



FERRY QUARTER
STRANGFORD

LOVE

— *your new* —

HOME

— *at ferry quarter lane* —





Picturesque Setting

Perfectly positioned in the heart of a picturesque country estate on the shores of Strangford Lough, there is no doubt that Ferry Quarter is a very special place to live.

With over seventeen acres of mature parkland, families will love the freedom and outdoor spaces of the country estate. Likewise, those seeking a life away from the hustle and bustle, will find that Ferry Quarter holds the key to living at an easy pace in an exclusive setting. Ideally located on the edge of the village,

Ferry Quarter offers homeowners the unique opportunity to truly enjoy the best of both worlds - a stunning tranquil countryside location and the benefits of being close to the amenities of the village. The popular ferry makes the short crossing throughout the day to the north shore town of Portaferry and the Ards Peninsula. The historic town of Downpatrick is convenient fifteen minute drive away and Belfast City Centre is within easy reach.

Beautifully Crafted

Our collection of country house style family residences and easily maintained courtyard cottages has been individually designed to compliment the mature estate setting and lough views. Inside and out, Ferry Quarter homes are finished to the highest standard and specification.





A Unique Space

At Ferry Quarter you are not just gaining a beautiful home, you will also have access to and a chance to enjoy the beautiful surroundings at our Summer BBQ Area. You can also enjoy private walks along the Rookery View.




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Home Specification

Specification

We aim to provide you with a home of fine appearance, maximum comfort and ease of maintenance with a 10 year warranty.

EXTERNAL FEATURES

Smooth painted render finish

Natural slate roof with blue or black coloured tiles to ridge.

Decorative aluminum rainwater goods, with aluminum Downpipes.

Hardwood double glazed windows with stone cills.

Outside tap provided.

Solid hardwood external doors.

INTERNAL FEATURES

INTERNAL TRIMMING & DOORS

Moulded skirting & architraves. Oak veneered internal doors with quality ironmongery.

STAIRS

Stairways will incorporate timber stairs, Painted newel posts, Oak handrails and Painted balustrades.

CEILINGS AND WALLS

Smooth plastered ceilings and walls, painted a neutral colour.

KITCHEN

Quality Kitchen with choice of doors, work tops and handles. Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer. Plumbed for washing machine and tumble dryer in utility room where applicable.

BATHROOMS

Pre selected designer sanitary ware. Chrome towel radiators, will be fitted in all bathrooms and ensuite areas. Selection of high quality floor tiling and strategically placed wall tiling.

FIREPLACE

A choice of stoves.

FLOORING

Choice of quality tiling and flooring.

HEATING/PLUMBING

Pressurised hot and cold water system, oil fired central heating with energy efficient boiler and thermostatically controlled radiators.

ELECTRICITY

Comprehensive range of electrical sockets, switches, TV and Telephone points. Wiring for future satellite points. Smoke, heat & Carbon monoxide detectors. Energy efficient down lighting to ceilings.

SECURITY

Zoned burglar alarm system provided.

GARDENS

Landscaped front and rear gardens.

GARAGE

These properties have a detached garage or a carport dependant on house type.

ADDITIONAL INFORMATION

Additional options may be considered but will only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

