



24 CLUNTAGH ROAD

Crossgar, BT30 9ET

Offers Around

£595,000



DETACHED

| 5  | 4  | 3 

Nestled in the tranquil countryside just outside Crossgar, near Downpatrick, this exceptional detached family home enjoys breathtaking views over rolling countryside and ever-changing landscapes from every aspect.

The property offers a bright and spacious reception hall, an elegant drawing room with bespoke built in cabinetry, a formal dining room, and a beautifully appointed fully fitted kitchen with island. Additional ground floor accommodation includes a boot room, laundry room, and a home office. There are five well-proportioned bedrooms, two with ensuite shower rooms, while the principal suite benefits from a private dressing room. Two family bathrooms, one on each level, and a downstairs WC complete the interior.

Externally, the home is approached via pillared entrance leading to a generous tarmac driveway, detached double garage, and a separate garden studio. The mature gardens are laid in lawns with paved patio areas, a pond, enclosed grow area all surrounded by well-established trees and hedging.

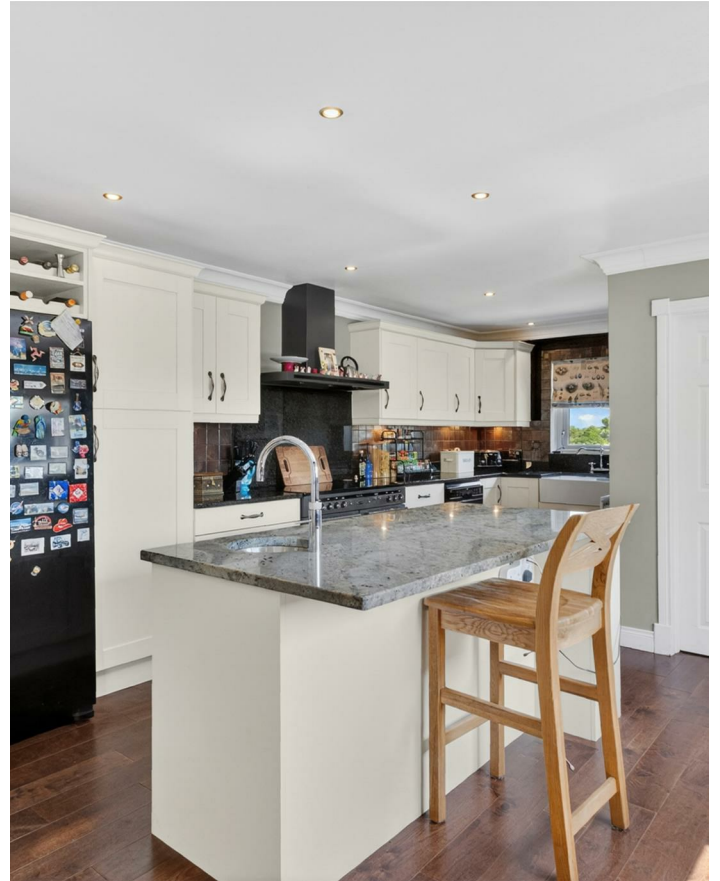
Situated in a peaceful rural setting yet conveniently close to local amenities in Crossgar and the historic town of Downpatrick, the property also offers easy access to schools, shops, and commuter routes to Belfast and surrounding towns.

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all Estate Agents are required to verify the identity of purchasers involved in a property transaction.



KEY FEATURES

- Exceptional Detached Property
- Spacious Reception Dining Hall
- Elegant Drawing Room
- Separate Dining Room
- Open Plan Kitchen / Dining
- Boot Room and Laundry Room
- Five Well Proportioned Bedrooms
- Two Ensuite Shower Rooms
- Additional Dressing Room
- Two Family Bathrooms and a Downstairs WC
- Wood Pellet Central Heating
- uPVC Double Glazing Throughout
- Generous Gardens
- Generous Tarmac Driveway
- Situated in a Peaceful Rural Setting



ROOM DETAILS

| | | | |
|---|--|---|--|
| GROUND FLOOR | <i>Bedroom/Office</i> 9'11" x 9' | <i>Landing</i> 6'1" x 45'10" | OUTSIDE |
| <i>Reception Hall</i> 23'10" x 12'5" | <i>Family Bathroom</i> 9'11" x 9'9" | <i>Bedroom Four</i> 20'2" x 17' | <i>Summerhouse</i> 6'3" x 9'11" |
| <i>Downstairs WC</i> | <i>Laundry Room</i> 9'11" x 11'11" | <i>Bathroom</i> 10'4" x 13'6" | <i>Detached Double Garage</i> 20'6" x 22' |
| <i>Drawing Room</i> 17'2" x 18'2" | <i>Principal Bedroom</i> 18'10" x 13'9" | <i>Bedroom Five/Office</i> 11'6" x 13' | <i>Garden Studio</i> 11'2" x 17'3" |
| <i>Family Room</i> 14'3" x 13'5" | <i>En-suite Shower Room</i> 6'11" x 13'9" | <i>Bedroom Three</i> 10'1" x 25'11" | |
| <i>Kitchen/Dining</i> 27'8" x 13'5" | <i>Dressing Room</i> 11'6" x 11'11" | <i>Bedroom Two</i> 16'9" x 12'7" | |
| <i>Boot Room</i> 6'11" x 6' | FIRST FLOOR | <i>En-suite Shower Room</i> 9'1" x 5'11" | |
| <i>Garden Room</i> 18'2" x 11'6" | | | |





FLOOR PLANS





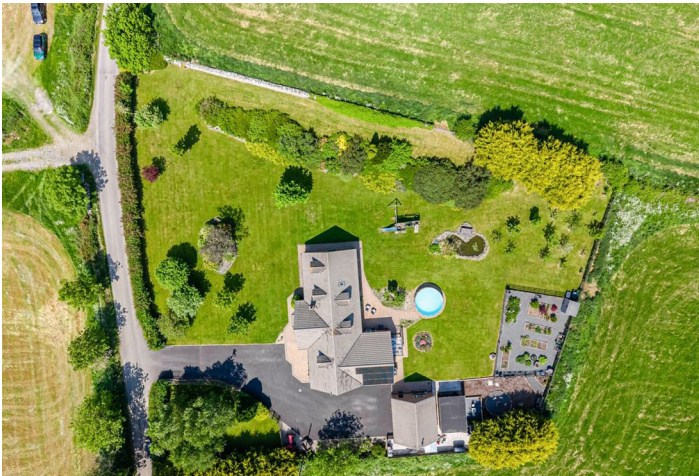
DIRECTIONS

From Comber head up High Street and continue straight until you reach the roundabout in Ballygowan. Take the 1st exit onto Chruch Road and continue straight onto the Carrickmannon Road. Take a left onto Manse Road, a slight right onto Ballywillin Road, then turn right onto Derryboye Road. Take a left onto Killyleagh Road then a right onto Cluntagh Road. Number 24 is on the left-hand side



THE LOCAL AREA

Crossgar is a thriving village in County Down, approximately 15 miles south of Belfast and conveniently located between Saintfield and Downpatrick. Set within a picturesque rural area, the village offers a range of local amenities, schools, shops, and recreational facilities, while benefiting from excellent transport links.



| 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 | | 71 | 76 |
| | | EU Directive 2002/91/EC | |

OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

