

SimonBrien

Shoreline,  
88A Newtownards Road,  
Greyabbey, BT22 2QJ

Offers Around £950,000

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#### KEY FEATURES

- An extremely beautiful, detached, waterfront home
- A very rare opportunity to acquire a property on the shores of Strangford Lough
- Providing wide uninterrupted views of the lough, Mid, South and Chapel Islands, the Mourne Mountains and Scrabo Tower
- 'Shoreline' provides a private country location, on an elevated site, close to the edge of the lough
- Fantastic internal space, holding C. 3,850 sq ft of well-proportioned accommodation
- Excellent reception space, including reception entrance hall, bay fronted lounge, family room, sunroom, and extensive kitchen/ living/ dining
- Five double bedrooms, three with luxury ensuite facilities
- Feature solid oak staircase with minstrel gallery, oak interior joinery throughout
- Attached garage approached via extensive gravel driveway with parking and turning space for guests
- Gardens of C.1.1 acres laid out in large lawn areas, well stock shrub beds, large timber deck/ sun terrace and patio area
- Oil fired central heating system, under floor at main ground floor level, radiators to first floor and sun room
- uPVC double glazed windows, solid wood front and sliding rear doors
- Alarm system and range of exterior lighting
- Completed to the highest of standards in 2014
- Accessed via a private owned C.450 m long concrete lane
- A very special home providing a change in pace and lifestyle

#### SUMMARY

Completed in 2014, 88a Newtownards Road, Greyabbey, is an extremely beautiful waterfront property. Its location is simply breathtaking as it's one of very few residential homes positioned on the Eastern shore of Strangford Lough. 'Shoreline' not only provides a first-class family home, but owning such a stunning property creates a special way of living day to day, which will appeal to many buyers. The property is extremely private and presents both a country feel whilst also possessing lough side living, something that few properties can offer. The wide, completely uninterrupted, views take in 180 degrees of Strangford Lough with Mid, South, and Chapel Islands in full vista, in addition the far-reaching views to the Mourne Mountains, Dromara Hills, Scrabo Tower and of course the Western Shores of the lough, provide quite a spectacle of nature to absorb. There are a range of cables/sockets throughout the house for ethernet connectivity and Fibre Internet Connection to the house (FTTP), capable of 1Gbps.

Internally, the accommodation provides multiple family-orientated living spaces, meeting modern requirements of today's family unit, whilst providing breathtaking views from most rooms. On the ground floor, the accommodation comprises a large entrance hall, bay fronted lounge, family room, a fantastic luxury kitchen/ living/ dining space, and a gorgeous sunroom with large sliding doors almost bringing the wide views of Strangford Lough inside. The principal bedroom with luxury ensuite, bedroom four and five, a luxurious family bathroom, downstairs cloakroom and laundry room are all located on the ground floor.

On the first floor there are two substantial bedrooms, both with ensuite facilities, and offering far reaching country and lough side views. Externally, 'Shoreline' is set on an elevated site surrounded by immaculately manicured gardens of circa 1.1 acres, laid out in large lawn areas, extensive timber deck/ sun terrace, shrub beds and paved patio area – all providing a wide natural vista that living on the shore of Strangford Lough beholds.

The sale of this magnificent property represents a rare opportunity to acquire a waterfront home on Strangford Lough.





**THE PROPERTY COMPRISES:**

**GROUND FLOOR**

Painted solid wood front door with stained/leaded glass side lights, outside light.

**ENCLOSED ENTRANCE PORCH:**

Ceramic tiled floor, glazed oak door with matching side lights.

**ENTRANCE HALL:**

Part double height ceiling, ceramic tiled floor, telephone point, feature solid oak staircase, 2 velux roof lights, LED recessed spotlights, linen storage with high efficiency water cylinder.



**CLOAKROOM:**

Modern white suite comprising: Vanity sink unit with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, extractor fan.

**LOUNGE WITH BAY WINDOW:**

**21' 4" x 14' 5" (6.5m x 4.39m)**

Feature fireplace with 'Stovax' inset wood burning stove, slate hearth, engineered oak floor, wall light points, television and telephone points, recessed spotlighting, panoramic views to Strangford Lough, Mourne Mountains, Dromara Hills, Mid Island and South Island, Chapel Island and across the Western shore of Strangford Lough.





