

# 27 DRUMROE ROAD

Ballyculter, Strangford, BT30 7AS

Asking Price

£465,000



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Perfectly positioned in a rural setting, this charming home is only a short distance away from Strangford and the historic coastal village of Kilclief which is famed for its 15<sup>th</sup> century castle and scenic walks.

A unique 19th century stone barn conversion steeped in history yet finished to the highest modern standards. This stunning barn has been sympathetically converted into a beautiful, detached family home full of character and charm. Offering a versatile layout, the welcoming entrance porch opens to a bright and spacious interior. The property boasts three well-proportioned bedrooms, including an impressive principal suite with ensuite shower room. There is also a luxurious family bathroom.

At the heart of the home, the open plan kitchen, living, dining space is a true show piece, featuring an Aga, granite work surfaces, reclaimed Belfast brick, a vaulted ceiling and exposed Trusses – a perfect blend of rustic heritage and contemporary design. A separate lounge with wood burning stove offers a cosy retreat. While the beautiful family room provides views over the rear garden and surrounding countryside.

Externally, a spacious driveway leads to a detached garage and the delightful mature gardens to the front, rear and side create a peaceful, private setting with views stretching over rolling countryside. The property benefits from oil fired central heating, ensuring comfort all year round.

Perfectly positioned in a rural setting, this charming home is only a short distance away from Strangford and the historic coastal village of Kilclief which is famed for its 15th century castle and scenic walks. The surrounding area offers a wealth of outdoor pursuits, from coastal strolls and birdwatching along Strangford Lough to paddle boarding, sailing and fishing. As well as a primary school, nearby Strangford has award winning restaurants, pubs, cafes and artisan shops, while Downpatrick provides further amenities, secondary schools, churches and leisure facilities.

Excellent road links make travel to Belfast and other towns in County Down both easy and convenient, allowing you to enjoy the best of both country living and coastal living.



### **KEY FEATURES**

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#### WHAT THE OWNER'S SAY...

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### **ROOM DETAILS**

7' x 10'10"

ENTRANCE En-suite Shower Garden Shed B

Room 11'6" x 9'7"

Porch 10'4" x 5'10"

GROUND FLOOR

Bedroom Two
15'11" x 11'5"

Kitchen/Dining/LivingBedroom Three

12'6" x 37'6" 10'6" x 16'1"

Family Room Bathroom 13'2" x 15'3" 8'1" x 11'5"

Lounge OUTSIDE

12'8" x 17'3"

Hallway Detached Garage

30'10" x 4'5" 23'7" x 10'9"

Principal Bedroom Garden Shed A

22'9" x 16'1" 11'6" x 4'11"





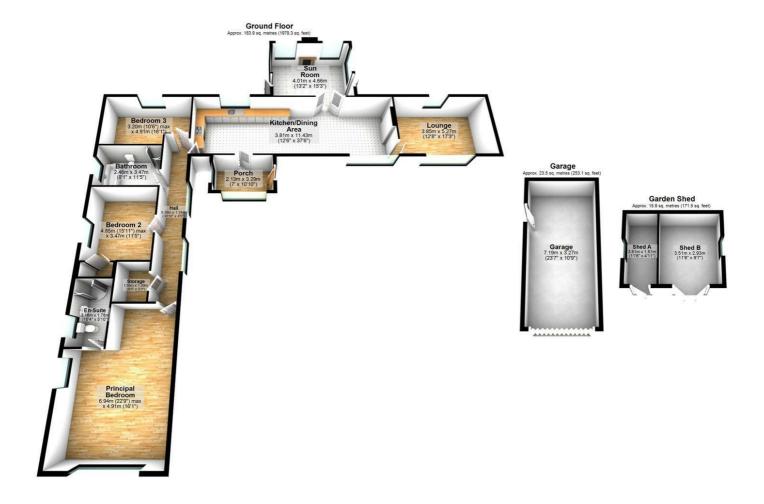








## FLOOR PLANS









### **DIRECTIONS**

Take the A25 from Downpatrick to Strangford, one mile before Strangford take a right turn at the crossroads opposite the Castleward entrance- then first left turn onto Drumroe Road. Number 27 will be on your right-hand side after about half a mile.







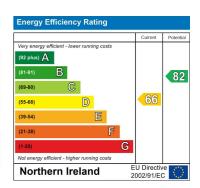
### THE LOCAL AREA

Strangford is a coastal village in County Down, Northern Ireland, located on the Lecale Peninsula at the mouth of Strangford Lough. It lies on the western side of the Narrows, the narrow channel that connects Strangford Lough to the Irish Sea. Directly across the water is the village of Portaferry, in the Ards Peninsula, linked to Strangford by a frequent ferry service. Strangford is about 2 miles (3 km) southeast of Downpatrick, the county town, and around 30 miles (48 km) south of Belfast. Its position at the entrance to the lough makes it both a historic crossing point and a

gateway to the surrounding landscapes of the Lecale



Coast and the Ards Peninsula.



#### **OUR BRANCHES**

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