

**simonBRIEN**  
RESIDENTIAL

'Curlew Cottage',  
25 Bar Hall Road,  
Portaferry, BT22 1RQ



Offers Around £550,000

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



## KEY FEATURES

- A unique opportunity to purchase a home at Barr Hall Bay
- One of the most southernly positioned properties on the Newtownards Peninsula
- Located on the edge of Strangford Lough, providing peace and tranquillity
- Internationally recognised as an Area of Outstanding Natural Beauty
- Detached stone cottage in superb condition throughout
- Rear entrance porch, large lounge with stove, luxury kitchen/ dining space and conservatory
- Three good sized bedrooms, bed one with en suite facility
- Deluxe family bathroom comprising modern white suite
- Large, detached garage approached via ample gravel parking, turning area
- Gardens laid out in lawns, mature trees and well stock shrub beds, enclosed outdoor shower cubicle
- Additional, recently fully refurbished detached stone cottage annex
- The annex has a sunroom, two bedrooms, shower room, open plan kitchen/ living/ dining space
- Oil fired central heating system
- uPVC double glazed windows and doors
- Boat mooring set in the Bay, in front of the property
- A small secluded beach is located just a two min stroll from the property



## SUMMARY

Strangford Lough is renowned as a haven for marine wildlife and as a centre for a wide variety of aquatic and other leisure pursuits. It is an internationally recognised Area of Outstanding Natural Beauty and was designated Northern Ireland's first Marine Nature Reserve. As such, it is subject to rigorously controlled residential development on the shoreline. Simon Brien Residential are delighted to bring to the open market 'Curlew Cottage', which represents a very rare opportunity to acquire a beautiful stone cottage ideally located at the Barr Mouth of Strangford Lough.

Curlew Cottage is one of the most southernly positioned properties on the revered Newtownards Peninsula, located 3.3 miles south of the busy coastal town of Portaferry. The subject property is positioned at Barr Hall Bay in a peaceful and tranquil location and provides a beautiful setting to switch off from busy daily life and immerse yourself in the stunning splendour of its remote position and the natural world surrounding this amazing property. This really is a once in a lifetime opportunity to purchase such a magnificent property.

The property is approximately a fifty-minute drive from Belfast City and easily accessible to Downpatrick via the Strangford ferry. The house faces directly across from Kilclief on the Western Shore of Strangford Lough, and holds simply stunning and endlessly varied waterside views, extending across to the Mourne Mountains, which seem close from the property. In keeping with its origins, this cottage residence cleverly blends a modern appeal with traditional character.

The accommodation offers an entrance porch to the rear, large lounge with stove, large kitchen/ dining room and a conservatory, all feature magnificent marine views and direct access to the gardens. At first floor level there are three bedrooms, bedroom one with en suite, and a family bathroom. Bedroom one and two provide stunning waterfront views across the Barr Mouth to Kilclief and the Mournes in the distance.

Externally, the property nestles amidst naturally landscaped gardens and is surrounded by an array of mature specimen trees, plants, and shrubs. There is also a great sized double garage access via a large gravel driveway, along with large gravel parking area- ideal for visiting guests.

Of further important note, Curlew Cottage also provides a stunning detached stone annex. The annex has recently undergone an extensive 'back to bare stone' refurbishment by Master Builders, O'Prey Developments, on behalf of our client. The Annex has an upside-down layout with entrance hall, sunroom, two double bedrooms and shower room on the ground floor. At first floor level there is a fantastic open plan kitchen/ living/ dining space with breathtaking views across Strangford Lough to surrounding farmland, Kilclief and the Mourne Mountains. The Annex may be suitable for a dependent relative, additional guest accommodation or to use as an onsite holiday let.

A very special property indeed, we feel confident this wonderfully unique property will appeal to those seeking not only a home but also a retreat. Viewings are strictly via private appointment.



**THE PROPERTY COMPRISES:**

**GROUND FLOOR**

uPVC double glazed door to Entrance Hall.

**ENTRANCE PORCH:**

Ceramic tiled floor, glazed door to Lounge.



**CLOAKROOM:**

Modern white suite comprising: Vanity sink unit with mixer taps, push button WC, Worcester Bosch oil fired boiler, storage.

**LOUNGE:**

**17' 2" x 16' 6" (5.23m x 5.03m)**

Attractive fireplace opening, oak sleeper mantle, 'Morso' stove, clay tiled hearth, recessed spotlighting, uPVC double glazed French doors leading to front garden with stunning views to the Bar Mouth of Strangford Lough, Kilclief and the Mourne Mountains.



**LUXURY KITCHEN/DINING ROOM:  
17' 7" x 13' 7" (5.36m x 4.14m)**

1.5 tub single drainer stainless steel sink unit with mixer taps, excellent range of high and low level oak units, Formica roll edge work surfaces, Belling 110 range cooker with 5 ring ceramic hob, warming zone, 2 ovens, grill and warming drawer, integrated fridge freezer and dishwasher, display cabinets, wall tiling, concealed lighting, ceramic tiled floor, recessed spotlighting, uPVC double glazed French doors to front garden with stunning views to the Bar Mouth of Strangford Lough and the Mourne Mountains. Open to Conservatory.



