



59C GRANSHA ROAD

Newtownards BT22 1AJ

Offers Around

£584,950



HOUSE

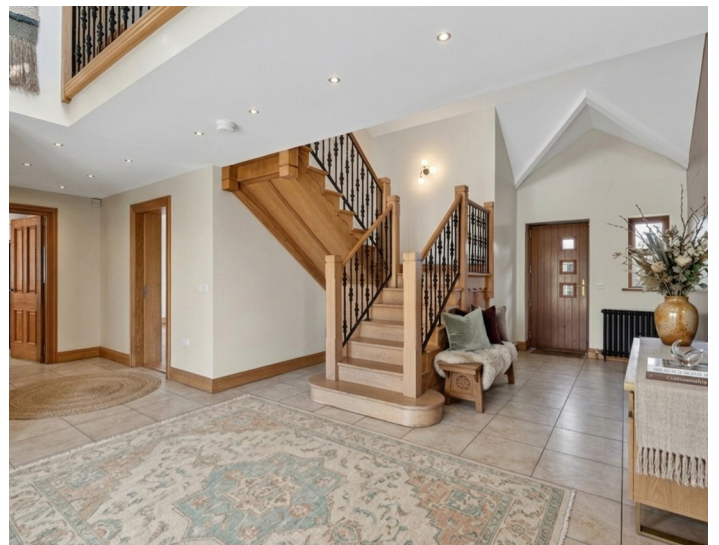
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Occupying an idyllic semi-rural site of around an acre, this substantial detached family home extends to approximately 3,200 sq ft and is finished to an exceptional standard, leaving little to do but move in and enjoy. Tucked away down a private laneway shared by only a handful of properties, the setting offers a picturesque country aspect, excellent privacy, and convenient access to Kircubbin, Ballyhalbert, and the scenic coast road.

The accommodation is bright, spacious, and flexible across two floors. The ground floor includes a welcoming living room with solid oak flooring, a polished limestone fireplace, and open fire. A superb modern fitted kitchen opens into a casual dining and family area, while a separate family room features a large cast iron wood-burning stove set in a brick recess. There is also a sun room with a striking vaulted ceiling, plus a guest bedroom with en suite shower room.

Upstairs, a spacious landing with solid oak flooring incorporates a study area. There are four well-proportioned bedrooms, including a main bedroom with dressing room, en suite shower room, and French doors leading to a minstrel gallery overlooking the family room. A fully tiled bathroom includes a four-piece suite with panelled bath and separate shower cubicle. Additional features include oil-fired central heating, uPVC double glazing, a downstairs WC, utility room, boot room, and pressurised water system.

Externally, mature gardens are beautifully maintained with lawns, colourful planting, and a high degree of privacy. An extensive timber decked terrace provides the perfect spot to enjoy the stunning views, while the south-westerly facing rear garden is ideal for children, entertaining, or relaxing outdoors. A loose stone driveway offers ample parking for multiple vehicles, caravans, boats, or horse boxes, and leads to a large workshop with two roller doors, loft storage, office, and toilet—ideal for business use or hobby projects. Early viewing is highly recommended.



KEY FEATURES

- Outstanding Detached Family Home of Around 3,200 Square Feet
- Idyllic Semi Rural Site of Around an Acre with Picturesque Country Aspect
- Approached via Private Laneway where Only a Handful of Properties are Accessed
- Excellent Degree of Privacy
- Versatile and Flexible Accommodation
- Living Room with Solid Oak Floor, Attractive Polished Limestone Fireplace and Open Fire
- Superb Modern Fitted Kitchen Open Plan to Casual Dining/Family Area
- Family Room with Feature Vaulted Ceiling and Cast Iron Wood Burning Stove on Brick Recess
- Sun Room with Feature Vaulted Ceiling and French Doors onto the Garden
- Utility Room
- Five Well Proportioned Bedrooms Including Bedroom One with Dressing Room, En Suite Shower Room and French Doors Leading to Minstrel Gallery Overlooking Family Room
- Ground Floor Guest Bedroom with En Suite Wet Room
- First Floor Bathroom with Four Piece White Suite to Include Bath and Separate Shower
- Ground Floor WC
- Oil Fired Central Heating
- uPVC Double Glazed Windows, Guttering and Soffits
- Solar Panels- Battery operated - located in the workshop
- Pressurised Water System
- Mature Gardens in Lawns with Vast Array of Colourful Flowers, Plants, Trees and Shrubs
- Picturesque Outlook and Excellent Degree of Privacy
- Rear Garden with South Westerly Aspect Making an Ideal Space for Children at Play or Outdoor Entertaining
- Driveway and Parking Facilities with Space for Numerous Vehicles to Include Cars, Caravans, Boats and Horse Boxes, etc
- Large Workshop with Two Roller Shutter Doors, Ideal Space to Run a Business from or Refurbishing Boats and Vehicles
- Ballyhalbert, Greyabbey and Kircubbin Easily Accessible
- Picturesque Country Views can be Enjoyed from Ground Floor, First Floor Level and Externally



ROOM DETAILS

Reception hall

Downstairs WC

Bedroom Two

19'0" x 11'6"

Family Room

19 x 14'10"

Kitchen/Dining Area

31'2" x 17'7"

