

TEMPLETON  
ROBINSON



37 Bayview Road,  
Killinchy,  
BT23 6TW

Offers Over  
£699,950

Viewing by  
appointment with  
& through agent  
028 90 424747





Set within an idyllic countryside setting with breathtaking views across Strangford Lough, this charming detached home offers a wonderful balance of character, comfort and space. Surrounded by seven acres of peaceful grounds, including beautifully maintained formal gardens and an inviting outdoor entertaining area, it is a property designed for both relaxation and enjoyment of its stunning natural surroundings.

Inside, the generous 3,500 sq. ft. layout is both flexible and welcoming. A bright reception hall leads to a formal dining area, ideal for family gatherings or hosting guests. The light-filled family lounge enjoys picture-perfect views across the lough, while a cosy sitting room offers a dual-aspect outlook over

the gardens and countryside. The country-style kitchen, complete with Aga and separate utility room, adds further charm and practicality to this delightful home.

Four comfortable bedrooms provide ample space for family and guests, including a walk-in wardrobe and two well-appointed bathrooms. A detached double garage, spacious parking area and useful outbuildings add convenience, while oil-fired central heating ensures year-round comfort. Located just minutes from Killinchy and Balloo, and within easy reach of Comber, Saintfield, Downpatrick and Belfast, this is a home that combines rural tranquillity with excellent accessibility.





- Detached country home in an idyllic setting with breathtaking views across Strangford Lough
- Beautiful formal gardens and inviting outdoor entertaining space, surrounded by 7 acres of peaceful countryside including a wood with a pond
  - Generous 3,500 sq. ft. layout designed for flexible family living
- Welcoming reception hall leading to a formal dining area – perfect for gatherings
  - Light-filled family lounge with picture-perfect lough views
- Cosy sitting room with dual-aspect outlook across the gardens and countryside
  - Country-style kitchen with Aga and handy separate utility room
- Four comfortable bedrooms, including a walk-in wardrobe, plus two bathrooms
  - Detached double garage, spacious parking area and useful outbuildings
  - Oil-fired central heating for year-round comfort
  - Security alarm system, high speed Fibribus broadband connection
- Just minutes from Killinchy and Balloo, and a short drive to Comber, Saintfield, Downpatrick and

Belfast

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The Property Comprises:

## Ground Floor

Hardwood arched double doors to . . .

RECEPTION HALL: Tiled floor. Steps down to . . .

DINING HALL: 30' 6" x 11' 10" (9.3m x 3.6m) Feature bay window, tiled floor, wood burning stove, staircase to first floor.





FAMILY ROOM: 25' 3" x 18' 1" (7.7m x 5.5m) Stunning views across countryside and Strangford Lough, feature rustic fireplace with stone surround, timber mantle and slate hearth with multi-fuel stove.



BEDROOM (4)/GAMES ROOM/HOME OFFICE: 16' 5" x 14' 1" (5m x 4.3m) Built-in shelved cupboard.



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BATHROOM: Tiled panelled bath with mixer tap, overhead shower and tiled surround, low flush wc, wash hand basin with bench and high and low level storage cupboards, shaver point, part tongue and groove panelled walls, built-in cupboard



CUPBOARD: Electric meter cupboard.

KITCHEN: 16' 5" x 16' 1" (5m x 4.9m) (at widest points). Country style kitchen with range of high and low level unit with leaded glazed display cabinets, stainless steel sink with drainer and mixer tap and upstand, oil fired Aga, space for fridge freezer, tiled floor, hardwood single door to exterior.





INNER HALLWAY: Tiled floor, built-in cupboard with sliding doors.

UTILITY ROOM: 13' 1" x 9' 6" (4m x 2.9m) Range of high and low level units, plumbed for washing machine, gas hob, ceramic sink, laminate worktops, part tiled walls, tiled floor, space for condenser tumble dryer.

CLOAKROOM: Low flush wc, wash hand basin, tiled floor, oil fired boiler, immersion heater.

COAL & WOOD STORE:

RECEPTION HALL: Hardwood glazed door leading to roadside entrance, tiled floor.

SITTING ROOM: 18' 4" x 16' 5" (5.6m x 5m) Feature raised open fireplace with stone surround, tongue and groove panelled walls and ceiling, dual aspect windows, tiled floor.



## First Floor

LANDING: Picture window overlooking the garden.

BEDROOM (1): 14' 5" x 12' 2" (4.4m x 3.7m) Built-in wardrobes with louvered doors, stunning elevated views across countryside and Strangford Lough, access to fully floored roofspace.



BEDROOM (2): 14' 1" x 13' 5" (4.3m x 4.1m) Built-in double wardrobes with louvred doors leading to eaves storage, wash hand basin with low level drawers.



BEDROOM (3): 13' 5" x 10' 6" (4.1m x 3.2m) Built-in double wardrobes with louvred doors leading to eaves storage, wash hand basin with low level drawers.



WALK-IN DRESSING ROOM: 7' 7" x 5' 3" (2.3m x 1.6m) Wall to wall range of built-in wardrobes with louvred sliding door, dresser unit with drawers and mirror, shaver point, light and power.

