

TEMPLETON  
ROBINSON



1 The Craig Lane,  
The Craig Road,  
DOWNPATRICK,  
BT30 9FE

Offers Over  
£560,000

Viewing by  
appointment with  
& through agent  
028 90 650000





Built in 2005 and with only one owner, 1 The Craig Lane is an outstanding home that blends the rustic charms of a traditional rural property with the clean minimalist aesthetics of modern design.

The house has a unique character that is amplified by its blend of original features and modern design elements to create a cohesion throughout the property that provides both charm and practical living. The attention to detail undertaken in the build of the property is truly fantastic, with quality materials selected to last the test of time, creating a warm and relaxing space in a wonderful country setting.

Outside the property extends to a wonderful country garden and well-tended lawns, surrounding shrubs and fantastic flowerbeds. Complemented by ample parking with a full turning circle, the property also boasts two separate double garages both with additional workshops/tool stores attached. The property also features a wonderful court yard dining space to the rear with a summerhouse.

Nestled in the beautiful County Down countryside this property benefits from easy access to Belfast City as well as wonderful access to national parks including Castle Ward, Castlewellan and the Mourne all within a short drive.



- Meticulously designed, impressive detached family home built 2005
- Generous living accommodation to promote modern family living in a wonderful peaceful country setting
  - Site spanning to circa 1 acre
  - Four double bedrooms, principle with ensuite bathroom
    - Magnificent main living area with feature gas fire
    - Dining room
  - Additional lounge with double door access to rear
  - Modern country style kitchen, breakfast bar area and casual dining
    - Utility room / separate large downstairs W.C.
    - Main luxury family bathroom suite on first floor
  - Double garage, two roller door access and additional workshop
    - Second oak style double garage, with clock tower
    - Summer house with power + light
- Beautifully maintained gardens and an outdoor dining area provide a peaceful backdrop for outdoor living
- A peaceful and private location ideal for relaxation whilst balancing easy access for commute to the city
- 40mins from Belfast City Centre, this property has an abundance of outdoor living benefits with easy access to parks and trails as well as local villages and shops

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The Property Comprises:

Ground Floor

Wooden front door to:

ENTRANCE HALL:

Crema Marfil Marble tiled floor,  
cornice ceiling, underfloor heating.



LIVING ROOM: 21' 7" x 14' 8" (6.58m x 4.47m) (into bay). Feature gas fire, marble hearth, cornice ceiling, underfloor heating.



KITCHEN/DINING: 17' 4" x 12' 12" (5.28m x 3.96m) Modern country style range of high and low level units, granite work surfaces. Underhung sink unit with mixer tap. Integrated dishwasher, Neff range cooker with six ring gas hob, extractor fan, tiled splashback, Crema Marfil Marble tiled floor.





UTILITY ROOM: Tiled floor. Units with work surfaces. Stainless steel sink unit with chrome mixer taps, plumbed for washing machine. Space for tumble dryer, two storage cupboards. Door to rear.

DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin with mixer taps, tiled floor.



LOUNGE: 13' 10" x 12' 8" (4.21m x 3.86m) Feature gas fire, uPVC double doors to rear. Cornice ceiling.



DINING ROOM: 12' 8" x 11' 9" (3.86m x 3.57m) Dual aspect windows.



First Floor

LANDING: Viewing gallery. Skylight. Hotpress cupboard with shelving.



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BEDROOM (1): 17' 6" x 12' 12" (5.33m x 3.96m) Dual aspect skylights. Spotlights. Door to:  
ENSUITE SHOWER ROOM: White suite comprising dual flush wc, pedestal wash hand basin, shower cubicle with electric shower, part tiled walls. Wall mounted cabinet, spotlights.



BEDROOM (2): 13' 6" x 12' 10" (4.11m x 3.91m) Skylight.

BEDROOM (3): 12' 8" x 11' 7" (3.86m x 3.52m) Skylight.





BEDROOM (4): 13' 12" x 12' 8" (4.26m x 3.86m) Range of built-in mirrored wardrobes. Skylight.



BATHROOM: Luxury white suite comprising dual flush wc, vanity unit with ceramic sink and mixer tap, splashback. Shower cubicle with chrome shower. Free-standing bath with mixer tap, chrome heated towel rail, fully tiled walls, tiled flooring.



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## Outside

### DOUBLE GARAGE:

Roller doors, power and light, extensive storage.  
Ideal for workshop.



SUMMER HOUSE: Double wooden doors, power and light.

OAK STYLE DOUBLE GARAGE: Clock tower, power and light, tool store.

GREENHOUSE: Greenhouse with mature grape vine and attached tool store.

Beautiful mature gardens of approximately one acre, extremely well maintained with mature lawns and shrubbery with several detached outbuildings. Entertaining space out side to the rear with dining area and sun room.







#### Location:

Travelling towards Downpatrick along the Belfast Road, turn left into Crossgar Road East and then immediately right into The Craig Road. Continue along for roughly 1 mile and The Craig Lane will be on your left hand side.



Energy Rating		
Epc Type: Domestic		
Current: D60		
Potential: D66		
EPC Landmark Code: 2020-9137-3150-1706-1895		
<a href="#">Epc Certificate</a>		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

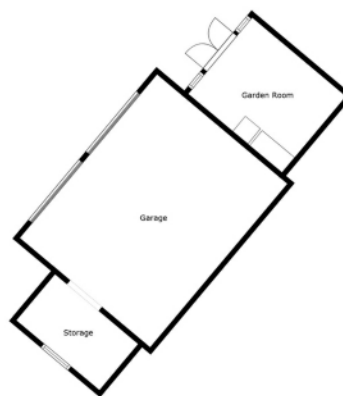
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Floor 2



Floor 1



Sizes And Dimensions Are Approximate. Actual May Vary.

Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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