



'RINGREAGH'  
8 CRAIGDARRAGH ROAD

Helens Bay BT19 1UA

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*Offers Around*

**£1,350,000**



## DETACHED

| 6  | 3  | 4 

Set on an exceptional elevated site of approximately one acre, Ringreagh is a distinguished period family home offering privacy, mature landscaped gardens and stunning views across Belfast Lough to the Antrim coastline. Lovingly maintained by the same family for many years, this charming residence presents a rare opportunity to acquire a home of character, warmth and versatility in the heart of sought-after Helens Bay.

Rich in original features and Victorian charm, the property combines elegant period detailing with comfortable family living. A welcoming reception hall with original tiled flooring and corniced ceilings leads to a selection of beautifully proportioned reception rooms ideal for both entertaining and everyday life. The formal dining and drawing rooms overlook the gardens, while the cosy sitting room and adjoining morning room, centred around a wood-burning stove, provide bright and inviting living spaces with a strong connection to the surrounding grounds.

The country-style kitchen forms the heart of the home and is complemented by a separate prep kitchen, utility area, walk-in pantry, downstairs WC and rear porch, all designed for practical modern living. The upper floors offer flexible family accommodation with generous bedrooms, several enjoying beautiful views towards Belfast Lough and Antrim Hills, alongside well-appointed bathroom facilities and quiet reading areas.

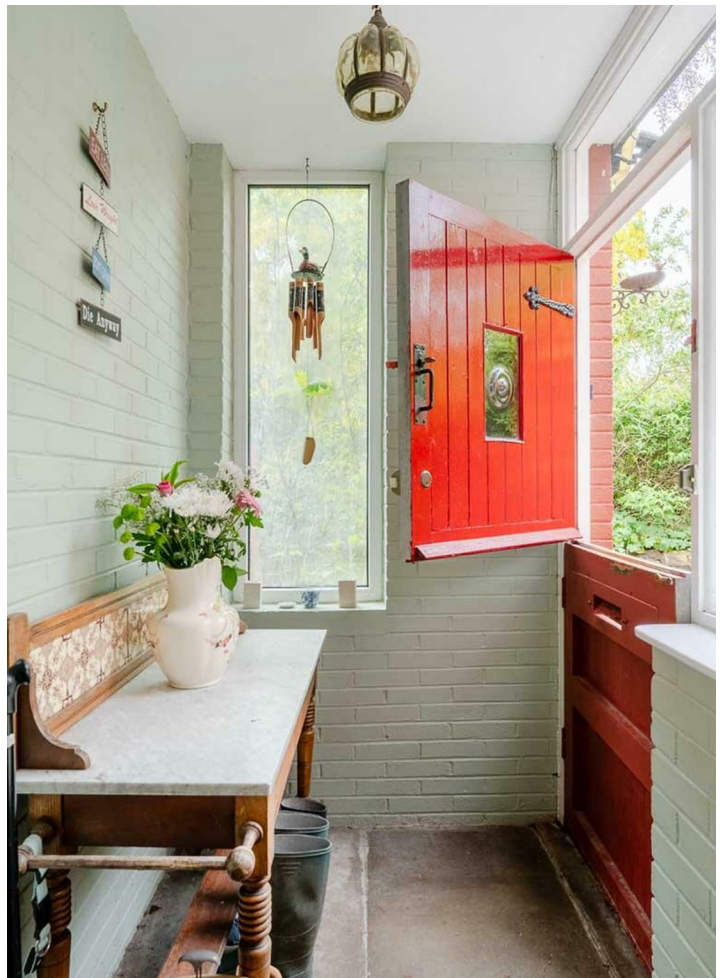
A standout feature is the separate cottage-style annex, ideal for multi-generational living, guest accommodation, home working, studio space or hobbies. The property also benefits from additional rear access via Rockdene.

Outside, the mature gardens are truly exceptional, featuring rolling lawns, established planting, tiered terraces and peaceful spaces for relaxing or entertaining throughout the day. Extensive driveway parking and a double garage complete this unique home. Ideally located within walking distance of the beach, country park, golf club and Helens Bay train station.



## KEY FEATURES

- Exceptional period family residence set on an elevated and private site extending to approximately one acre
- Stunning views across Belfast Lough to the Antrim coastline and hills
- Much loved family home offering warmth, charm and character throughout
- Located in the highly sought after and picturesque setting of Helens Bay
- Beautiful mature landscaped gardens with extensive lawns, established planting and tiered areas
- Multiple outdoor seating and entertaining spaces enjoying sunshine throughout the day
- Elegant reception hall with original Victorian tiled flooring and period detailing
- Superb layout offering excellent flow between reception rooms and family living spaces
- Spacious drawing room with feature slate fireplace and wood burning stove
- Formal dining room with bay window outlook over the gardens
- Bright and welcoming sitting room and adjoining morning room with feature arch window and wood burning stove
- Beautiful country-style kitchen with Aga forming the heart of the home
- Separate prep kitchen, utility room and excellent ancillary storage areas, including walk-in pantry
- Flexible accommodation with up to six well-proportioned bedrooms
- Several bedrooms enjoying picturesque views towards Belfast Lough and the Antrim coastline
- Peaceful first floor reading gallery overlooking the rear gardens
- Separate cottage-style annex ideal for multi-generational living or guest accommodation
- Annex also suitable for home working, studio, hobby or creative space
- Annex includes separate bathroom facilities, heating and a mezzanine level
- Extensive driveway parking and double garage with electric roller shutter door
- Additional access to the rear from Rockdene
- Property accessed by long private driveway.



## ROOM DETAILS

### ENTRANCE

Front Door

### GROUND FLOOR

Reception Porch

Reception Hall

Dining Room

12'11 x 12'

Drawing Room

18'1 x 14'

Prep Kitchen

10' x 9'6

Downstairs WC

10' x 4'11

Kitchen

14'2 x 14'

Side Porch

Sitting Room

15' x 14'

Morning Room

12'7" x 20'4"

Rear Porch

Utility

12'7 x 8'4

Rear Store

### FIRST FLOOR

Landing

Bedroom One

14' x 12'8

Bedroom Two

16'10 x 12'8

Bedroom Three

10' x 9'9

Bedroom Four

14'4 x 14'

Bedroom Five

16'4 x 10'11

Bedroom Six

12'8 x 10'8

Reading Gallery

15'9 x 10'8

Jack and Jill Bathroom

Bathroom

### COTTAGE STYLE ANNEX

Front Door

Reception Porch

Open Plan Multi-Purpose Space

Rear Porch

Bathroom

### DOUBLE GARAGE

### OUTSIDE





## FLOOR PLANS





## DIRECTIONS

*Travelling on Craigdarragh Road towards Helens Bay before you reach Bridge Road number 8 is located on the right hand side at the top of its own private driveway.*



## THE LOCAL AREA

*The picturesque village is renowned for its nine-hole golf course and the two lovely beaches flanking Crawfordsburn Country Park, which forms part of the North Down Coastal Path. The sandy beaches are exceptionally popular and well used. They boast spectacular scenery and views across Belfast Lough.*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			70
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## OUR BRANCHES

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