

SimonBrien

'Killynether House',
241 Killynether Road,
Newtownards, BT23 4SL



Telephone 028 9042 8989
www.simonbrien.com



SUMMARY

Killynether House is situated in undoubtedly one of County Down's most sought after semi-rural locations with its elevated setting and extensive views over rolling County Down countryside to Strangford Lough. Killynether House is set in grounds extending to c. 18 acres, and whilst enjoying all of the attributes of country living is a short distance from neighbouring towns.

Whilst enjoying impressive significance in terms of its stunning architecture the property is secluded from the road offering great privacy and exclusivity. The driveway sweeps past the cottages and lake up to the main house, and is bordered by mature shrub beds with specimen trees gracing the boundary.

The main house has been sympathetically restored to retain traditional features and offers extensive accommodation over two levels. The house has been beautifully presented and decorated with a high end interior designer finish throughout. There is an exceptionally high standard of fixtures and fittings, with designer appliances in the kitchen and bathrooms, luxury tiling and flooring. The accommodation in brief consists of an impressive entrance hall, four reception rooms, kitchen and dining room, study, utility room, cloakroom and pantry. On the first floor there are four large double bedrooms, master suite with a dressing room and ensuite, bedroom two with ensuite, laundry room and a family bathroom.

In addition to the main house there are three self-contained cottages. Each offer fabulous accommodation with two bedrooms and ample living space. They would be perfect for relatives, guests or as an Airbnb venture.

For entertaining purposes there is a superb pool house which houses a 30 foot swimming pool with changing facilities, WC, sauna and kitchen. From the swimming pool area there are sliding doors to a terrace with brick BBQ and patio space. In addition as part of the pool house is a large garage space with heating and air conditioning.

Externally the property offers ample outbuildings with a barn, stores, workshop and a greenhouse.

Killynether House is only 20 minutes from Belfast City Airport, 45 minutes to Belfast International Airport. For everyday living it is a 5 minute drive to Newtownards, 10 minutes to Hollywood, 10 minutes to Bangor and 20 minutes to Belfast City. All in all providing ease of access to all parts of the UK and International connections, as well as being close to local amenities.

This is a unique opportunity to acquire a magnificent country residence enjoying all the style and grandeur of a period home, yet benefiting from all the comforts and luxuries of modern day living.

For further information please contact Simon Brien or Tiffany Brien of Simon Brien Residential on 02890428989 or via email on sbrien@simonbrien.com & tbrien@simonbrien.com.



THE PROPERTY COMPRISES:

MAIN HOUSE

Double opening entrance doors with fan light.

GROUND FLOOR

ENTRANCE PORCH:

Glazed inner door and side panels to:

ENTRANCE HALL:

27' 5" x 20' 8" (8.36m x 6.3m)

Marble fire surround with open fire and slate hearth, hardwood strip floor, ornate corniced ceiling, recessed lighting, wall light wiring, impressive staircase to first floor. Secret door to study.

DRAWING ROOM:

31' 0" x 19' 5" (9.45m x 5.92m)

Marble fire surround with slate inset, open fire and slate hearth, corniced ceiling, ornate ceiling detail, double opening doors to rear patio.





SECRET STUDY:

12' 4" x 10' 0" (3.76m x 3.05m)

Hardwood strip floor, fitted desk with drawers, controls for multimedia network.

CLOAKROOM:

10' 10" x 8' 1" (3.3m x 2.46m)

Traditional 'Sanitan' WC and inset wash hand basin with vanity unit below and marble countertops, recessed lighting, corniced ceiling, chrome heated towel rail.



DINING ROOM:

20' 3" x 17' 3" (6.17m x 5.26m)

Corniced ceiling, ceiling detail, recessed lighting.



REAR HALLWAY:

Hardwood strip floor, corniced ceiling, recessed lighting, storage cupboard with cloaks space.

LIVING ROOM:

16' 10" x 14' 6" (5.13m x 4.42m)

Carved wood fire surround with marble and slate inset, open fire and slate hearth, built in book cases and cupboards in alcoves, corniced ceiling, recessed lighting.



KITCHEN/DINING:

22' 3" x 19' 5" (6.78m x 5.92m)

Hand painted kitchen with an excellent range of high and low level units and polished granite worktops, Britannia gas range, cooker with antique mirror splashback and beam mantle, twin Belfast sinks with mixer taps, large island with breakfast bar dining and stainless steel sink unit with mixer taps, integrated Neff dishwasher, integrated Bosch microwave oven and plate warmer, recess for American style fridge freezer, dining area for 4-6. Marble floor, corniced ceiling and recessed lighting. Open to living area, access to walk in pantry.