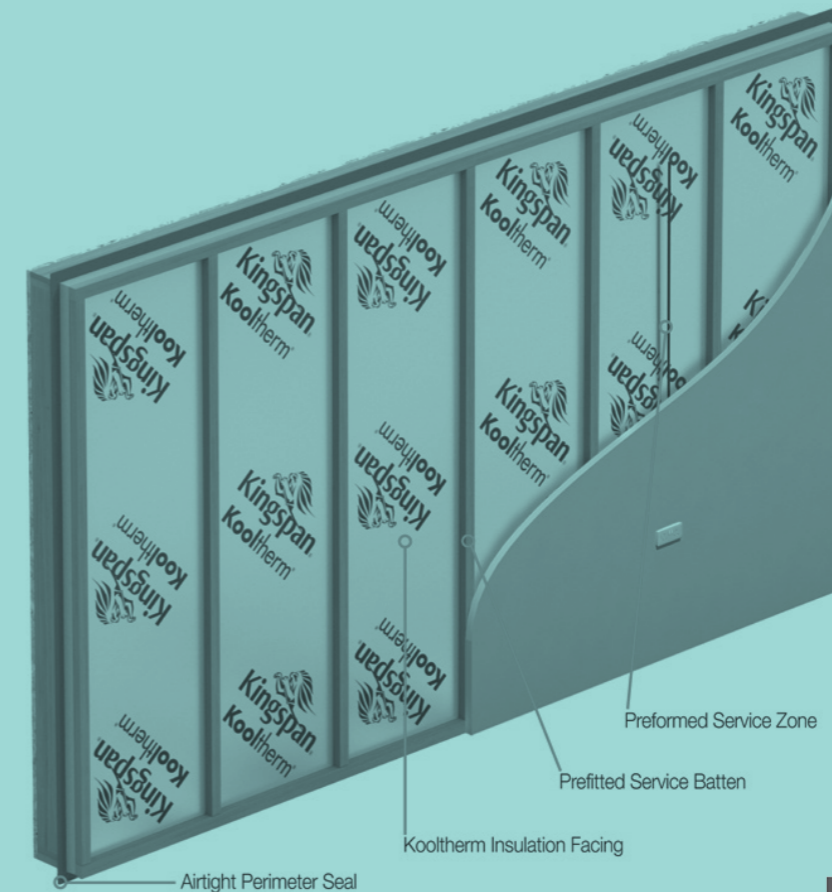
There will be an nominal service charge payable to maintain the estate communal.

Kingspan Century & Ultima

Kingspan Century is the leading provider of off-site construction and Engineered Timber Systems, offering a range of highly insulated and air tight structural systems, with the capacity not only to exceed the ever increasing regulatory requirements but the potential to deliver Zero Carbon Buildings.

Manufactured under a strict quality controlled production environment, our systems incorporate only the highest quality certified materials and provide the highest level of product certification. Kingspan Century's extensive experience in the design, manufacture and erection of Engineered Timber Systems for developers, contractors and self-builders across both the residential and commercial building sectors, have placed us at the forefront of delivering holistic, environmentally sustainable solutions with lifetime low energy demand and low CO₂ emissions.

Our ULTIMA™ Patented Insulated Structural Panels represent the next level in timber frame technology, delivering exceptionally high levels of thermal performance and airtightness with practically eliminated Cold Bridging due to its continuous high performance Kooltherm™ insulation lining. Engineered to the highest level of accuracy and quality the fully factory assembled service zone to maintain the integrity of both the insulation and airtightness of the panels during the onsite construction process. The ULTIMA™ system enables greater control to the construction process, promoting greater efficiency and supply chain integration with considerably less impact on the environment. Occupants will benefit from an extremely Energy Efficient home, without compromise on comfort, quality or design.



