

TEMPLETON  
ROBINSON



'The Barn',  
6A Maxwell Lane,  
BANGOR,  
BT20 3RR

Offers Over  
£750,000

Viewing by  
appointment with  
& through agent  
028 90 424747



Nestled in the heart of Bangor with sweeping views across the coastline, this beautifully converted barn blends rustic character with striking contemporary design. Behind the traditional stone exterior, the home has been thoughtfully reimaged by award winning Interior Design Consultancy Atelier Branco & Fairley - judges on NI House of the Year to offer spacious modern living while honouring its heritage.

The open-plan living areas are flooded with natural light from floor-to-ceiling windows that frame the sea beyond. The internal finish offers warmth and authenticity, balanced by clean lines, bespoke joinery, and high-end finishes.

The kitchen, designed with both family life and entertaining in mind, opens directly onto

a private balcony terrace – the perfect spot for taking in the ever-changing coastal skies and watching the nautical traffic. Bedrooms are on the ground floor and are generously proportioned, with the principal suite enjoying a dressing area with wardrobes and luxurious en-suite, family bathroom and further bedroom or gym.

Set within landscaped grounds, the property offers a rare combination of rural charm and coastal sophistication, only minutes from Bangor's town centre, marina, and transport links to Belfast.

This home is more than a conversion – it's a contemporary sanctuary with a front-row seat to one of Northern Ireland's most scenic coastlines.





- Traditional Stone Barn Conversion with Modern Design Integration circa 2400 sq ft
  - Light-Filled Interiors with Floor-to-Ceiling Windows Framing Lough Views
- Open-Plan Living Room on the First Floor with Spacious Layout Designed for Modern Lifestyles
  - Contemporary Kitchen with Superb Design with Direct Access to the Balcony
  - Private Balcony Terrace which is Perfect for Entertaining and Enjoying Coastal Sunsets
    - Snug or Cinema Room with Media Wall in Dark Walnut Akupanel
- Three Generous Bedrooms on the Ground Floor – Including a Principal Suite with Dressing Area and Luxury En-suite
  - Contemporary Family Bathroom
    - Further Gym or Bedroom on the Ground Floor
  - Utility Storage incorporating Laundry Area / Gas Boiler / Cloaks Area
- Convenient Access & only Minutes to Bangor Town Centre, Marina, and Direct Links to Belfast & Beyond
  - Unique Lifestyle Offering a Mix of Heritage, Sophistication, and Seaside Sanctuary
    - Prime Location with Panoramic Coastal Views
  - Gas Heating (Underfloor Heating on the Ground Floor) / Double Glazed Windows

**Telephone 028 9042 4747**  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

The Property Comprises:

Steps to paved area.

Ground Floor

Composite front door to . . .

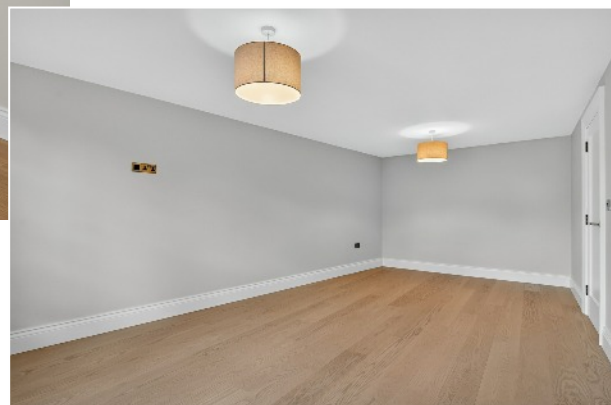
ENTRANCE HALL: Ceramic tiled floor.

BATHROOM: White suite comprising Adamsez free standing bath with mixer tap and telephone hand shower, low flush wc, wash stand, walk-in shower cubicle with telephone hand shower and rain shower head, fully tiled walls, ceramic tiled floor, LED lighting, extractor fan, touch sensor mirror, brass fusion fittings.



REAR HALLWAY: Cloaks storage area incorporating laundry area, Hotpoint washing machine, 7kg Hoover heat pump tumble dryer, gas fired boiler.

GYM/BEDROOM (4): 22' 0" x 11' 0" (6.71m x 3.35m) (at widest points). Engineered Real Oak flooring.



BEDROOM (2): 10' 0" x 10' 0" (3.05m x 3.05m)

BEDROOM (3): 10' 11" x 10' 0" (3.33m x 3.05m)



PRINCIPAL BEDROOM: 11' 0" x 10' 0" (3.35m x 3.05m) Dressing area with range of built-in wardrobes.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with telephone hand shower and rain shower head, low flush wc, wash stand, touch sensor mirror, ceramic tiled floor, fully tiled walls, LED lighting, brass fusion fittings.





From hall stairs to . . .

## First Floor

ENTERTAINMENT SIZED KITCHEN/LIVING/DINING: 31' 0" x 16' 0" (9.45m x 4.88m) Velux windows.

LIVING AREA: Media wall with dark walnut akupanel, picture window with panoramic lough view, Engineered Real Oak flooring, sliding doors to balcony sun terrace, .

KITCHEN: Luxury matt taupe kitchen with range of high and low level units, quartz work surfaces. Island with Franke Kubus single bowl gloss white ceramic undermounted sink, Quooker patinated brass fusion boiling water tap, quad pull out bins, integrated Bosch dishwasher, CDA wine cooler, Evoline stainless steel pop up socket. Neff touch control induction hob, extractor fan and canopy, Neff single slide'n' hide oven and combination Neff microwave / oven, Franke box flush canopy hood, integrated Bosch 70/30 fridge freezer, ultraslim LED lights below kitchen wall units. Engineered Real Oak flooring.



SNUG/CINEMA ROOM 15' 11" x 11' 0" (4.85m x 3.35m) Media wall in dark walnut akupanel. Engineered Real Oak flooring.



CLOAKROOM: Low flush wc, wash hand stand, heated towel rail, ceramic tiled floor, fully tiled walls, extractor fan, brass fusion fittings, LED lighting, Velux window.

Outside

Private laneway leading to brick pavior driveway with parking for two cars. Garden area laid in lawns, greenhouse.



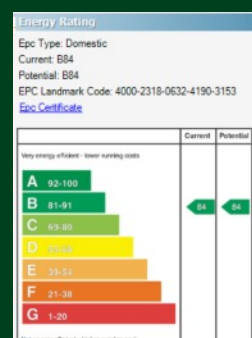


## Location:

Travelling along the Maxwell Road towards Princetown Road, turn left into Maxwell Drive then left into Maxwell Lane. 'The Barn' is on the right hand side.

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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