

simon**BRIEN**  
RESIDENTIAL

'Clea Cottage'  
91 Clea Lough Road,  
Killyleagh, BT30 9SZ



Offers Around £440,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



## FEATURES

- A beautiful detached, split level, home
- Ideally positioned on the western edge of Clea Lough
- Set on a large site of circa 3 acres, including a Circa 2 acre paddock
- Impressive gardens in large lawns, mature trees, native hedging, and patio areas
- Open entrance porch leading to entrance hall
- Large open plan kitchen/ casual dining/ living area with feature Morso wood burning stove
- Downstairs cloakroom comprising White suite
- Utility room
- Formal dining room
- Four double bedrooms, master with en suite shower room
- First floor lounge with fireplace and vaulted ceiling
- Office/ Bedroom 5
- Bathroom comprising coloured suite
- Gardens to front, side, and rear with stunning views over Clea Lough to the front
- Large gravel driveway with parking and turn area, approached via stone entrance pillars and timber gate
- A very private and secluded site
- Convenient to Killyleagh, Killinchy, Downpatrick and commuter routes to Belfast and Lisburn
- LPG gas heating system
- Upvc double glazed windows and doors
- Upvc fascia and bargeboards

## SUMMARY

Simon Brien Residential take great pleasure in offering this superb country residence for sale to the open marketplace. Located on the western edge of the Clea Lough this unique home really does provide a special place to live and raise a family. Originally a small stone cottage dating back to C.1875, our clients bought the property in 1990 completed a renovation project along with large extension creating a substantial family home.

The property is neatly set on a deceptively large site with around one acre of well-tended gardens at the dwelling, plus a c. two acre field accessed directly off the gravel parking area, which is currently in grassland, has good native hedgerow boundaries with mature trees, and Clea Lough on two sides which is rather beautiful. The paddock previously had planning permission successfully granted to erect an agricultural building, the planning permission has now lapsed but once successfully re-applied it will further enhance the property's appeal.

Holding a wealth of well-proportioned accommodation along with its beautiful setting and handy location for commuters, Clea Cottage will surely attract keen levels of interest, so please arrange your viewing appraisal at your earliest convenience by contacting our Newtownards office on 02891800700.



**THE PROPERTY COMPRISES:**

**ENTRANCE**

**OPEN ENTRANCE PORCH:**

uPVC double glazed door to:

**ENTRANCE HALL:**

Picture rail.



**OPEN PLAN KITCHEN/CASUAL DINING/LIVING ROOM:**

**30' 5" x 15' 7" (9.27m x 4.75m)**

Belfast sink with brass taps. Range of high and low level pine units. 4 ring gas hob. Built in over extractor hood. Integrated undercounter fridge. Wall tiling. Ceramic tiled floor to kitchen/casual dining area. uPVC double glazed French doors to rear. Attractive fireplace with sleeper mantle. Morso wood burning stove. Picture rail. TV point. Bay window with views to Clea Lough over front garden.



**GROUND FLOOR**

**CLOAKROOM:**

White suite comprising pedestal wash hand basin. Low flush WC. Wall panelling. Ceramic tiled floor. Extractor fan.



**UTILITY ROOM:**

**8' 10" x 8' 4" (2.69m x 2.54m)**

Single drainer stainless steel sink unit. Range of high and low level units with mixer taps. Plumbed for washing machine. Ceramic tiled floor. uPVC double glazed door to rear.



**FIRST FLOOR**

**LANDING:**

Picture rail. Two store cupboards.



**LOUNGE:**

**28' 3" x 15' 7" (8.61m x 4.75m)**

Attractive fireplace with sleeper mantle and slate hearth. Gas cast iron stove. Part vaulted ceiling. Dual aspect. Views to Clea Lough over front gardens and countryside to rear. Two built in window seats.



**FORMAL DINING:**

**16' 10" x 13' 7" (5.13m x 4.14m)**

Dual aspect. Picture rail. Bay window with views to Clea Lough over front garden.





