



1 CROSS ISLAND HOUSE

Comber, BT23 6EW

Offers Around

£1,250,000



DETACHED

| 5  | 4  | 4 

This exceptional detached residence on Cross Island presents a truly once in a lifetime opportunity to acquire a home in such an exclusive island setting, with only three residences in total. Offering a rare combination of privacy, space and breathtaking natural beauty, this is a unique chance to secure a property in one of the most special locations along Strangford Lough.

Extending to over 3800sq.ft, the property enjoys spectacular views across Strangford Lough and towards Mahee Island. The accommodation comprises five spacious bedrooms, four bathrooms, and four versatile reception rooms, ideal for modern family living and entertaining, with large windows designed to capture the stunning surroundings.

Set on approximately 3 acres of mature, landscaped gardens, the property also benefits from ample parking, a tack room, stables, a boathouse with tram lines and slipway to launch your boat straight into the lough, a stone jetty, a distinctive revolving summer house and excellent storage facilities.

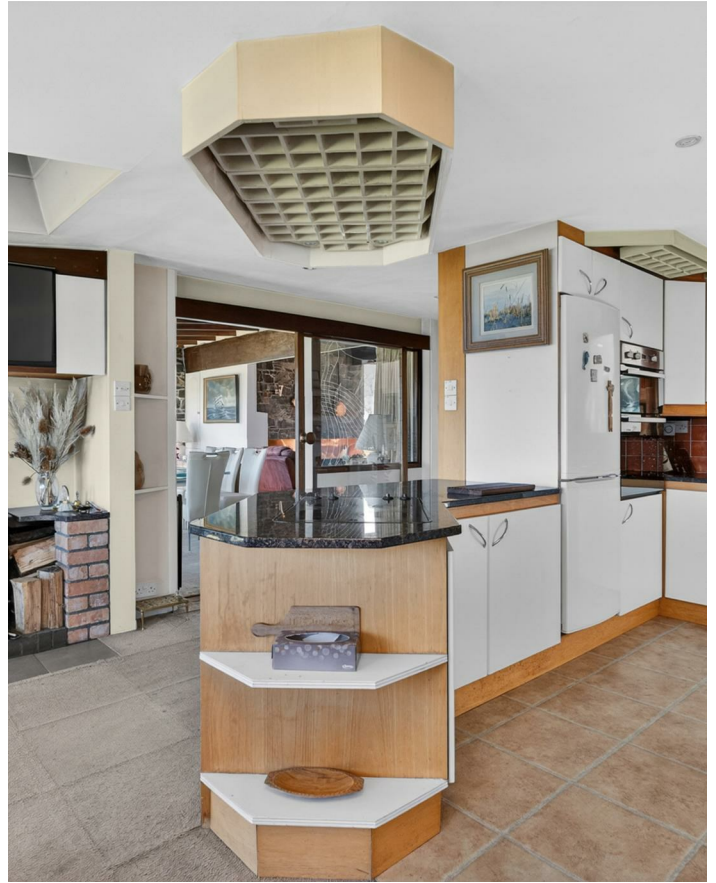
Situated within the renowned Strangford Lough area, the property offers access to a wealth of outdoor activities including sailing, coastal walks, and water sports. Nearby villages provide local shops, cafes and everyday amenities. There are also a number of award winning restaurants nearby including Daft Eddy's, Balloo House and The Poacher's Pocket.

This is a rare and unique opportunity to embrace island living in an idyllic and highly sought after coastal setting. We recommend early viewings to fully appreciate all that this property has to offer.



KEY FEATURES

- Truly Exceptional Once in a lifetime opportunity
- One of Only Three Residence on the Island
- Extending to Over 3,800 sq ft
- Five Spacious Bedrooms
- Four Functional Bathrooms
- Four Versatile Reception Rooms
- Light Filled Interiors Designed to Maximise Natural Light
- Set On Approximately 3 Acres of Landscaped Gardens
- Outstanding Equestrian and Marine Facilities
- Boat House with Tram Lines Slipway and Launch
- Personal Jetty
- Unique revolving Summer House on the Water's Edge
- Access to a Wide Range of Outdoor Pursuits
- Convenient to Charming Local Villages
- A Rare Opportunity to Secure An Iconic Coastal Home
- Early Viewing Recommended
- Strictly By Appointment Only



ROOM DETAILS

*Carport and Covered
Veranda Entrance*

GROUND FLOOR

*Reception Porch (Air
Lock)*

8'4" x 9'9"

Reception Hall

12'11" x 14'1"

Lounge/Games Room

23'3" x 17'6"

Shower Room

Garage

16'7" x 19'3"

Boot Room

7'4" x 5'8"

Guest Bedroom/Maid's

Quarter

7'4" x 13'3"

Boiler Room

7'5" x 13'5"

FIRST FLOOR

Landing

10'8" x 20'6"

Kitchen/Dining

21'4" x 14'1"

Dining Room

10'1" x 17'6"

Lounge

23'3" x 17'6"

Bedroom Two

23'2" x 12'9"

Adjacent Shower Room

8'5" x 6'2"

Bedroom Three

12'3" x 12'4"

Bathroom/Utility Space

12'3" x 7'9"