**FAMILY ROOM:**

**13' 10" x 12' 10" (4.22m x 3.91m)**

Attractive polished granite fireplace surround, 'Stovax' multi fuel stove, engineered oak floor, television and telephone points, LED recessed spotlighting, uPVC double glazed French doors to rear, beautiful views to Strangford Lough, Mourne Mountains, Dromara Hills, Mid Island, South Island, Chapel Island and across the Western shore of Strangford Lough.

**OPEN PLAN LUXURY KITCHEN/SITTING/DINING ROOM:**

**35' 1" x 14' 11" (10.69m x 4.55m) (L shaped)**

Blanco twin tub sink units with mixer taps with polished white granite drainer, excellent range of high and low level oak shaker style units, polished white granite work surfaces, 'AEG' 5 ring ceramic hob unit, glass and stainless steel extractor hood, two 'Smeg' built in ovens, 'Neff' combi grill/oven, recessed for American style fridge freezer, plumbed for dishwasher, concealed bin storage, pull out larders, display cabinets, wine rack, cook book shelving, two breakfast bars, concealed lighting, porcelain tiled floor, TV point, LED recessed spotlighting, views to countryside, Strangford Lough and the Mourne Mountains, glazed oak doors to Hall.



**HALLWAY:**

Ceramic tiled floor, LED recessed spotlighting, uPVC double glazed French doors to rear with views to Strangford Lough, Chapel Island and Western shore of Strangford Lough, open to Sun Room.

**SUN ROOM:**

**21' 2" x 14' 6" (6.45m x 4.42m)**

Attractive red brick fireplace with oak sleeper mantle, 'Jotul' wood burning stove, slate hearth, triple aspect with panoramic views to Strangford Lough, the Mourne Mountains, Dromara Hills, Mid Island, South, Chapel Island, Western shore of Strangford Lough, open countryside, Newtownards and Scrabo Tower. Ceramic tiled floor, television and telephone points, LED recessed spotlighting, large painted oak double glazed sliding patio doors to rear garden.

**LAUNDRY ROOM:**

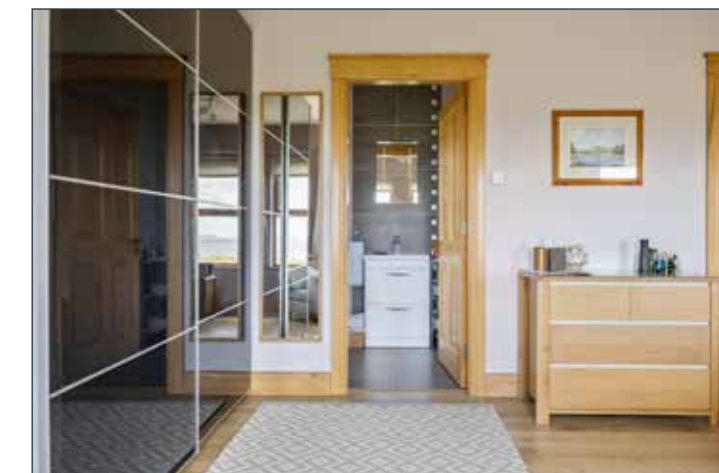
**14' 11" x 8' 6" (4.55m x 2.59m)**

Mixer taps, excellent range of high and low level 'Heritage Blue' shaker style units, Formica roll edge work surfaces, plumbed for washing machine, space for tumble dryer, oil fired boiler, wall tiling, ceramic tiled floor, uPVC double glazed door to front, internal door to attached garage.

**PRINCIPAL BEDROOM:**

**20' 4" x 12' 11" (6.2m x 3.94m)**

Range of modern built in Sliderobes, polished laminate floor, TV point, double aspect with panoramic views to Strangford Lough, the Mourne Mountains, Dromara Hills, Mid Island, Capel Island, Western shore of Strangford Lough, open countryside, Newtownards and Scrabo Tower.

**LUXURY ENSUITE:**

Modern white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, vanity sink unit with mixer taps, lighted vanity mirror with shaver point, push button WC, grey towel radiator, feature fully tiled walls, ceramic tiled floor, extractor fan.





**BEDROOM (4):**  
**12' 10" x 9' 11" (3.91m x 3.02m)**

Polished laminate floor, double aspect with views to Strangford Lough, Newtownards and Scrabo Tower, wall light points, wired for wall mounted TV.

**LUXURY FAMILY BATHROOM:**

Modern white suite comprising: Panelled bath recessed chrome mixer taps and telephone hand shower, large walk in shower with thermostatically controlled shower, rain head and telephone hand shower, glass panel, pedestal wash hand basin with mixer taps, push button WC, chrome towel radiator, feature fully tiled walls, ceramic tiled floor, LED recessed spotlighting, extractor fan.