Living Room

15'9" x 11'6"

Sun Room

13'1" x 11'6"

Rear Hall

Boot Room

Utility Room

oak staircase to first floor

Landing

Bedroom One

17'7" x 14'10"

Bedroom Four

13'2" x 9'5"

Bedroom Three

19'1" x 14'9"

Bedroom Five

19'0" x 11'6"

Bathroom

Outside

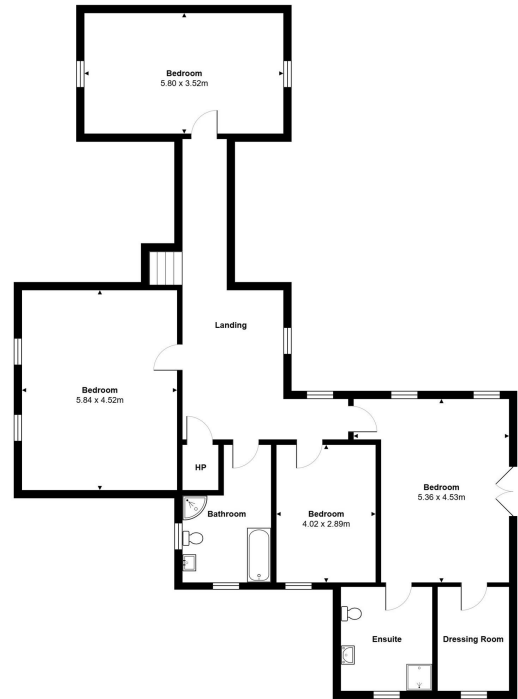
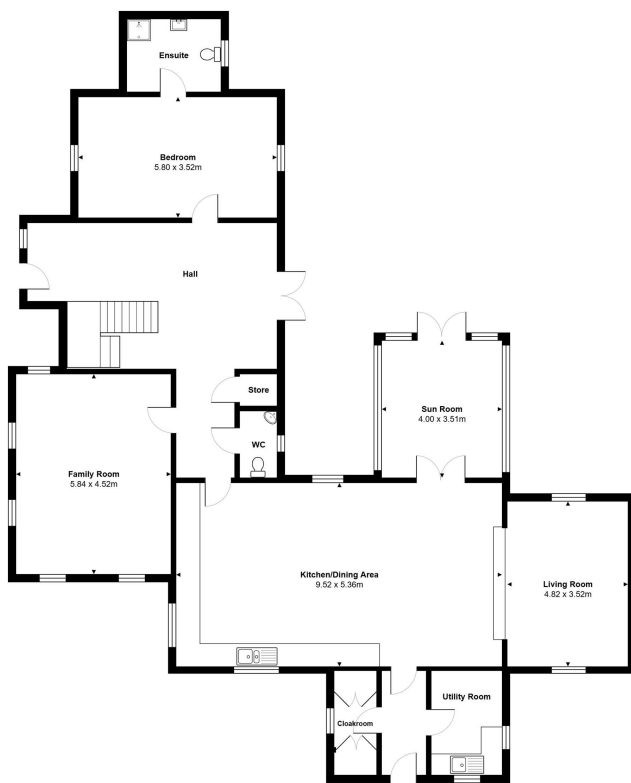
Workshop

48'4 x 30'10"





FLOOR PLANS

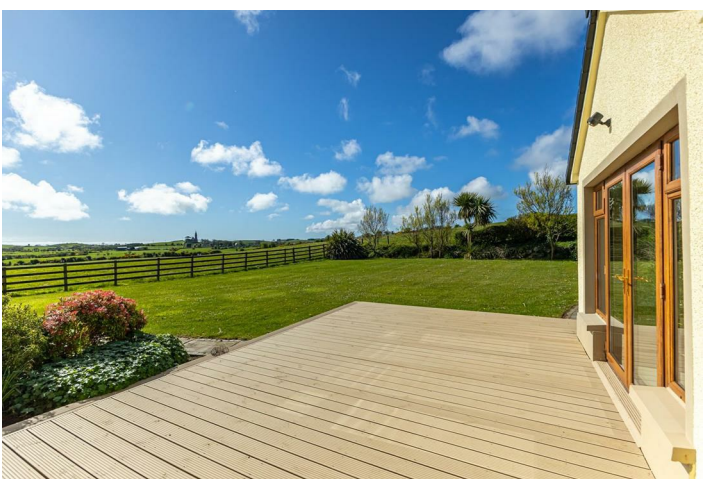


All measurements are approximate and for display purposes only



DIRECTIONS

Heading through Kircubbin turn left onto Rubane Road. Travel along Rubane Road for approximately four miles and turn right onto Gransha Road. Number 59C is down a private laneway approximately three miles on the left hand side.



THE LOCAL AREA

Kircubbin is a small village on the shores of Strangford Lough in County Down, Northern Ireland, offers a peaceful and scenic lifestyle. The village has a close-knit community feel, with friendly locals and a slower pace of life. Surrounded by beautiful countryside and coastal views, it's ideal for those who enjoy nature and outdoor activities. Despite its rural charm, Kircubbin has essential amenities like shops, cafes, and schools, and it's within reasonable distance of larger towns for commuting or additional services.



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			
Northern Ireland		66	72
		EU Directive 2002/91/EC	

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