



## 10 Rubane Road, Kircubbin, BT22 1AT

**Offers Around £429,950**

- Original Extended Farmhouse
- Three Reception Rooms
- Two Bathrooms
- Mature Gardens, Outbuildings and Lake
- 4 Good sized Bedrooms
- Luxury Kitchen with Aga
- OFCH & UPVC DG
- Stunning location

" The house with views from every room"

Occupying a truly outstanding position with unrivalled views across the rolling countryside, farm land and to Strangford Lough, this beautifully appointed original farm house, the extension and the wide range of stone outbuildings, complements the delightful setting. Internally the cosy environment is further enhanced by the quality of the presentation of this easily managed yet spacious accommodation.

As befits its character, the property is surrounded by mature trees and gardens, a stocked lake, stone out-buildings and a well drained field that extends to over 3 acres; in all the property is circa 7 acres.

Kircubbin is a quiet pleasant village with 2 convenience stores, garage, 4 pubs, bank, chemist, dentist, optician, and an excellent GP practice, as well as some specialist shops. All the major denominations are represented with churches in and around the village. There are 2 primary schools and secondary school children are well served with an excellent schools bus service to all the major schools. Kircubbin is close to Cloughey and Ballywalter beaches and a wide variety of sports venues.

Although enjoying an entirely rural setting, the property benefits from being only 12 miles from Newtownards, 7 miles from Portaferry, 4 miles to Greyabbey and 22 miles to Belfast.

## Comprises:

### Spacious Entrance Hall

*17'3 x 11'6 (at widest point) (5.26m x 3.51m (at widest point))*

One side of the front hall is the front door and opposite is the back door that leads to the courtyard.

The hall is tiled and has a cast iron period radiator, it is the link between the original farmhouse and the extension.



### Kitchen

*23'1 x 14'4 (7.04m x 4.37m)*

Superb range of high and low level units with feature plate rack and display cabinet. Attractive 'beech' work surfaces with sink and mixer taps. Well maintained 2 oven Aga with wooden beam mantle, tiled splash back and flue, space for electric cooker with integrated extractor hood, plumbed for dishwasher, feature beam ceiling, partly tiled walls, Caithness stone flooring.



### Pantry

*13'6 x 6'8 (4.11m x 2.03m)*

Range of high and low level units to match kitchen with 'beech' work surface, built in shelving, space for fridge freezer, partly tiled walls, Caithness stone flooring.

### Family Room

*14'4 x 13'7 (4.37m x 4.14m)*

Directly off the kitchen the family room has a corniced ceiling, period door with architraves and linings similar to the dining room. Feature fireplace with 8Kw multi fuel stove, Caithness stone hearth and wood beam mantle.



## Dining Room

*21'6 x 11'7 (6.55m x 3.53m)*

Red brick feature fireplace and wood beam mantle.  
Wall and centre piece lighting, cornice ceiling.



## Lounge

*22'2 x 17'4 (6.76m x 5.28m)*

Stunning lounge with a pitched roof to 14ft 3in, wooden Oregon pine floor, feature fireplace with 20Kw cast iron multi-fuel stove, original stone walls and cast iron radiators. TV point, power points in all four corners and separate 5 amp table lamp circuit in each corner with a single switch. Low level windows looking over courtyard and fully glazed door to walled purpose built outside dining area. This area is paved with concrete flags and has views to Strangford Lough and the front garden.



## Feature Stone Fireplace

Feature fireplace with 20Kw cast iron multi-fuel stove.



## Bedroom 4

*16'9 x 8'3 (5.11m x 2.51m)*

Cast iron period radiators, Oregon pine wooden floor.

Extensive storage area over hall and bedroom 4 with access via ladder.



## Study

*7'1 x 5'1 (2.16m x 1.55m)*

Built in shelving, wall safe,  
Oregon pine wooden flooring.

### **Shower Room**

Built in shower cubicle with 'Mira' electric shower,  
pedestal wash hand basin and low flush W/C, fully  
tiled walls, ceramic tiled floor.



### **Utility Room**

*8'4 x 5'1 (2.54m x 1.55m)*

Ceramic tiled floor, plumbed for washing machine,  
space for tumble dryer.

### **First Floor**

#### **Landing**

Cast iron period radiators, velux window and hotpress.

#### **Bedroom 1**

*21'4 x 13'8 (6.50m x 4.17m)*

Beamed ceiling, TV and telephone points and  
views to Strangford Lough and the surrounding  
farm land.



#### **Bedroom 2**

*14'2 x 14'2 (4.32m x 4.32m)*

Velux window to Front Lawn, TV and telephone  
points and a built-in cupboard.



### Bedroom 3

*11'9 x 11'9 (3.58m x 3.58m)*

TV and telephone points and views over the lake, field and neighbouring farmland.