**BEDROOM (5):**  
**11' 10" x 11' 7" (3.61m x 3.53m)**

Polished laminate floor, built in Sliderobes, extensive range of TV, telephone and power sockets.

Solid oak staircase leading to First Floor.

**FIRST FLOOR**

**LANDING:**

Minstrel gallery, two velux windows, LED recessed spotlighting.



**BEDROOM (2):**

**24' 3" x 20' 3" (7.39m x 6.17m)**

Triple aspect, views to Strangford Lough, the Mourne Mountains, Dromara Hills, Mid Island, Capel Island, Western shore of Strangford Lough, open countryside, Newtownards and Scrabo Tower. Access to eaves storage.

**LUXURY ENSUITE:**

Modern white suite comprising: Large separate fully tiled shower cubicle, rain head and telephone hand shower, pedestal wash hand basin with mixer taps, push button WC, chrome towel radiator, fully tiled walls, ceramic tiled floor, shaver point, LED recessed spotlighting, extractor fan, velux window.



**BEDROOM (3):**  
**25' 9" x 20' 3" (7.85m x 6.17m)**

Triple aspect with views to open countryside, Strangford Lough, Mourne Mountains, Greyabbey bay, wired for wall mounted TV, two velux windows, LED recessed spotlighting, walk in wardrobe.



**LUXURY ENSUITE:**

Modern white suite comprising: Large fully tiled shower cubicle, thermostatically controlled shower, rain head and telephone hand shower, floating vanity sink unit with mixer taps, push button WC, shaver point, feature fully tiled walls, ceramic tiled floor, chrome towel radiator, velux window, LED recessed spotlighting, extractor fan.

**OUTSIDE**

**ATTACHED GARAGE**

**19' 9" x 11' 7" (6.02m x 3.53m)**

White remote control roller door, light and power, plastered and painted, access to fully floored roofspace via pull down roofspace ladder, uPVC double glazed window.

Approached via extensive gravel driveway with ample turning/parking space.