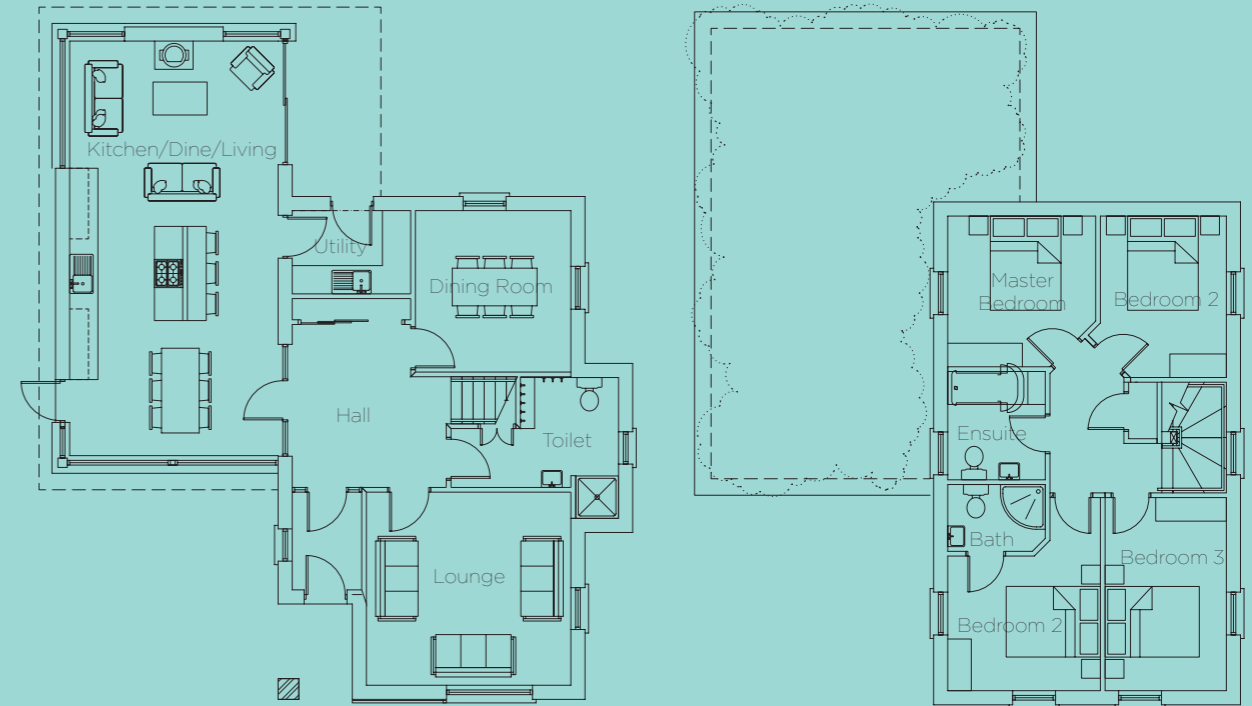
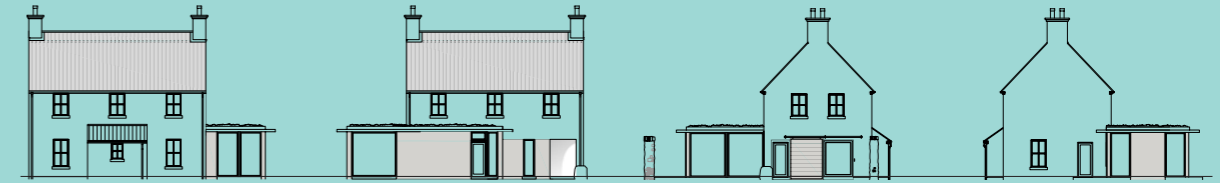
The Larch

Ground Floor

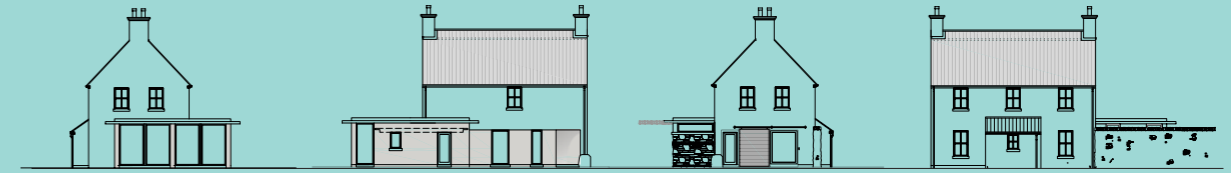
Lounge	13' 7" x 13' 6"	4.14 x 4.12m
Living/Kitchen/Dining	28' 8" x 14' 6"	8.74 x 4.4m
Utility	7' 10" x 5' 9"	2.40 x 1.76m
Dining Room	11' 3" x 10' 6"	3.43 x 3.20m

First Floor

Master Bedroom	9' 10" x 10' 9"	3.00 x 3.28m
Ensuite	6' 6" x 4' 7"	2.00 x 1.40m
Bedroom 2	11' 3" x 8' 6"	3.43 x 2.60m
Bedroom 3	13' 6" x 7' 6"	4.12 x 2.29m
Bedroom 4	10' 10" x 9' 0"	3.31 x 2.75m
Bathroom	6' 10" x 5' 10"	2.10 x 1.80m