### Bathroom

White suite comprising of bath with painted timber panel, mixer taps and telephone hand shower. Pedestal wash hand basin, low flush W/C. Beamed ceiling and views over vegetable garden, field and lake.



### Front Garden

A large landscaped front garden with a fenced 40ft x 20ft fish pond, extensive beech hedging, specimen mature trees, flood lighting, meter box with 5 double sockets for entertaining, shrubs and a large paved area for outdoor living. The garden is dog secure, with sheep wire fencing, discretely hidden in the beech and hawthorn hedging.



### Garage

*56'8 x 18'5 (17.27m x 5.61m)*

Stone built, with new tiled roof and roof timbers on the original heavy timber trusses and purlins, concrete floor with electric up and over door controlled by car and kitchen fobs. Power points, 4 No double glazed windows, 5 sets of twin fluorescent lights and can easily hold 6 No cars. Subject to the usual permissions could be converted to habitable space.



### Workshop 1

*40'5 x 18'4 (12.32m x 5.59m)*

Roller shutter door, mainly stone built with new roof and concrete floor, fluorescent lighting and power points.

Will hold 4 No cars comfortably and has extensive workshop benching.

### **Games Room**

*40'1 x 18'1 (12.22m x 5.51m)*

Stone built with natural stone flooring on concrete base. PVC glazed doors, insulated roof, double glazed window, separate toilet and wash hand basin and 25Kw multi fuel stove.

The games room is presently used for pool, table tennis, darts, rifle range, TV and it also stores a wide range other sporting equipment. It is also used as a wine cellar for wine made from the farm grown blackcurrants.



### **Workshop and Office**

*35'2 x 18'5 (10.72m x 5.61m)*

Integral separate room that can be used as an office with power point and separate lighting.

Wide variety of uses from micro gym, craft workshop to a farm related enterprise. Concrete floor, insulated plywood ceiling, power point and 5 No fluorescent lights. Back door leads to top yard.

### **Potting Shed**

*17' x 8'5 (5.18m x 2.57m)*

Velux window and window onto small garden. New roof, concrete floor, fluorescent light, power point, benching and shelving.

### **Courtyard**

The Courtyard is in between the farmhouse and the stone outbuildings and the garage. It is used for family and guest parking and has a wide variety of plants and potted plants. Its a lovely space to walk around with a cup of coffee or just to sit in the sunshine. There are 6 sunfloods to light up the courtyard that are on sensors and can also be switched.



### **Rear View**



### **Cottage Garden**

Flower beds and greenhouse leading to vegetable garden with railway sleeper beds, large barn, chicken house and orchard, donkey paddock and vegetable fields with large greenhouse.



### **Vegetable Garden**

*82'0 x 70'0 (24.99m x 21.34m)*

Presently used to grow fruit and vegetables. Raised beds are set out in railway sleepers and the paths are surfaced in woodchip.



### **Vegetable Field - circa 2 acres**

Vegetables are grown in one area and potatoes in the other and they are separated by a plantation of Eucalyptus trees which are harvested for the 3 multi fuel stoves. There is also a greenhouse 60ft x 12ft and an area where flowers are grown for the house.



### **Field - circa 3 acres**

The field is in grass, has a large block built and dashed stable 18ft x 16ft with it's own water supply and a concrete floor and hay rack. There is a further water trough and is home to 2 donkeys. The field is cut with a topper to keep it in good order.



## Lake

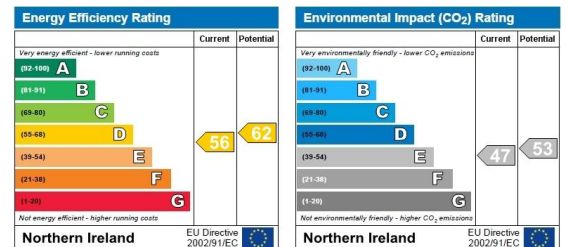
The Lake and the surrounding trees and shrubs extend to an acre. The Lake is stocked with good sized rainbow trout and has natural rudd as well as newts and eels. It is the home for moorhens and mallard and has visitors which include herons, swans and cormorants.

Included is a galvanised steel framed with glass fibre floats and deck 4 m x 2 m pontoon for servicing the lake and a rowing boat.

The area around the lake has been extensively planted with phornium, gunera, willow, hazel, malus and Scots pine and is a fantastic setting for picnics, parties, BBQs or just nature watching.



## Energy Performance Graphs



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Questions you may have:  
 WHICH MORTGAGE WOULD SUIT ME BEST?  
 HOW MUCH DEPOSIT WILL I NEED?  
 WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions please contact your local branch of Ulster Property Sales.

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