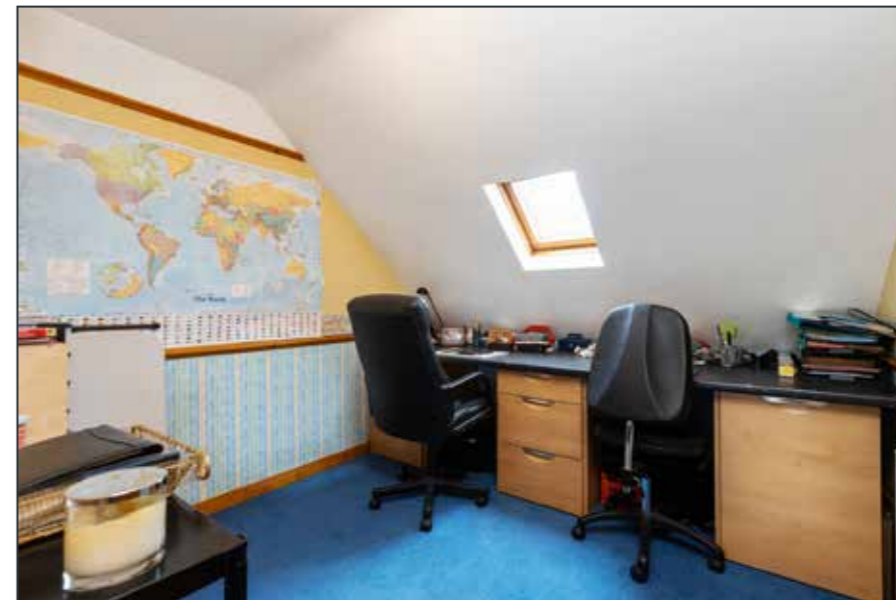
**MASTER BEDROOM:**  
16' 9" x 13' 7" (5.11m x 4.14m)

Picture rail. Dual aspect.



**CLOAK STORAGE/CHILDRENS STUDY:**  
9' 0" x 7' 5" (2.74m x 2.26m)

Picture rail.



**OFFICE/BEDS:**  
9' 9" x 9' 2" (2.97m x 2.79m)

Velux window and countryside views.  
Steps to landing.



**LUXURY ENSUITE:**

White modern suite comprising floating vanity unit. Wash hand basin with mixer taps.. Push button WC. Fully tiled shower cubicle with thermostatic control sensors. Fully tiled walls. Ceramic tiled floor. Extractor fan. Steps to landing with clear views over Clea Lough over front gardens. Glazed doors to:



**SECOND FLOOR**

**LANDING:**

Picture rail.



**BEDROOM (2):**  
**14' 10" x 12' 11" (4.52m x 3.94m)**  
Dual aspect with views to Clea Lough.



**BATHROOM:**  
Contemporary white suite with panelled bath. Fully tiled shower cubicle with thermostatic heat sensors. Pedestal wash hand basin. Low flush WC. Wall tiling. Concealed hot press. Access to roof space.