The Cedar



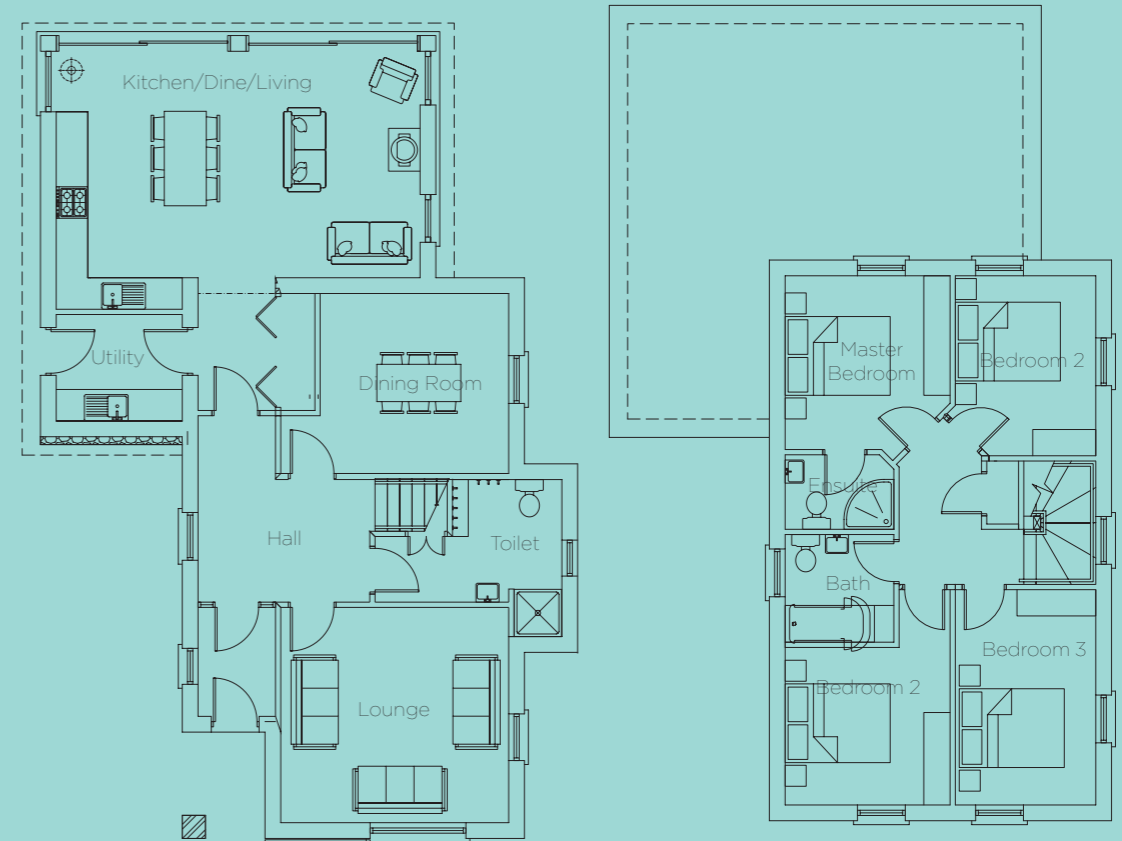
Ground Floor

Lounge	13' 7" x 13' 6"	4.14 x 4.12m
Living/Kitchen/Dining	21' 8" x 15' 11"*	6.62 x 4.86m*
Utility	7' 6" x 5' 8"	2.30 x 1.75m
Dining Room	11' 3" x 11' 1"	3.43 x 3.39m

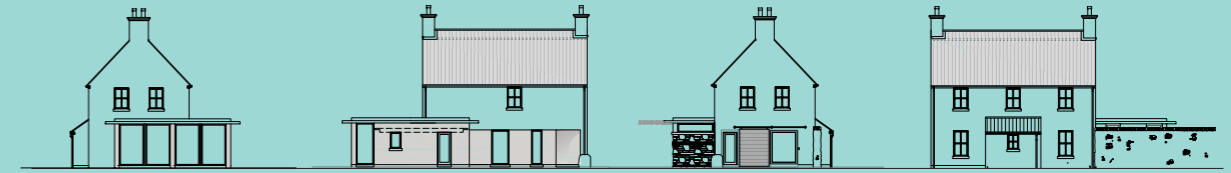
First Floor

Master Bedroom	10' 6" x 9' 10"	3.20 x 3.00m
Ensuite	6' 6" x 4' 7"	2.00 x 1.40m
Bedroom 2	11' 3" x 8' 6"	3.43 x 2.60m
Bedroom 3	13' 6" x 8' 4"	4.12 x 2.54m
Bedroom 4	10' 0" x 9' 5"	3.06 x 2.89m
Bathroom	6' 8" x 6' 6"	2.05 x 2.00m