Rear Porch

Back Hallway

Garden Room

12'1" x 11'6"

Lean To Greenhouse

8'6" x 16'6"

Bedroom Four

24'9" x 10'

SECOND FLOOR

Landing

8'6" x 6'6"

Principal Bedroom

15'8" x 13'7"

En-suite Bathroom

Bedroom Five/Office

8'6" x 8'1"

OUTSIDE

Tack Room

12'5" x 9'3"

Stable Three

10'8" x 11'11"

Stable Two

10'8" x 11'11"

Stable One

10'8" x 6'

Store

11'9" x 38'

Boat House

11'3" x 38'

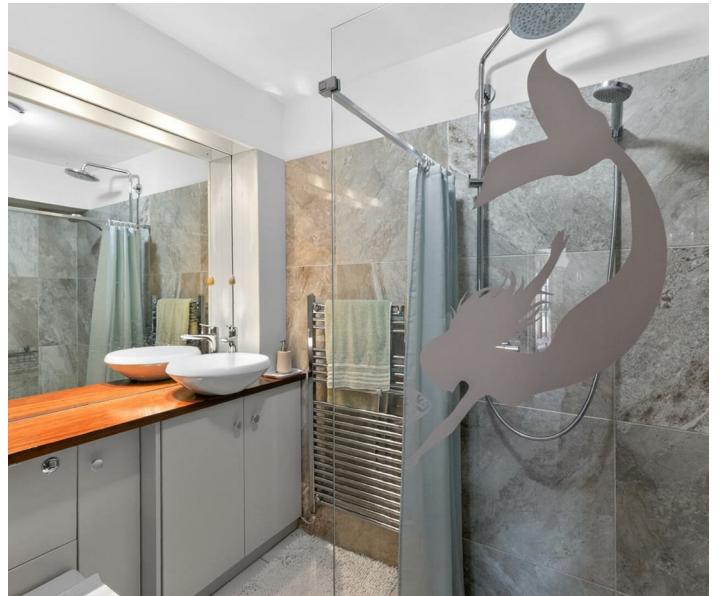
Revolving Summer House

9'8" x 9'7"

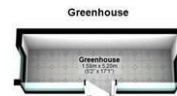
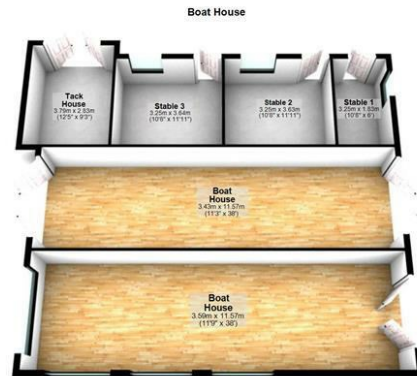
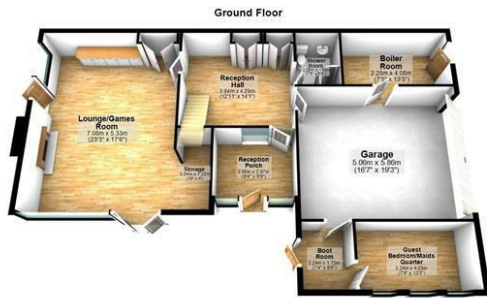
Greenhouse

5'2" x 17'1"





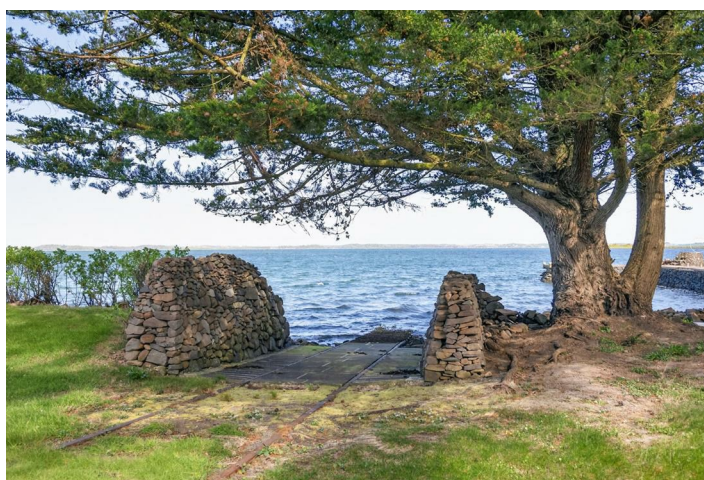
FLOOR PLANS





DIRECTIONS

From Comber Square, travel down Killinchy Street and onto Killinchy Road where you will take a left onto Ballydrain Road. Continue for 3 miles then turn left onto Ringneill Road and continue for another mile where you will cross the causeway onto Reagh Island. On Reagh Island continue round and take a left onto Cross Island. Cross Island House is across the causeway, straight over the hill and is on the left where the road forks.



THE LOCAL AREA

Cross Island is a small, tidal island located in Strangford Lough, County Down, Northern Ireland, known for its archaeological significance as a Mesolithic site. It is connected to nearby Reagh Island via a causeway and is characterized as an oval drumlin, known for its rich coastal nature, though it is primarily private land



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			72
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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