

# For Sale

SimonBrien

Asking Price: £275,000



77 Tullynakill Road,  
Comber,  
BT23 6AG

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#### KEY FEATURES

- Charming Cottage On Shores Of Ardmillan Bay
- 4/3 Bedrooms (Master With Ensuite Bathroom)
- 3/2 Reception Rooms
- Kitchen
- Utility Room
- Detached Garage
- Gardens With Ample Parking
- Outbuilding (Ideal For Conversion To Stables)
- Open Aspect To Rear
- Outline Planning Permission For Replacement Dwelling LA06/2022/0285/O

#### SUMMARY

A truly magnificent setting for this charming cottage on the shores of Ardmillan Bay. The property enjoys sea views from this semi-rural location on the edge of the hamlet of Ardmillan, only minutes from Lisbane Village.

The living space is set over two floors which requires cosmetic modernisation and offers a great opportunity for a family home to be finished to your own standards.

Externally there is a range of outbuildings and a detached garage with ample parking. There is easy access to approximately 4 acres of land with three fields, one with shore access and all enjoying great views over Strangford Lough. There is ample opportunity to avail of the sailing on Strangford Lough, with Down Cruising Club, Strangford Lough Yacht Club and Ringhaddy Cruising Club all nearby.

Ardmillan is located in close proximity to the villages of Lisbane and Balloo offering a range of local amenities including bar/ restaurants, The Old Post Office tearooms, McCanns convenience store, sporting facilities, doctor's surgery amongst many more. Many primary and secondary schools in the surrounding area are easily accessible whilst Saintfield, Killyleagh, Comber and Belfast are all within easy commuting distance.

Overall this is a magnificent property and only on your internal inspection will you appreciate everything this home has to offer.



#### ACCOMMODATION

##### GROUND FLOOR

Entrance door.



##### ENTRANCE HALL:

Ceramic tiled floor.



##### DINING HALL:

10' 6" x 10' 0" (3.2m x 3.05m)

Ceramic tiled floor.



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**LIVING ROOM:**  
**13' 10" x 13' 10" (4.22m x 4.22m)**  
Views over Ardmillan Bay, open fire.



**KITCHEN:**  
**11' 3" x 10' 10" (3.43m x 3.3m)**  
**Max.**  
Full range of high and low level units, stainless steel single drainer sink unit with mixer taps, 4 ring stainless steel gas hob, double oven, partly tiled walls, ceramic tiled floor.

**REAR HALLWAY:**  
Boiler house.

**FIRS/T FLOOR**

**LANDING:**  
**12' 7" x 12' 5" (3.84m x 3.78m)**  
Skylight window, views to Ardmillan Bay.



**BEDROOM (4):**  
**13' 3" x 10' 2" (4.04m x 3.1m)**  
Built in robes, views to Ardmillan Bay.

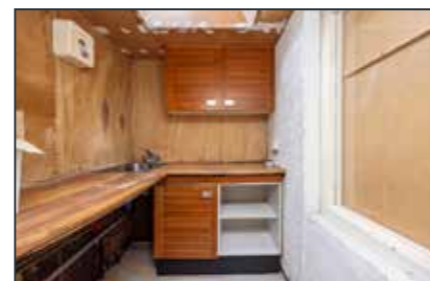


**BEDROOM (1):**  
**14' 7" x 12' 0" (4.44m x 3.66m)**  
Built in robes.



**BATHROOM:**  
White suite comprising: Panelled bath, vanity sink unit, low flush WC, partly tiled walls, ceramic tiled floor.

**UTILITY ROOM:**  
**6' 3" x 5' 2" (1.91m x 1.57m)**  
Ceramic tiled floor.



**ENSUITE BATHROOM:**  
Coloured suite comprising: low flush WC, bidet, pedestal wash hand basin, fully tiled walls.



**BEDROOM (2):**  
**13' 8" x 12' 4" (4.17m x 3.76m)**

Built in storage, skylight window with views to Ardmillan Bay.

**BEDROOM (3):**  
**10' 7" x 6' 10" (3.23m x 2.08m)**

Skylight window.



**OUTSIDE**

Ample driveway leading to parking to rear.

**DETACHED GARAGE:**  
**16' 5" x 8' 6" (5m x 2.59m)**

Roller door, power and light.

**OUTBUILDINGS:**

Suitable for conversion to stable.

Wooded area. Right of way on land. Planning permission for replacement dwelling. Agricultural land c. 4 acres.





**OUTLINE PLANNING PERMISSION**

Planning Act (Northern Ireland) 2011

Application No: **LA06/2022/0285/O**

Date of Application: **21 March 2022**

Site of Proposed  
Development: **77 Tullynakill Road  
Killinchy  
BT23 6AG.**

Description of Proposal: **Replacement dwelling and garage.**

Applicant:  
Address: Agent: **Tumelty Planning Services**  
Address: **11 Ballyalton Park  
Downpatrick  
BT30 7BT**

Drawing Ref: 01.

The Council in pursuance of its powers under the above-mentioned Act hereby

**GRANTS OUTLINE PLANNING PERMISSION**

for the above mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:
  - i. the expiration of 5 years from the date of this permission; or
  - ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Except insofar as expressly conditioned below, approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: To enable the Council to consider in detail the proposed development of the site.

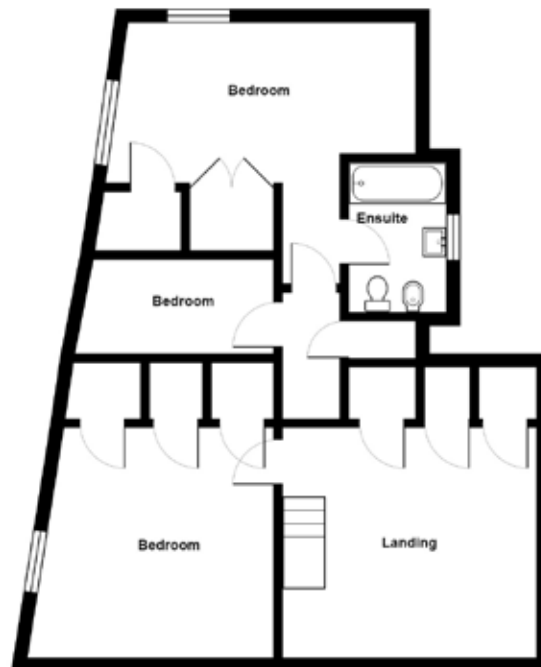
3. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, shaded yellow on Drawing No. 01, is demolished and all rubble and foundations have been removed in accordance with the details on the approved plans.

Reason: To preserve the amenity of the area.

LA06/2022/0285/O

Page 1 of 3





**VALUER**

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**MORTGAGE ADVICE**

For free independent advice on mortgages talk to  
**Crawford Mulholland**  
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