**BEDROOM (3):**  
**14' 1" x 12' 9" (4.29m x 3.89m)**  
Dual aspect. Countryside views.



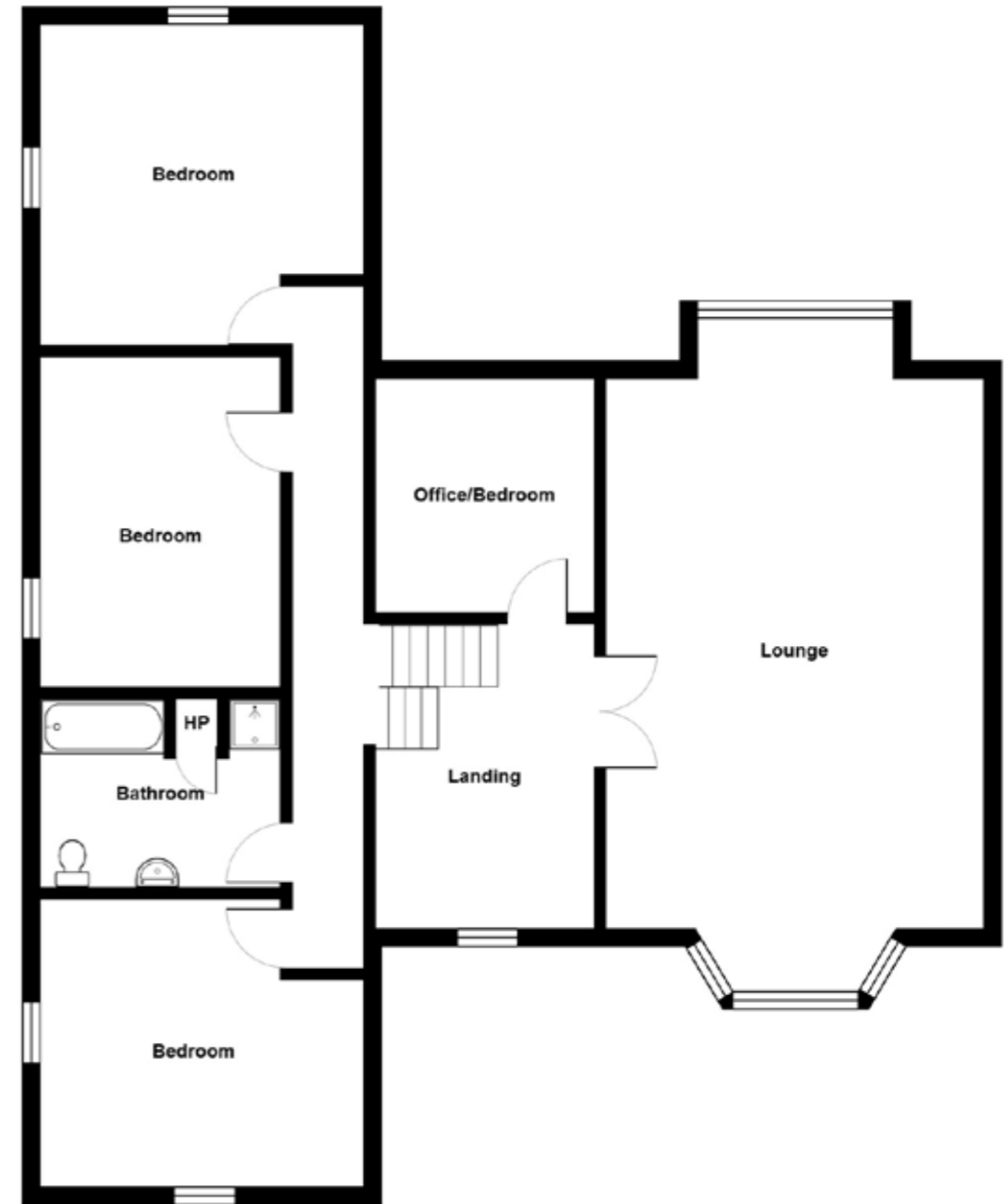
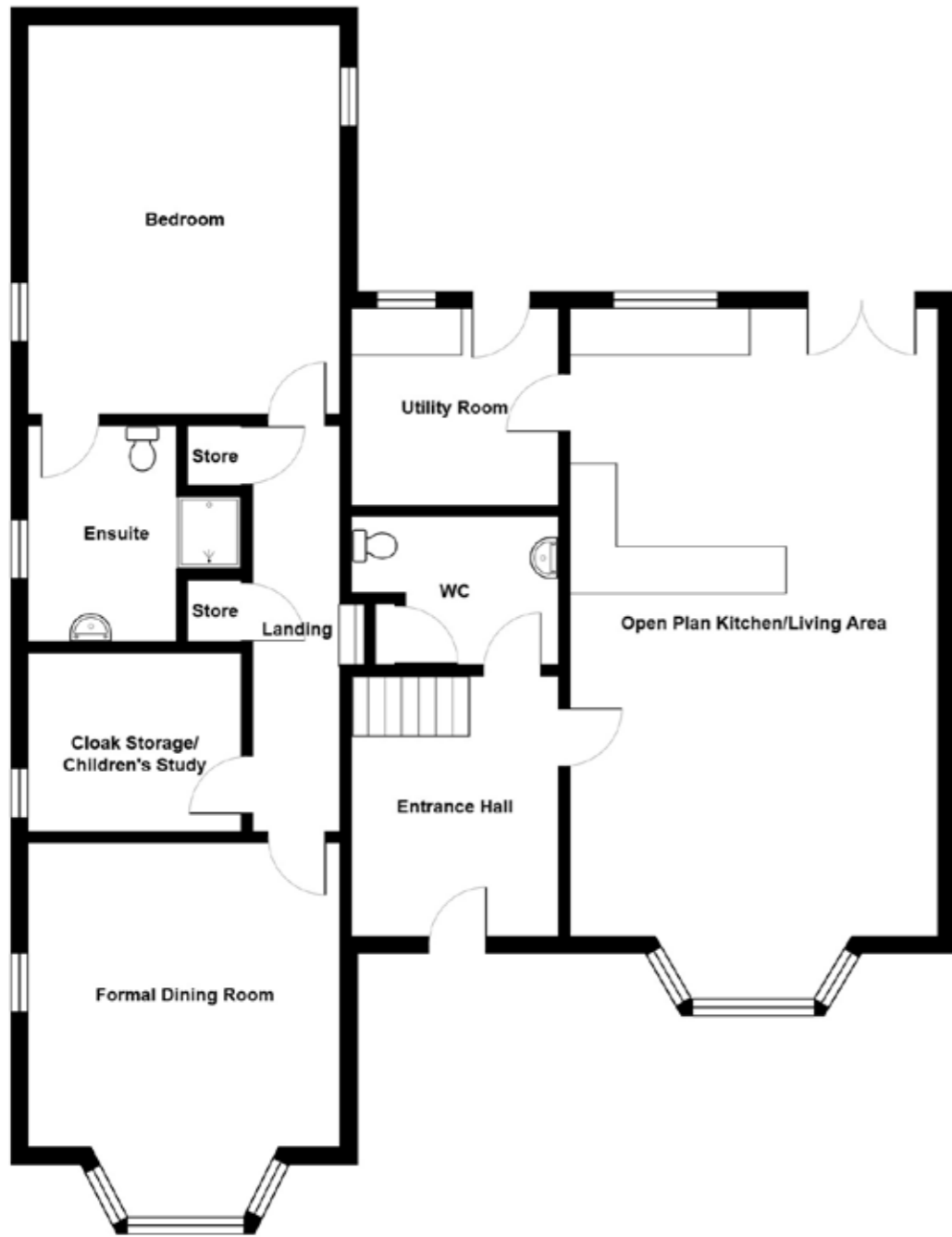
**OUTSIDE**  
Gardens to front side and rear laid out in lawn. Range of mature trees. Borders and planting schemes. Large paved patio area. Paved steos. Enclosed courtyard area. Gravel parking area. Garden shed. Covered sitting area. Stunning views over Clea Lough. Access via large gravel driveway with plenty of parking and turning. 1.5 acre field laid in grassland and mature hedging to boundaries and access via galvanised field side of driveway.