**UPVC DOUBLE GLAZED  
CONSERVATORY:  
12' 8" x 12' 6" (3.86m x 3.81m)**

Ceramic tiled floor, views to Irish Sea, uPVC double glazed French doors to rear garden.

Open tread staircase leading to First Floor.

**FIRST FLOOR**

**LANDING:**

Access to roofspace, stunning views to the Bar Mouth of Strangford Lough, Kilclief and the Mourne Mountains.

**BEDROOM (1):  
13' 9" x 10' 4" (4.19m x 3.15m)**

Range of Sliderobes, wall light points, panoramic views to Irish Sea, Bar Mouth of Strangford Lough, Kilclief and the Mourne Mountains.



**ENSUITE SHOWER ROOM:**

Modern white suite comprising: Separate shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps, push button WC, towel radiator, wall tiling, polished laminate floor, recessed spotlighting, linen cupboard with high efficiency water cylinder.





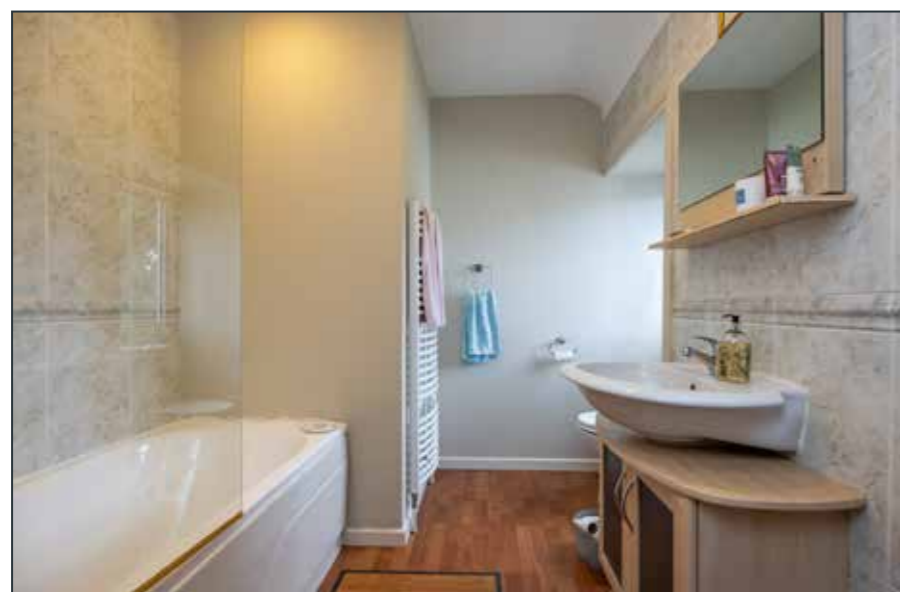
**BEDROOM (2):**  
**10' 5" x 8' 7" (3.18m x 2.62m)**

Painted tongue and groove ceiling, panoramic views to Irish Sea, Bar Mouth of Strangford Lough, Kilclief and the Mourne Mountains.



**BEDROOM (3):**  
**10' 6" x 8' 0" (3.2m x 2.44m)**

Wash hand basin, countryside views.



**DELUXE BATHROOM:**

Modern white suite comprising: Panelled bath with mixer taps, 'Mira' thermostatically controlled shower over, shower screen, vanity sink unit with mixer taps, push button WC, towel radiator, wall tiling, polished laminate floor.



**OUTSIDE**

**DETACHED GARAGE:**  
**23' 5" x 19' 5" (7.14m x 5.92m)**

Roller door, light and power, single drainer stainless steel sink unit with mixer taps, Formica roll edge work surfaces, plumbed for washing machine, approached via large gravel and concrete driveway and ample parking.

Gardens to front, side and rear in lawns, mature trees, well stocked shrub beds. Large gravel driveway with additional parking and turning space. Ideal to store a leisure boat, or guest parking.



**DETACHED STONE ANNEX**

uPVC double glazed door to Sun Room.



**GROUND FLOOR**

**SUN ROOM:**  
**8' 9" x 8' 3" (2.67m x 2.51m)**

Period style ceramic tiled floor, uPVC double glazed French doors to rear garden. Stunning views to the Irish Sea, Bar Mouth of Strangford Lough and the Mourne Mountains. Black composite door to Entrance Hall.



**ENTRANCE HALL:**

LED recessed spotlighting, under stairs storage.



**DELUXE SHOWER ROOM:**

Modern white suite comprising: Separate shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps, push button WC, LED recessed spotlighting, extractor fan, concealed gas boiler.



**BEDROOM (1):**  
**14' 4" x 9' 7" (4.37m x 2.92m)**

LED recessed spotlighting, views to Bar Mouth of Strangford Lough and the Mourne Mountains.



