneath a recessed porch with feature hanging lantern light.

Entrance Hall

Feature staircase with painted timber finish, complemented by a carpet runner with border detail. Decorative wall panelling and wall lighting.

Family Room

19'3" x 15'8"

PC Sum for stove.

Cloakroom

Downstairs WC with wall-mounted toilet, wash hand basin with vanity unit and panelled walls.

Lounge

23'2" x 15'8"

PC Sum for stove.

Orangery

18'11" x 13'2"

Large format porcelain tiled floor. Large windows, feature rooflight and double doors leading to breakfast patio, enjoying sea views.

Snug

15'7" x 14'1"

Large format porcelain tiled floor.

Kitchen

18'2" x 15'8"

Bespoke in-frame shaker style cabinetry finished in rich heritage tones, complemented by quartz worktops, matching upstands, and solid brushed brass ironmongery with knurled detailing. A feature island provides storage and seating space. A classic range-style cooker sits beneath a decorative overmantel with concealed extractor, enhanced by corbel supports and detailed corning. Premium integrated appliances include a Fisher & Paykel fridge freezer and Bosch dishwasher, seamlessly framed within full-height cabinetry. A Franke undermounted double bowl sink with statement brushed brass Quooker hot tap. The space is further enhanced by bespoke larder units with quartz prep surface and internal lighting, built-in wine storage, tailored shelving and work surfaces. Feature pendant lighting and recessed downlights. Finished with large format porcelain tiled flooring. Double doors to rear patio area.

Dining Area

24'6" x 15'7"

Large format porcelain tiled floor. Sliding patio doors to patio area.

Pantry

Bespoke pantry fitted with low level cabinetry complemented by solid brushed brass ironmongery with knurled detailing, wood effect laminate work surfaces with matching upstands, feature open shelving with brushed brass brackets, and large format porcelain tiled flooring.

Wine Store

Glazed double doors opening to a versatile space, suitable for use as a wine room. Large format porcelain tiled floor.

Utility

10'9" x 7'0"

Utility room with a good range of fitted storage, mid-level housing for appliances and a bespoke pull-out laundry shelf. Finished with wood effect laminate work surfaces, stainless steel sink unit and large format porcelain tiled flooring, with direct access to the rear garden.

Comms Room

Housing for electrical smart wiring.

Family Lobby

Built-in bespoke storage with seating, overhead shelving, hanging space and drawers below.

Gallery Landing

Impressive galleried landing with feature roof lantern flooding the space with natural light and creating a striking focal point across both floors. Finished with bespoke wall panelling, feature wall lighting and staircase with oak handrails, while large dual aspect windows frame views towards the coastline and the rear gardens and woodland.

Principal Bedroom

15'8" x 12'4"

Panoramic sea views.

Dressing Room

15'8" x 9'8" (at widest points)

Ensuite

9'6" x 7'6"

Contemporary shower room with marble-effect tiling, wall-mounted wash hand basin with vanity unit, circular mirror and heated towel rail. Walk-in shower with glass screen, recessed shelving, concealed wall-plate controls and contemporary brass fittings, and wall-mounted WC with concealed cistern. Fully tiled walls and tiled floor.

Bedroom 2

15'8" x 10'9"

Dual aspect windows with panoramic sea views.

Dressing Room

7'6" x 5'4"

Ensuite

7'6" x 5'4"

Contemporary shower room with wall-mounted wash hand basin with vanity unit, feature mirror and heated towel rail, shower cubicle with sliding shower door, recessed shelving, matt black concealed wall-plate controls, rainfall shower head and hand shower, and wall-mounted WC with concealed cistern. Fully tiled walls and tiled floor.

Bedroom 3

11'7" x 10'4"

Ensuite

8'8" x 4'11"

Contemporary shower room with wall-mounted wash hand basin with vanity unit, heated towel rail, shower cubicle with sliding shower door, concealed wall-plate controls, rainfall shower head and hand shower and wall-mounted WC with concealed cistern. Fully tiled walls and tiled floor.

Bedroom 4

11'9" x 10'2"









