

**RODGERS
&
BROWNE**

123 Clea Lough Road, Derryboye
Crossgar, Downpatrick, BT30 9LX

offers around £465,000



The Agent's Perspective...

"This lovely home was designed, built and constructed by its present owner nearly forty years ago. It has been a happy, family home where the children have grown up, explored and enjoyed the delightful gardens and green countryside.

It is now time for another family to do the same.

The accommodation is very flexible and would suit most needs - including young families, teenagers or those who provide space for their children and grandchildren to come home to.

A delightful place to call home"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room with log burning stove



Reception hall feature spiral staircase



Reception hall

The facts you need to know...

Five bedrooms, four reception rooms

Lovely, peaceful location approached by a private lane

Surrounded by rolling countryside

Flexible interior layout to suit most needs

Oil fired central heating and uPVC double glazing

Large, detached garage

Bathroom, shower room and ensuite shower room

Mature private gardens and large, sheltered patio barbecue area

Only approximately four miles from Crossgar, eight miles from Downpatrick with Derryboye Primary School only one mile away

Close to many social and leisure attractions of the area including Strangford Lough

Approximately 0.4 acre



Cherrywood kitchen with space for breakfast area



Kitchen with lovely rural views



Kitchen with space for breakfast table



Sitting area with sunny views over fields

The property comprises...

GROUND FLOOR

Hardwood arched front door.

RECEPTION HALL: 23' 3" x 11' 10" (overall) (7.09m x 3.61m) Maple wood strip floor. Feature vaulted ceiling with redwood tongue and groove panelling and feature open tread cherrywood staircase to first floor. Double uPVC 'French' doors to patio and old stone wall with views over countryside. Recessed lighting, exposed brick detail. Double hardwood doors to:

DRAWING ROOM: 22' 6" x 15' 9" (6.86m x 4.8m) Feature vaulted ceiling with reclaimed beams, triple aspect with views over garden and open countryside. Feature brick fireplace with Dunsley inset cast iron log burning stove, slate tiled hearth.

CHERRYWOOD KITCHEN 18' 3" x 12' 0" (5.56m x 3.66m) Extensive range of cherrywood high and low level cupboards, hardwood and polished granite worktops, Franke one and a half tub single drainer stainless steel sink unit with mixer tap, double oven, four ring ceramic hob, glass block splashback, cooker canopy/extractor, wine rack, integrated fridge, Bosch dishwasher, pine tongue and groove ceiling, picture rail, space for breakfast table and chairs also breakfast bar. Lovely rural views. Double doors to shelved hotpress with lagged copper cylinder, separate dry goods store.

UTILITY/BOOT ROOM 9' 3" x 9' 3" (2.82m x 2.82m) Single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, black and white tiled floor. Door to side.

REAR HALLWAY:

BEDROOM (1): 15' 6" x 11' 9" (including built-in wardrobes) (4.72m x 3.58m) Dual aspect. Range of floor to ceiling built-in wardrobes with sliding mirror doors.

ENSUITE SHOWER ROOM: 9' 9" x 5' 9" (2.97m x 1.75m) Low flush wc, hardwood vanity unit, oval wash hand basin, half tiled walls, fully tiled shower cubicle with Mira instant heat shower, pine tongue and groove panelled ceiling, recessed lighting.

BEDROOM (2): 12' 0" x 9' 3" (3.66m x 2.82m) Plus double built-in wardrobes.

BEDROOM (3): 12' 0" x 8' 6" (3.66m x 2.59m)

BATHROOM: 11' 9" x 6' 3" (3.58m x 1.91m) White suite comprising panelled bath, antique style mixer telephone hand shower, pedestal wash hand basin, bidet, low flush wc, fully tiled walls, parquet wood block flooring, timber panelled ceiling.

Cherrywood open tread staircase to:



Bedroom one

FIRST FLOOR

SITTING AREA 11' 0" x 11' 9" (approximately) (3.35m x 3.58m) Hardwood strip flooring. Lovely sunny views over fields.

LIVING AREA 18' 6" x 12' 0" (approximately) (5.64m x 3.66m) Double glazed Velux windows with rural views. Leading to:

BEDROOM (4): 15' 9" x 12' 0" (4.8m x 3.66m) Twin double glazed Velux windows with views over open countryside leading to:

BEDROOM (5) OR DRESSING ROOM 15' 3" x 11' 9" (4.65m x 3.58m) Recessed lighting. Twin double glazed Velux windows with views over open countryside

SHOWER ROOM: Low flush wc, pedestal wash hand basin, plank effect vinyl flooring, shower cubicle with thermostatically controlled shower cubicle with shower panelled walls, double glazed Velux window, views over open countryside. Built-in cupboard.

OUTSIDE

DETACHED GARAGE: 32' 0" x 19' 0" (9.75m x 5.79m) Electric remote roller door. Light and power. Space for logs. Ladder up to roofspace, part floored, storage.

Stoned driveway and parking. Flood lighting. Plenty of space for cars, horsebox, caravan or boat.

Aluminium greenhouse. Water tap.

Oil fired boiler replaced approximately 2 years ago. uPVC oil tank.

Mature gardens to front and side in lawns, flowerbeds, shrubs, hedges and mature trees. Sheltered patio as space to relax and barbecue.



Ensuite shower room



Bedroom four with twin Velux windows



Bathroom



First floor Sitting area

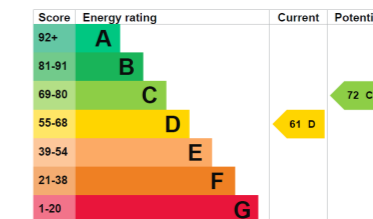
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			●
Is there an annual service charge?			●
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?		●	
Are contributions required towards maintenance?			●
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?		●	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	YES
Mains gas	NO
LPG	NO
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: TBC

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2026/2027 c. £2,437

VIEWING: By appointment with **RODGERS & BROWNE**.

Location: From Saintfield head to Crossgar. Turn left to Killyleagh Street then left again to Derryboye Road. Go to end and Clea Lough Road is on the right.



Total Area: 229.3 m² ... 2469 ft²
All measurements are approximate and for display purposes only

RODGERS & BROWNE
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