**BEDROOM (2):**  
**12' 0" x 7' 9" (3.66m x 2.36m)**

LED recessed spotlighting.



Staircase to First Floor.

**FIRST FLOOR**

**OPEN PLAN KITCHEN/LIVING/DINING:**  
**23' 2" x 15' 5" (7.06m x 4.7m)**

Single drainer stainless steel sink unit with mixer taps, range of low level grey shaker style units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, recess for fridge, plumbed for washing machine, 3 Fakro windows, uPVC double glazed French doors to Juliet balcony with glass panel balustrade, breathtaking views to Irish Sea, Bar Mouth of Strangford Lough, Kilclief, the Mourne Mountains and open countryside.

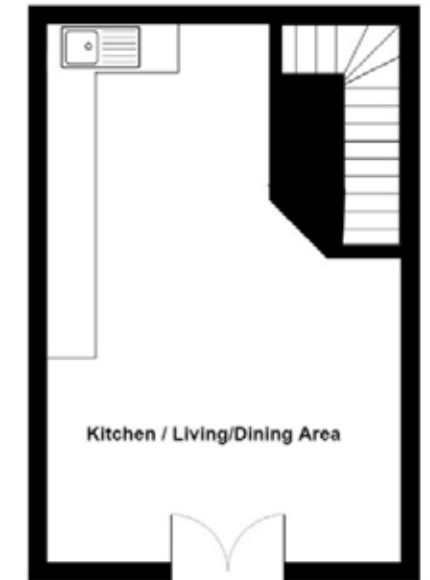




## OUTSIDE

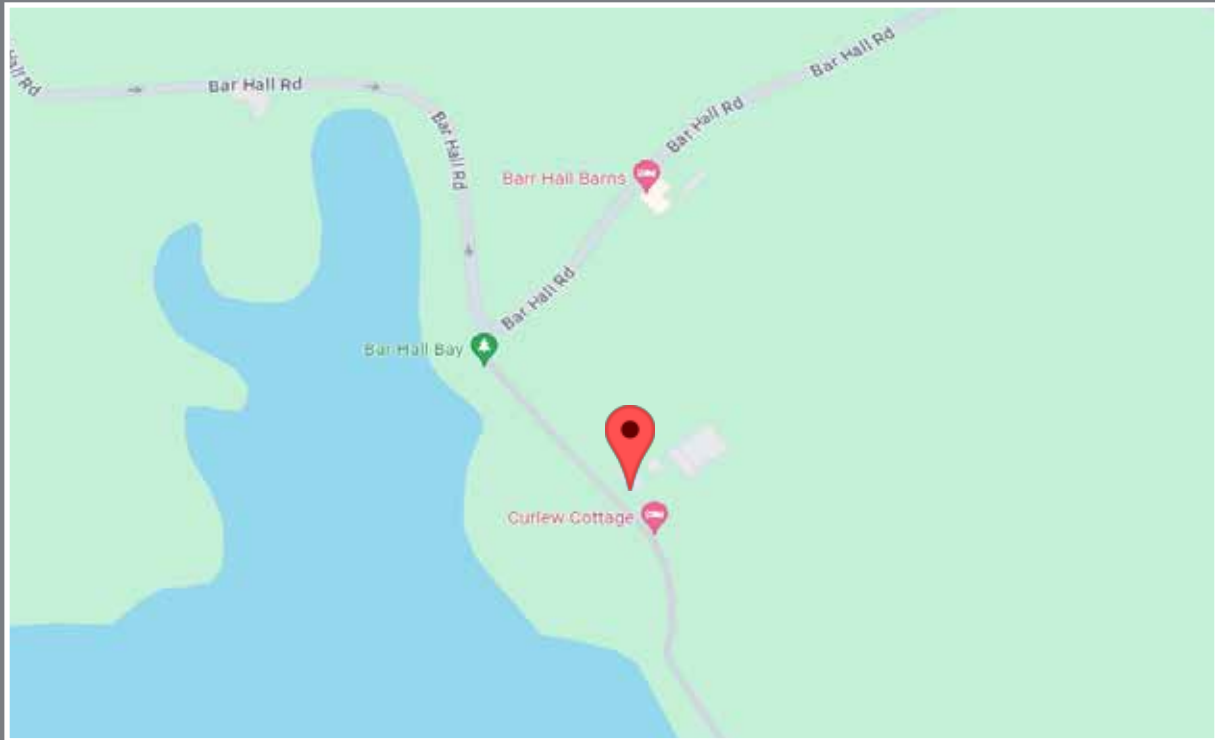
Enclosed outdoor shower cubicle with thermostatically controlled shower.







# Location



LOCATION: Located 3.3 miles south of Portaferry. Travel passed Portaferry Marina along Shore Street, go out passed Portaferry Harbour and then continue onto the Barr Hall Road for 3,3 miles. Just before Barr Hall Barns take the grass lane on the corner, at the waters edge. Curfew Cottage is located about 70m on the left hand side.

## 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

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REF: RO/G/25/AN



	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		

Awaiting EPC Rating Information

EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

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