



15 BARN HILL

Donaghadee BT21 0QA

Offers around **£484,950**

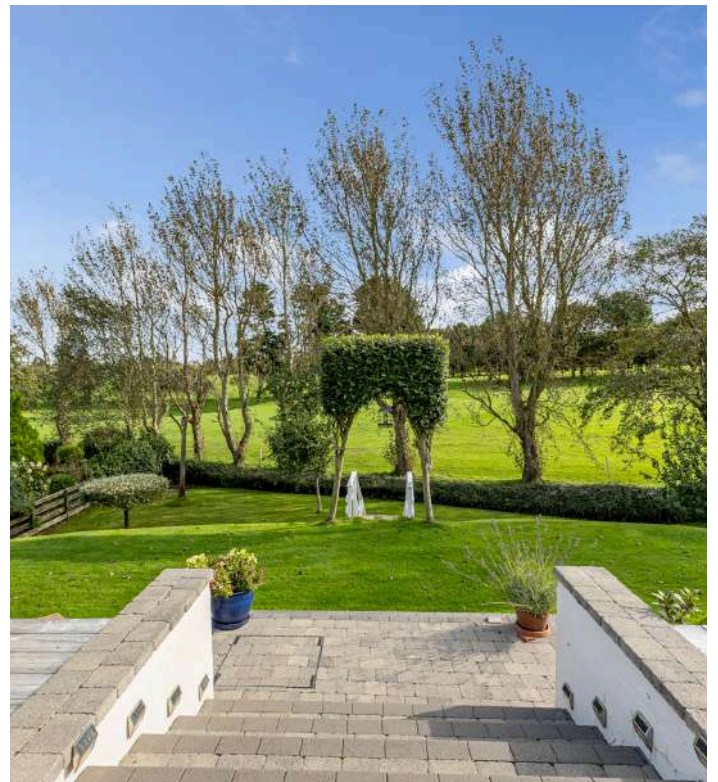


DETACHED | 3  | 2  | 3 

Occupying a truly outstanding site backing onto the golf course here is an ideal opportunity to purchase an exceptional detached family home which is finished to an excellent standard throughout leaving little left to do but move your furniture in and enjoy.

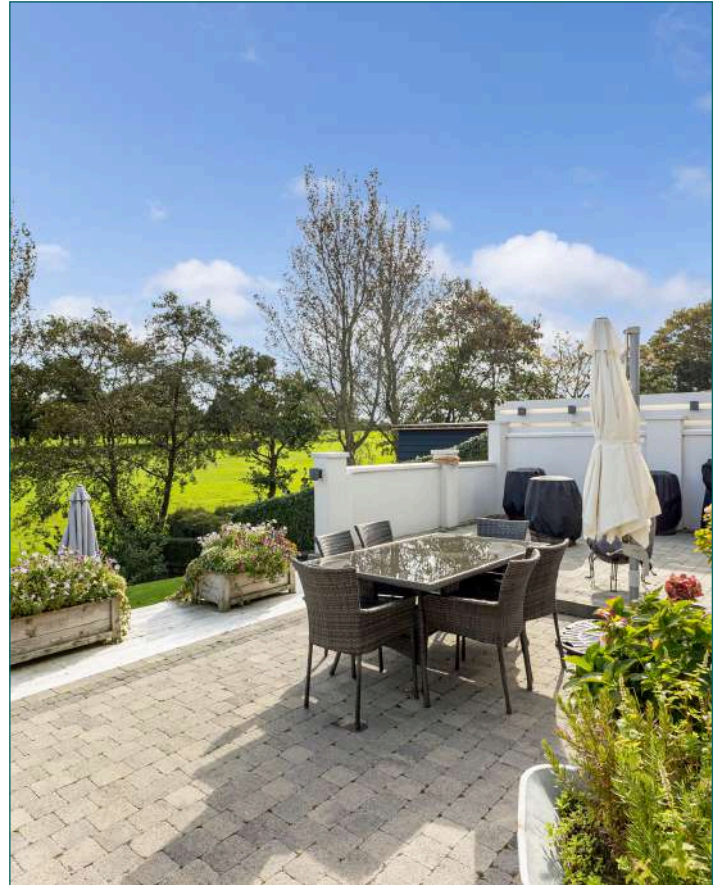
The accommodation is bright, spacious and flexible and has been cleverly designed to maximise the fabulous outlook to the rear. The ground floor comprises living room with cast iron wood burning stove and solid oak floor, large open plan family room with dining area and solid oak floor, superb modern fitted kitchen open plan to casual dining area and bedroom with double built in wardrobe, solid wood floor and en suite shower room, on the ground floor. Upstairs this fine home is further enhanced by having two well proportioned bedrooms, including main bedroom with extensive range of built-in wardrobes. Please note that the main bedroom is two bedrooms knocked into one so it would be quite easy to change it back to its original four bedroom layout. There is also a bathroom with four piece suite which includes panelled bath and separate built-in shower cubicle.