BATHROOM: Tiled panelled bath with mixer tap and Triton electric shower above, low flush wc, wash hand basin with high and low level cupboards, mirror and shaving point, linen cupboard.





## Outside

Paved flagstone driveway to . . .

DETACHED MATCHING GARAGE: 30' 10" x 17' 1" (9.4m x 5.2m) Twin up and over door, motion sensor lighting, light and power, sink unit, window.

OUTSIDE WC:

MASONRY STORE: 13' 1" x 8' 10" (4m x 2.7m) Light and power.

GREENHOUSE:



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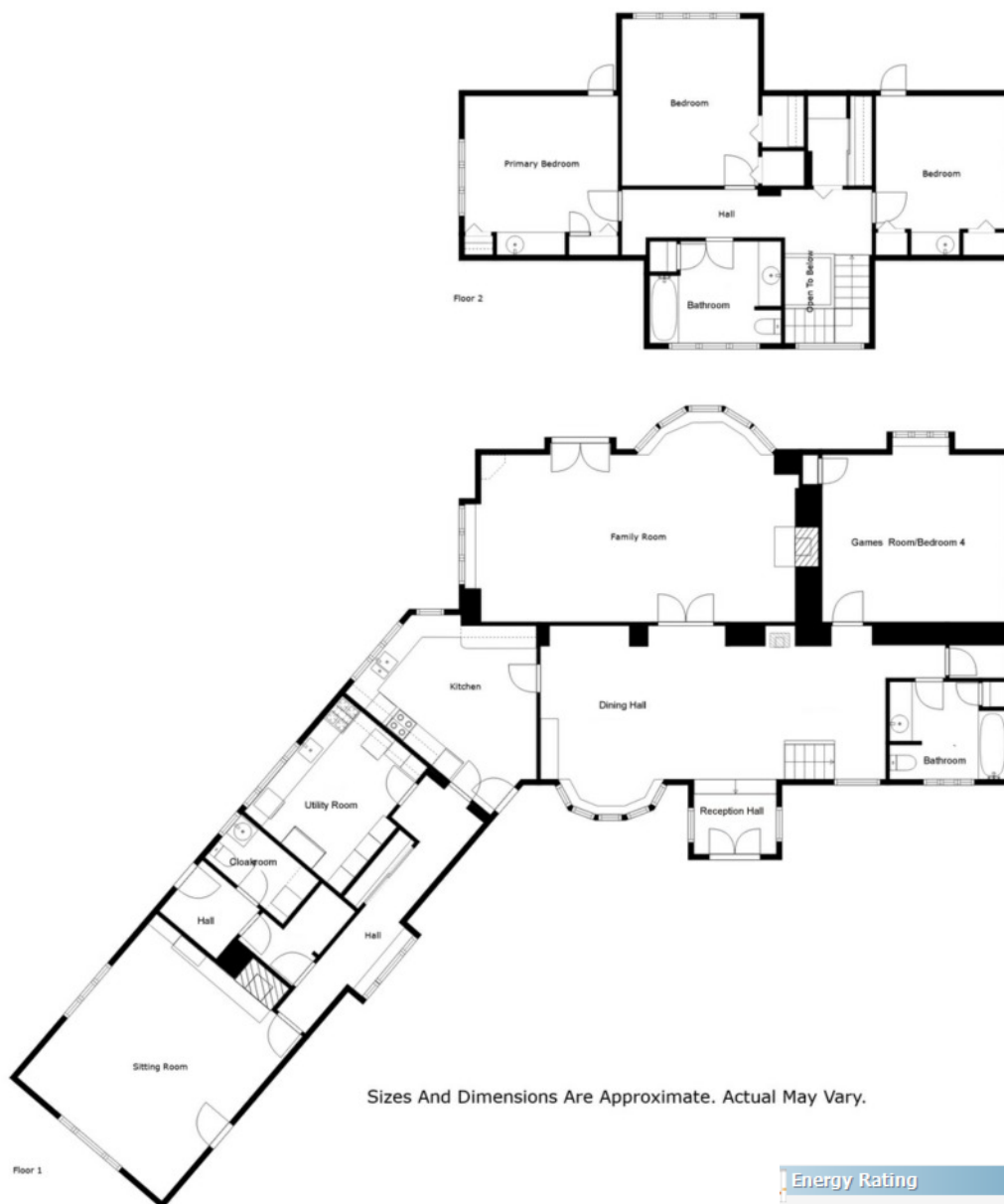




Location:

From Comber, take the A22 towards Killinchy/Balloo. After about 5 miles, pass Balloo House and turn left for Killinchy/Whiterock. Continue for 1 mile, turn right onto Main Street, then left onto Bayview Road. No. 37 is along this road on the right-hand side.





#### Energy Rating

Epc Type: Domestic

Current: E50

Potential: C72

EPC Landmark Code: 0320-2991-2580-2995-5341

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		72
<b>D</b> 55-68		
<b>E</b> 39-54	50	
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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

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