*At widest point



The Yew



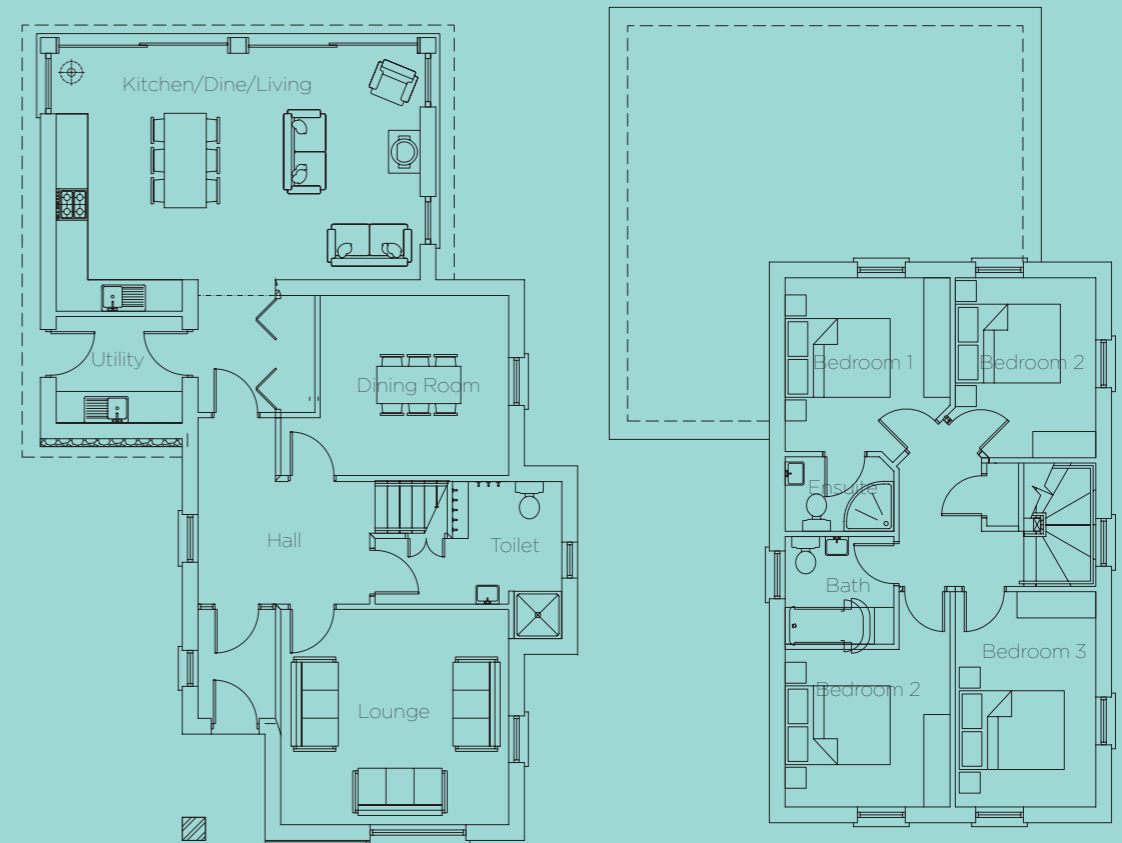
Ground Floor

Lounge	13' 7" x 13' 6"	4.14 x 4.12m
Living/Kitchen/Dining	21' 8" x 15' 11"*	6.62 x 4.86m*
Utility	7' 6" x 5' 8"	2.30 x 1.75m
Dining Room	11' 3" x 11' 1"	3.43 x 3.39m

