

QUINN

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General Enquiries

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For any enquiry relating to this property, please contact

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14 Main Street
Dundrum
BT33 0LU

Offers In The Region Of
£295,000

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.

- The Gate Lodge
- A Home Steeped in History
- Two Bedrooms
- Guest Room to Include Ensuite Shower Room
- Family Room
- Open Plan Kitchen Dining Living Area
- Oil Fired Central Heating
- Enclosed Rear Garden
- Direct, Private Access to the Coastal Path
- Off Street Parking

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





Own a piece of County Down's storied past. The heart of this stunning residence dates back to the 1800s. Originally a traditional two-room structure, the property has been thoughtfully expanded throughout the 1900s to offer a seamless blend of historic character and modern living.

This detached two-bedroom property was a cornerstone of the historic development of the Dundrum seaside area. Built alongside the renowned Downshire Arms Hotel and the neighbouring Bath House, this former gate lodge stands as a testament to the era's architectural significance and coastal charm.

More than just a house; it is a piece of heritage waiting for its next caretaker. Whether you are seeking a tranquil coastal retreat or a unique home with a story to tell, this gate lodge offers a rare opportunity to preserve the past while enjoying the comforts of today.

Accommodation

Accessed via the rear, this charming home opens into a bright, open-plan living and dining area, featuring a woodburning stove and a modern, open-concept kitchen. The kitchen overlooks the garden and is equipped with ample counter space, integrated appliances (gas hob, electric oven, dishwasher, and fridge freezer), and a dedicated recess for a washing machine. From the main living area is a versatile family room, boasting dual-aspect windows that fill the space with light. The property is completed by a bathroom and two comfortable bedrooms, with the master to include an ensuite shower room. Easily accessed by a fold-away ladder, the insulated loft space is finished with carpeting and paint, featuring eco-friendly lamb's wool throughout.

Outside

Step outside to immerse yourself in iconic, panoramic views of the Mourne Mountains, with direct access to the scenic coastal walk. The thoughtfully designed, mature landscaped garden complements the property's historic character, featuring the original Grade II listed pillared gates. Enjoy the perfect blend of serenity and convenience with local coffee shops and award-winning restaurants just steps away, along with the rare benefit of private off-street parking

Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchiemclean.co.uk

Contact

To book a viewing please contact Carrie on 02897564400/07803626095 or email - ballynahinch@quinnestateagents.com

