



50 Killinakin Road,  
Armillan,  
KILLINCHY,  
BT23 6QJ

Offers Over  
£685,000

Viewing by  
appointment with  
& through agent  
028 90 650000





Converted and fully refurbished by the current owners in the 1990's, this charming, deceptively spacious home used to be a cottage and a series of farm buildings.

Sympathetically modernised in order to preserve the warmth and character, the layout offers an appealing versatility.

Currently five bedrooms plus a study on the first floor, the spacious, principal bedroom benefits from both a dressing room and an en suite shower room.

The handmade Robinson's kitchen features a casual dining area, island and an AGA. It is open plan to a superb family / sitting room which has a vaulted ceiling and log burner.

Set in well-maintained and landscaped gardens of around an acre, the property backs on to and overlooks open countryside. There is the option of purchasing additional lands set in fields totalling circa 17 acres.

Close to the shores of Strangford Lough, an area designated as being of outstanding natural beauty, local shops, amenities and eateries are nearby in Lisbane, Whiterock and Balloo/Killinchy.

It is only upon internal inspection that one can appreciate all this unique, delightful home has to offer.



- Deceptively spacious, most attractive detached home
  - Option of five or six bedrooms; study
  - Principal with en suite dressing and shower rooms
    - Open plan country kitchen with AGA
    - Superb family room off it with vaulted ceiling
  - Drawing room with original stone walls and feature fireplace
    - Living room with beamed ceiling and log-burner
      - Formal dining room
- Lounge-bar with some original fittings (part of property was originally a general merchants / spirit grocer)
  - Family bathroom on first floor
  - Modern shower room on ground floor
    - Additional WC off utility room
  - Integral garage with roller shutter door
    - Stone outbuilding
- Delightful, landscaped gardens with south-west facing patio and sitting areas
  - Driveway with parking / turning for numerous vehicles
    - Oil-fired central heating
      - Double glazing



The Property Comprises:

## Ground Floor

Front door with double-glazed inset.

RECEPTION HALL: Solid wooden flooring. Door to rear patio and gardens.



KITCHEN/DINING: 19' 9" x 16' 2" (6.01m x 4.94m) Range of high and low level units by Robinson's with island, granite work surfaces. Old Belfast style sink unit with mixer tap. Green oil fired AGA recessed in reclaimed brick with tiled splashback. Integrated Neff dishwasher and fridge. Matching dresser unit with display shelves. French doors to driveway. Basket drawers, plate rack. Open plan / steps to:





FAMILY ROOM: 16' 9" x 16' 4" (5.1m x 4.99m) Delightful vaulted ceiling with twin aspect. Attractive fireplace with reclaimed brick, timber surrounds, log burning stove and tiled hearth. French doors to garden.



Door to:

UTILITY ROOM: 13' 3" x 5' 8" (4.05m x 1.72m) Door to garden. Range of high and low level units. Single drainer stainless steel sink unit. Plumbed for washing machine, space for additional fridge etc. Service door to garage.



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SEPARATE WC: Low flush WC. Ceramic tiled floor.

DINING ROOM: 14' 0" x 12' 5" (4.28m x 3.79m)



REAR HALLWAY: Solid wood flooring.

SHOWER ROOM: Modern fittings including walk-in shower enclosure with "rain" head and additional telephone hand shower. Wash hand basin with storage underneath. Low flush WC. Window seat, backlit mirror, part tiled walls, ceramic tiled floor.



LOUNGE/BAR: 22' 10" x 9' 6" (6.96m x 2.89m) Bar from back in the day when there was a general merchants on the premises. Display shelving, original stone floor and bar front.





LIVING ROOM: 18' 6" x 15' 3" (5.64m x 4.66m) Beamed ceiling, original stone walls. Fireplace with log-burner on slate hearth. Doors to front and rear garden. Stairs to first floor.  
Door to...



DRAWING ROOM: 18' 5" x 12' 10" (5.61m x 3.92m) Original stone walls, triple aspect. Attractive fireplace with slate hearth, gas coal effect fire.



First Floor

PRINCIPAL BEDROOM: 17' 10" x 15' 11" (5.43m x 4.84m) (at widest points) Exposed beams.

Door to...

EN SUITE DRESSING ROOM: Range of built-in furniture. Through to:

SHOWER ROOM: Corner shower cubicle with New Team shower, pedestal wash hand basin, low flush WC.





LANDING: Storage/luggage room. Exposed beams. Velux windows.

BEDROOM (2): 14' 0" x 10' 6" (4.28m x 3.2m)



BATHROOM: White suite comprising; panelled bath with telephone hand shower, panelled wash hand basin, low flush WC. Part tiled walls, ceramic tiled floor.



BEDROOM (3): 15' 0" x 9' 7" (4.57m x 2.92m) Twin aspect.



BEDROOM (4)/STUDY: 9' 7" x 7' 10" (2.91m x 2.38m) Currently used as a study.



BEDROOM (5): 18' 0" x 12' 5" (5.49m x 3.78m) Door to second landing (with additional staircase down to living room). Storage cupboard.



BEDROOM (6): 17' 10" x 12' 7" (5.43m x 3.83m) (at widest points) Twin aspect.





## Outside

INTEGRAL GARAGE: 25' 9" x 16' 7" (7.85m x 5.05m) Electric roller shutter door, power and light.