**GARDENS:**

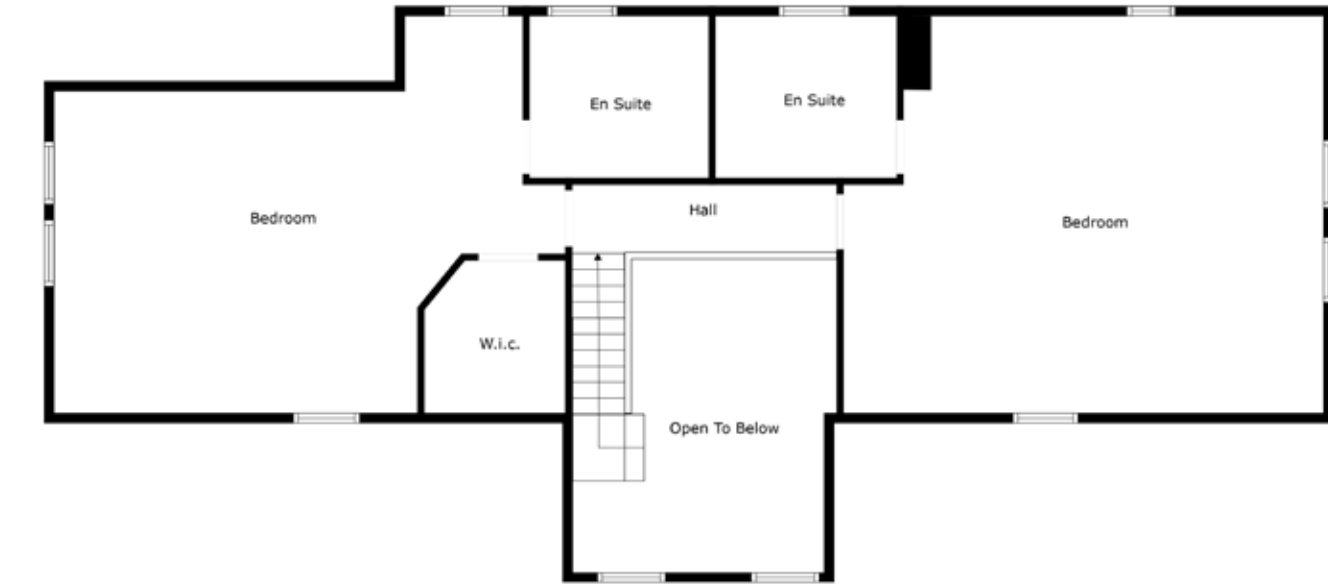
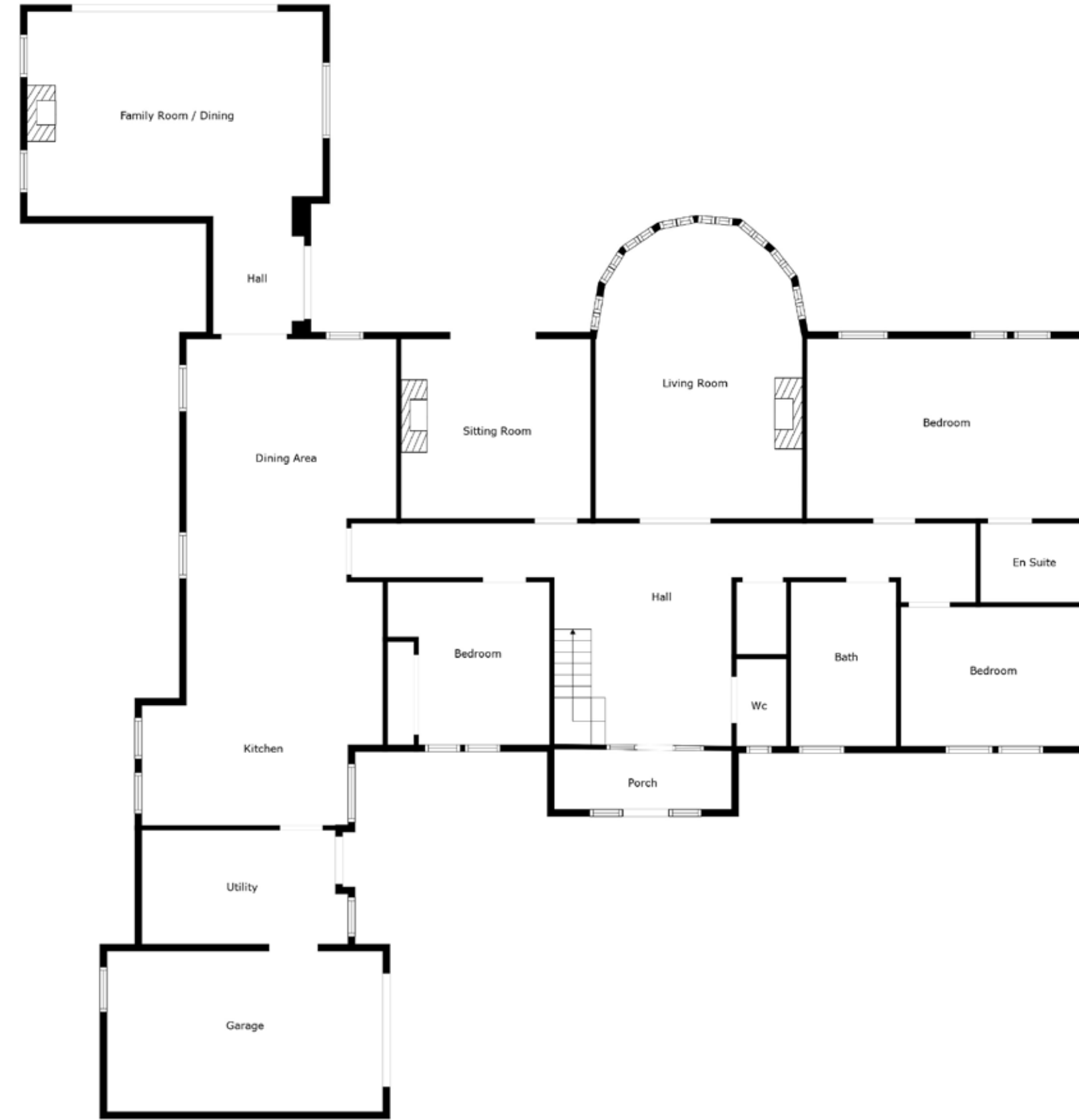
Resting on an elevated site of c. 1.1 acres on the Eastern shore of Strangford Lough. Gardens laid out in lawns, extensive timber deck/sun terrace, modern paved patio, gravel paths, well stocked shrub beds, fencing, range of outside lighting, oil storage tank, 2 outside water taps, 2 garden sheds, panoramic views to Strangford Lough, the Mourne Mountains, Dromara Hills, Mid Island, Chapel Island, Western shore of Strangford Lough, open countryside, Newtownards and Scrabo Tower.