LIVING AREA:

22' 4" x 20' 3" (6.81m x 6.17m)

Carved sandstone fire surround with wood burning stove and brick inset and stone hearth, marble floor, twin roof lanterns, corniced ceiling, recessed lighting, double opening doors to rear.

WALK IN PANTRY:

Fitted with shelving and fitted units with granite worktops, wine rack, marble floor, recess for wine fridge.

REAR PORCH:

Ceramic tiled floor, half panelled walls, corniced ceiling.

PLANT ROOM:

Oil fired boiler, manifolds for heating system, cloaks space, ceramic tiled floor.

UTILITY ROOM:

9' 6" x 9' 11" (2.9m x 3.02m)

Fitted with an excellent range of hand painted units, solid and varnished worktops, twin Belfast sink with mixer taps, plumbed for dishwasher, space for tumble dryer, ceramic tiled floor, corniced ceiling, recessed lighting.



FIRST FLOOR

GALLERY LANDING:

Ornate detailed ceiling, study/reading space, impressive views across gardens over Strangford Lough, storage cupboards.



BEDROOM (1):

22' 6" x 20' 7" (6.86m x 6.27m)

Corniced ceiling, recessed lighting, views.



WALK THROUGH DRESSING ROOM:

12' 5" x 9' 10" (3.78m x 3m)

Fitted with an excellent range of wardrobes, corniced ceiling.



ENSUITE BATHROOM:

11' 8" x 10' 7" (3.56m x 3.23m)

Traditional style suite comprising of low flush WC, bidet, twin inset wash hand basins with vanity unit below and granite worktops, fully tiled shower with chrome fittings, panelled bath, chrome heated towel rails, tiled floor, corniced ceiling, recessed lighting.



BEDROOM (2):

19' 5" x 18' 1" (5.92m x 5.51m)

Corniced ceiling, recessed lighting, views.



ENSUITE SHOWER ROOM:

12' 5" x 9' 0" (3.78m x 2.74m)

Contemporary white suite comprising of: Low flush WC, twin wash hand basins with vanity unit, walk in fully tiled shower, fully tiled walls, tiled floor, chrome heated towel rail, recessed lighting.



BEDROOM (3):
17' 4" x 14' 10" (5.28m x 4.52m)
Corniced ceiling, recessed lighting, views.

BEDROOM (4):
20' 4" x 13' 3" (6.2m x 4.04m)
Recessed lighting, corniced ceiling.



BATHROOM:
Traditional style suite comprising of 'Sanitan' WC and pedestal wash hand basin, fully tiled shower with chrome fittings, panelled bath, corniced ceiling, recessed lighting, tiled floor, chrome heated towel rail.

LAUNDRY ROOM:
11' 9" x 11' 2" (3.58m x 3.4m)
Good range of fitted units with solid oak worktops, Belfast sink with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor, corniced ceiling, recessed lighting.

OUTSIDE

BARN TO SIDE:
Covered area with water supply.

STORE 1:
13' 1" x 12' 7" (3.99m x 3.84m)

WORKSHOP:
19' 8" x 13' 0" (5.99m x 3.96m)
Power and light.

BARN:
19' 10" x 13' 0" (6.05m x 3.96m)
Power and light.

GREENHOUSE:
19' 7" x 12' 0" (5.97m x 3.66m)

COVERED BARBECUE ENTERTAINING AREA:
Power and light, paved, path leading from side, open fire, marble worktop with space for fridge.

SUMMER HOUSE:
15' 9" x 11' 10" (4.8m x 3.61m)
Exceptional views. Raised deck, power and light.

COVERED PARKING BAY:
To rear, access to side patio, access to hidden oil tank and gas cylinders.



BARNSBY COTTAGES:

STORE:

33' 11" x 26' 7" (10.34m x 8.1m)

Lawnmower shed, power and light, wood store to side.

POOL HOUSE:

PORCH:

PVC panelled entrance door, tiled floor, vaulted ceiling, glazed inner door to pool area.

INDOOR POOL AREA:

47' 4" x 31' 7" (14.43m x 9.63m)

POOL:

30' 10" x 13' 9" (9.4m x 4.19m)

Underfloor heating, pitched ceiling with exposed beams, recessed lighting, twin sliding doors to entertaining terrace, access to garage, access to changing rooms.