Stone outbuilding (re-roofed in 2021)

Stone wall and matching twin entrance pillars.

Driveway with parking bays/areas/turning for numerous vehicles.

Flower beds well stocked with variety of plants and shrubs.

Path to

REAR GARDEN: South-west facing.

Mainly in lawn with mature trees.

Brick paviour patio, sitting area with path to further garden with entertaining area. Abundance of mature planting affording excellent degree of natural screening.

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#### Location:

Heading from Comber to Killinchy on the A22 Killinchy Road, turn left after Lisbane Village into Ardmillan Road. Continue for 1.7 miles and turn left onto Killinakin Road. Property is on right hand side before Ballydorm Road junction.



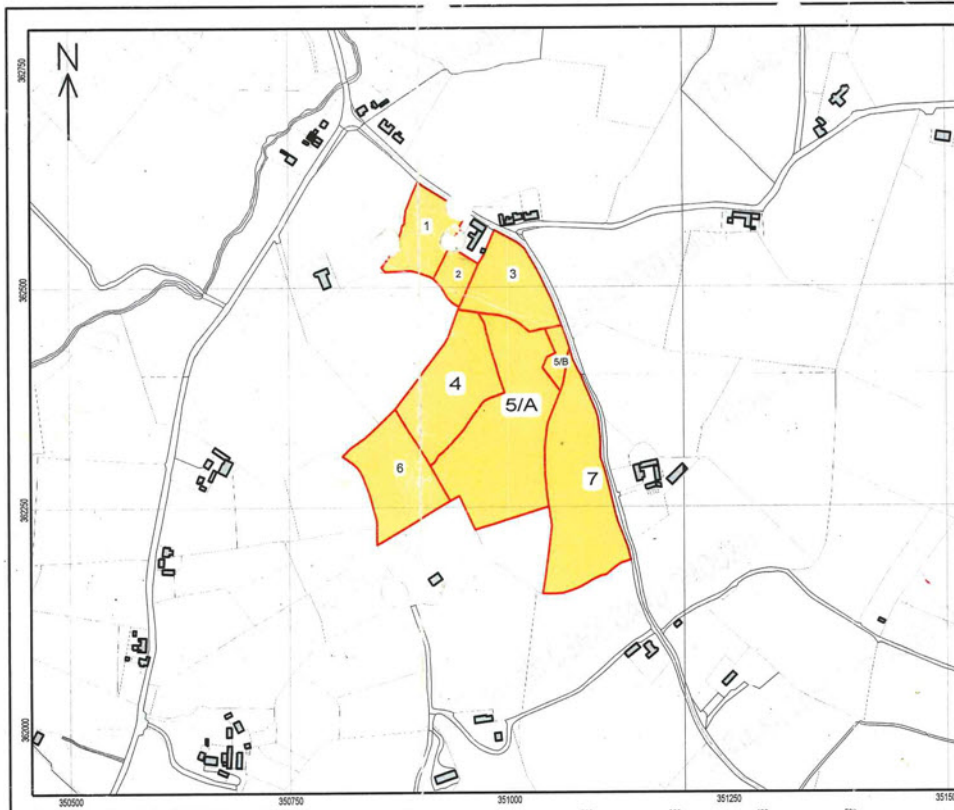
Ground Floor



First Floor



50 Killinakin Road, Killinchy



**Client 186548 Owned**

Applicant Ref: 186548  
 MRS KAREN SIMPSON  
 50 KILLINAKIN ROAD  
 KILLINCHY  
 CO DOWN  
 BT23 6QJ

Total Area (Ha): 7.21  
 Grid Ref (of centre of page): 3J509623

**Field Attributes**  
 FSN: 3J028J095

Field No.	Area (Ha)	Type
1	0.56	LL
2	0.19	LL
3	0.74	LL
4	1.08	LL
5/A	2.00	LL
5/B	0.13	LL
6	0.91	LL
7	1.60	LL

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## Energy Rating

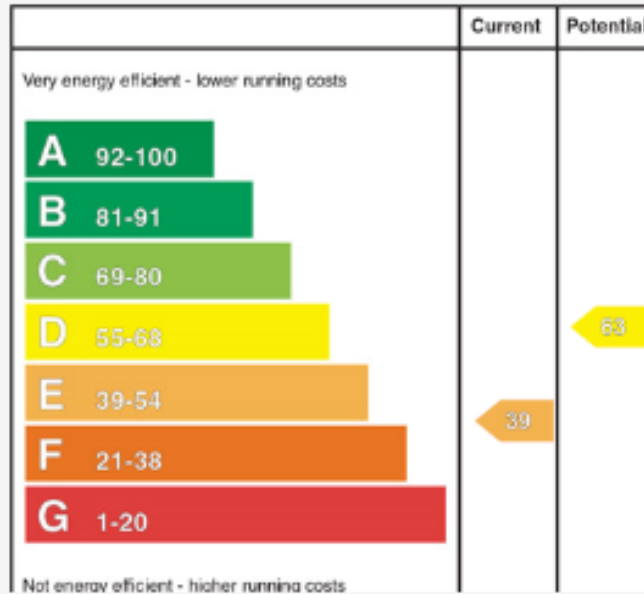
Epc Type: Domestic

Current: E39

Potential: D63

EPC Landmark Code: 0947-0218-1804-3822-5804

[Epc Certificate](#)



Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

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