**BEDROOM (4):**  
**14' 9" x 10' 7" (4.5m x 3.23m)**  
Countryside views.

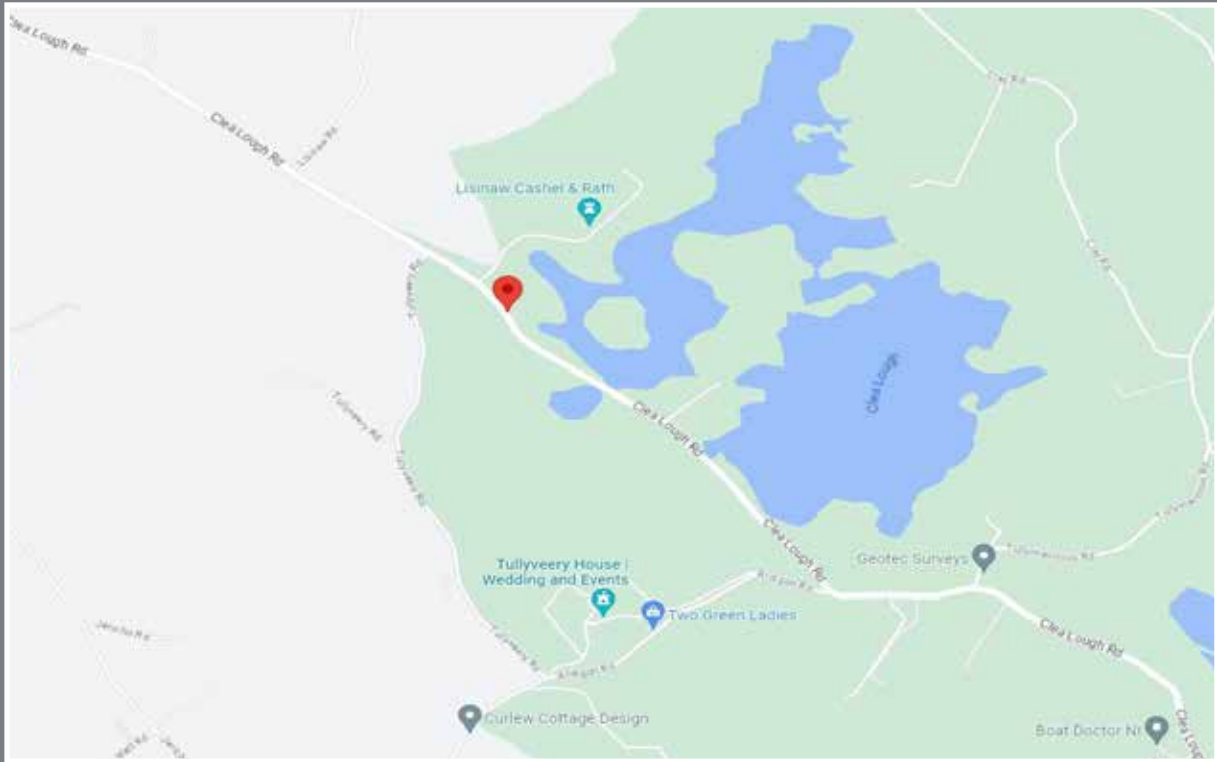








# Location



## 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](http://www.simonbrien.com)



## Lettings Department

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



REF: RO/F/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		44 E
21-38	F	38 F	
1-20	G		

EPC REF: 9296-0828-6090-7997-5922

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