CHANGING ROOM 1:

Fully tiled changing space with walk in shower.

SEPARATE WC:

Low flush WC, pedestal wash hand basin, fully tiled walls, tiled floor, recessed lighting.

CHANGING ROOM 2:

Fully tiled changing space with walk in shower. Storage cupboard for towels.

SEPARATE WC:

Low flush WC, pedestal wash hand basin, fully tiled walls, tiled floor, recessed lighting.

KITCHEN:

Fitted units with single drainer sink unit with mixer taps, fridge, tiled floor.

CONTROL ROOM:

8' 7" x 7' 9" (2.62m x 2.36m)

Filtration system. Boiler. Tiled floor.

SAUNA

GARAGE:

39' 3" x 19' 7" (11.96m x 5.97m)

Twin opening barn style doors, power and light, air conditioning unit, heated, tiled floor.

OUTSIDE STORE:

11' 5" x 5' 6" (3.48m x 1.68m)

Access from outside, tiled floor, power and light, access to roofspace.

ENTERTAINING TERRACE:

Built in brick barbecue area, patio space.



COTTAGE 1:

GROUND FLOOR

Barn style entrance door with glazed side panels to porch.

PORCH:

Tiled floor, wall light wiring, doors to cottages 2 & 3. Inner door to:

ENTRANCE HALL:

22' 2" x 21' 5" (6.76m x 6.53m) At widest points.

Tiled floor, wood burning stove with stone surround and beam mantle, impressive hand made staircase with steel balustrades and hardwood banister with dramatic gallery landing and pitched tongue and groove ceiling. Double opening panelled doors to garden room.

GARDEN ROOM:

14' 0" x 11' 4" (4.27m x 3.45m) At widest points.

Glazed walls and door overlooking manicured gardens and pond. Tiled floor, recessed lighting.

FIRST FLOOR

GALLERY LANDING:

Hardwood strip floor, views across rolling North Down countryside, pitched tongue and groove panelled ceiling, door to main living space.

OPEN PLAN KITCHEN/LIVING/DINING:

34' 7" x 19' 9" (10.54m x 6.02m) At widest points.

Solid oak country style kitchen with polished black granite worktops, Belfast sink with brass mixer taps, Black gas range cooker with tiled splashback and wood beam mantle, integrated dishwasher, integrated dishwasher, American style fridge freezer, fitted dresser unit, dining space for 6-8. Living space with fully glazed walls overlooking gardens and Strangford Lough, tiled floor, exposed beams, feature exposed brick wall.

UTILITY ROOM:

9' 0" x 7' 5" (2.74m x 2.26m)

Tiled floor, excellent range of shelving, plumbed for washing machine, space for tumble dryer.

SITTING ROOM:

22' 1" x 16' 2" (6.73m x 4.93m)

Open fire with slate hearth and wood beam mantle, recessed lighting, views across gardens and Strangford Lough.

REAR HALLWAY:

Recessed lighting, storage cupboard with hot water tank and shelving.

BEDROOM (2):

16' 4" x 13' 0" (4.98m x 3.96m) Average.

Recessed lighting, views, built in wardrobes.

BATHROOM:

Traditional style white suite comprising of Low flush WC, pedestal wash hand basin, panelled bath with chrome mixer taps and hand held shower attachment, fully tiled shower with thermostatic shower, tiled floor, fully tiled walls, heated towel rail, recessed lighting.

BEDROOM (1):

22' 2" x 15' 11" (6.76m x 4.85m) At widest points.

Walk in wardrobe with ample hanging space, double opening doors to balcony, views across gardens and Strangford Lough, recessed lighting, wired for wall lights.

ENSUITE BATHROOM:

11' 3" x 9' 5" (3.43m x 2.87m)

Traditional style white suite comprising of low flush WC, bidet, pedestal wash hand basin, panelled bath with mixer taps and hand held shower attachment, fully tiled shower with thermostatic shower unit, fully tiled walls, tiled floor, recessed lighting, heated towel rail.

OUTSIDE

GARAGE:

24' 11" x 8' 7" (7.59m x 2.62m)

Barn style doors, power and light, oil fired boiler, wood and bin store to side.



Floor Plans



Ground Floor



First Floor

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.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

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SimonBrien

REF: TB/L/20/AN

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	62 D
39-54	E		
21-38	F		
1-20	G		

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