Accessed via privately owned concrete lane, with full right of way in place leading onto gravel lane and onto gravel driveway with ample turning/parking space.





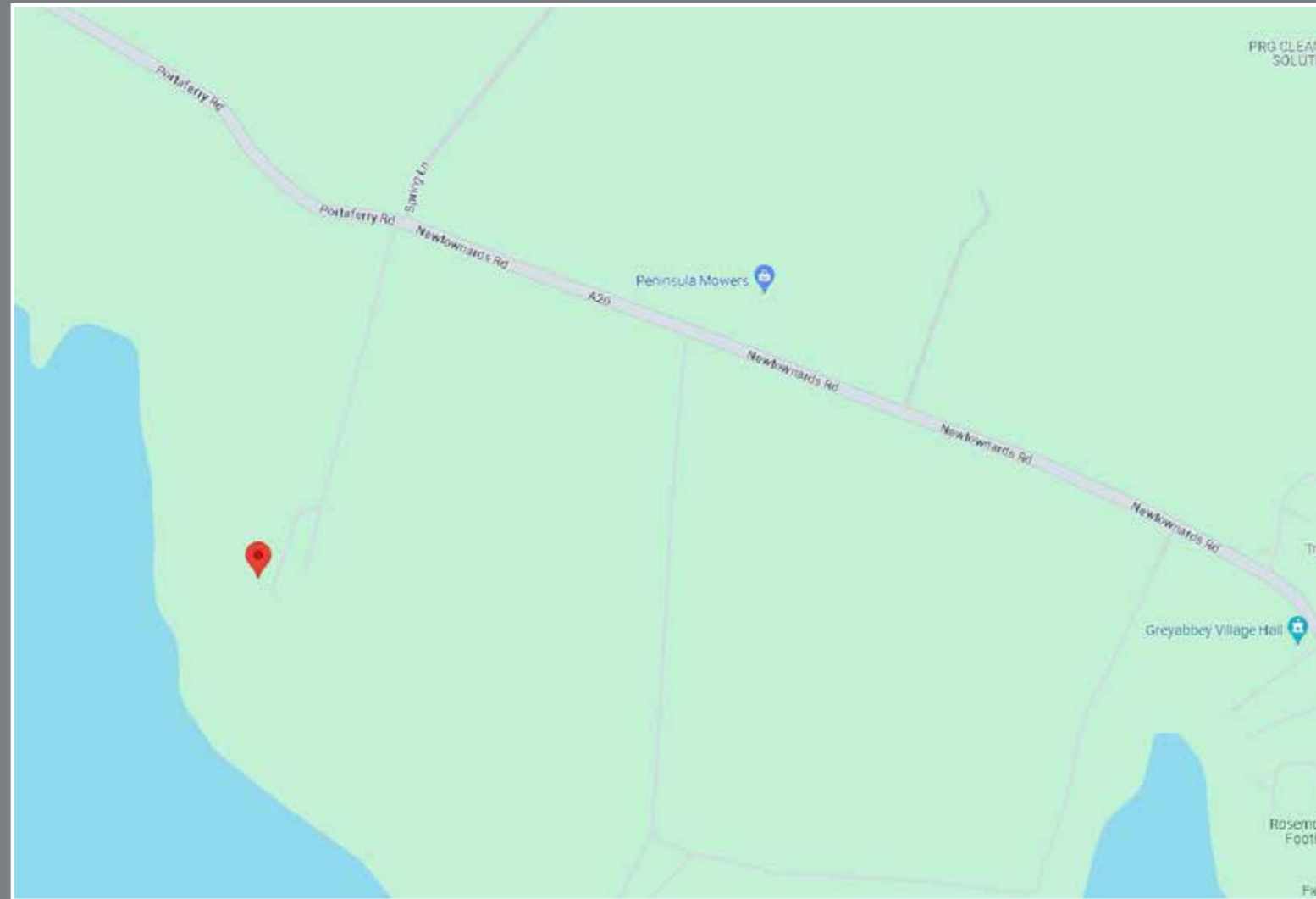
FLOOR PLANS



Floorplan Is For Illustrative Purposes Only And Is Not To Scale



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Lettings Department

Simon Brien have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0570-3008-7203-0084-7200



REF: RO/G/24/AN



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