This property is conveniently positioned with easy access into Donaghadee's thriving town centre and all its amenities such as shops, cafes, restaurants, the Moat, schools and, of course, the iconic lighthouse and harbour. There is a variety of activities for the sporting enthusiast such as golf, sailing, rugby, hockey, cricket and football. Properties of this calibre rarely make it to the open market and as a result we expect demand to be high.



KEY FEATURES

- Outstanding Detached Property Backing onto the Golf Course
- Fabulous Aspect with Picturesque Views and Excellent Degree of Privacy
- Prestigious Location Off Highly Desirable Warren Road
- Well Presented Throughout Leaving Little Left to do but Move Your Furniture in and Enjoy
- Versatile and Flexible Accommodation
- Living Room with Cast Iron Wood Burning Stove and Solid Oak Floor
- Fantastic Family Room Open Plan to Dining Area
- Superb Fitted Kitchen Open Plan to Casual Dining Area
- Three Well Proportioned Bedrooms, Was Originally a Four Bedroom Property and Would be Easy to Convert Back
- Main Bedroom with Extensive Range of Built-in Wardrobes
- Ground Floor Bedroom with En Suite Shower Room
- Bathroom with Four Piece Suite to Include Bath and Separate Shower



ROOM DETAILS

Ground Floor

- Enclosed Entrance Porch
- Reception Hall
- Downstairs WC
- Living Room
20' X 12'
- Dining/Family Room
14' X 21'
- Kitchen Open Plan To
Casual Dining Area
19'2" X 14'3"
- Bedroom Two
14' X 11'9"
- En Suite Shower Room

First Floor

- Spacious Landing
- Main Bedroom
26'11" X 13'5"
- Bedroom Three
12'11" X 12'
- Bathroom

Outside

- Well Presented Front
Garden In Lawns,
Flowerbeds In Plants And
Shrubs
- Tarmac Driveway And
Forecourt With Ample
Parking For Cars,
Caravans, Boats And
Horse Boxes, Etc, Leading
To Integral Garage.
- Integral Garage
21'5" X 15'8"

Outside

- Outstanding Fully
Enclosed Rear Garden In
Lawns With Fabulous
Aspect, Backing Onto The
Golf Course With
Picturesque Views Of The
Golf Course
- Extensive Terrace Area In
Attractive Brick Paviour
- Southerly Aspect Making
An Ideal Space For
Children At Play, Outdoor
Entertaining Or Enjoying
The Sun.





FLOOR PLANS



All measurements are approximate and for display purposes only.



DIRECTIONS

Heading into Donaghadee, along the Warren Road, Barn Hill is the last turn on your right just before the golf course.



THE LOCAL AREA

Donaghadee is a picturesque coastal town on the North Down coastline, celebrated for its breathtaking sea views and nearby Copeland Islands. It has the Iconic lighthouse at its very tip, a moat in the centre of the town and the picturesque Ards Peninsula on your doorstep. With charming streets filled with local shops, cafes, and outdoor activities like sailing, it offers a vibrant community spirit.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68	71	76
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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