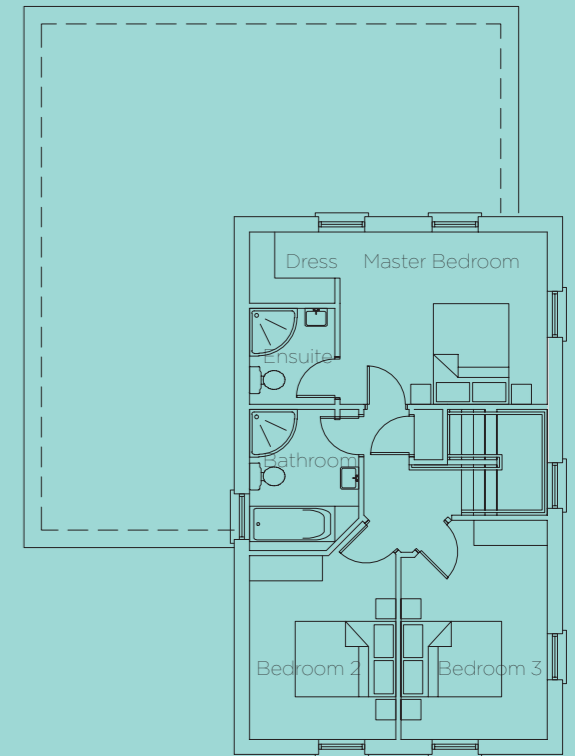
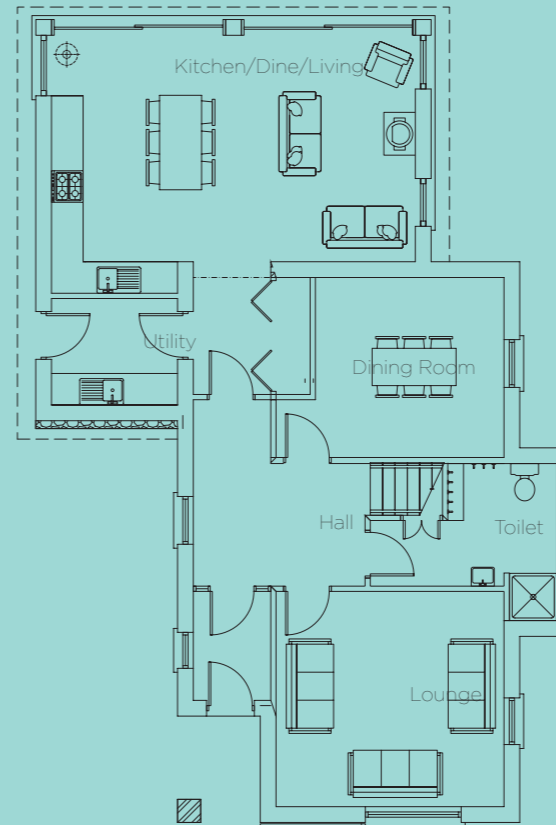
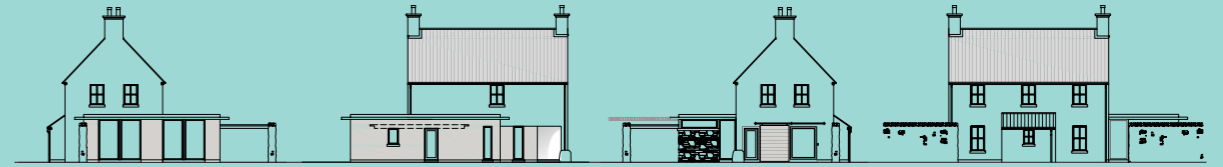
First Floor

Master Bedroom	10' 6" x 9' 10"	3.20 x 3.00m
Ensuite	6' 6" x 4' 7"	2.00 x 1.40m
Bedroom 2	11' 3" x 8' 6"	3.43 x 2.60m
Bedroom 3	13' 6" x 8' 4"	4.12 x 2.54m
Bedroom 4	10' 0" x 9' 5"	3.06 x 2.89m
Bathroom	6' 8" x 6' 6"	2.05 x 2.00m

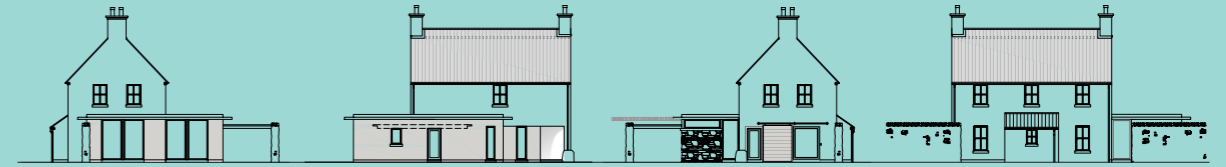
*At widest point



*The Larch, The Cedar and the Yew
also available in 3 Bedroom Option*



The Hawthorn



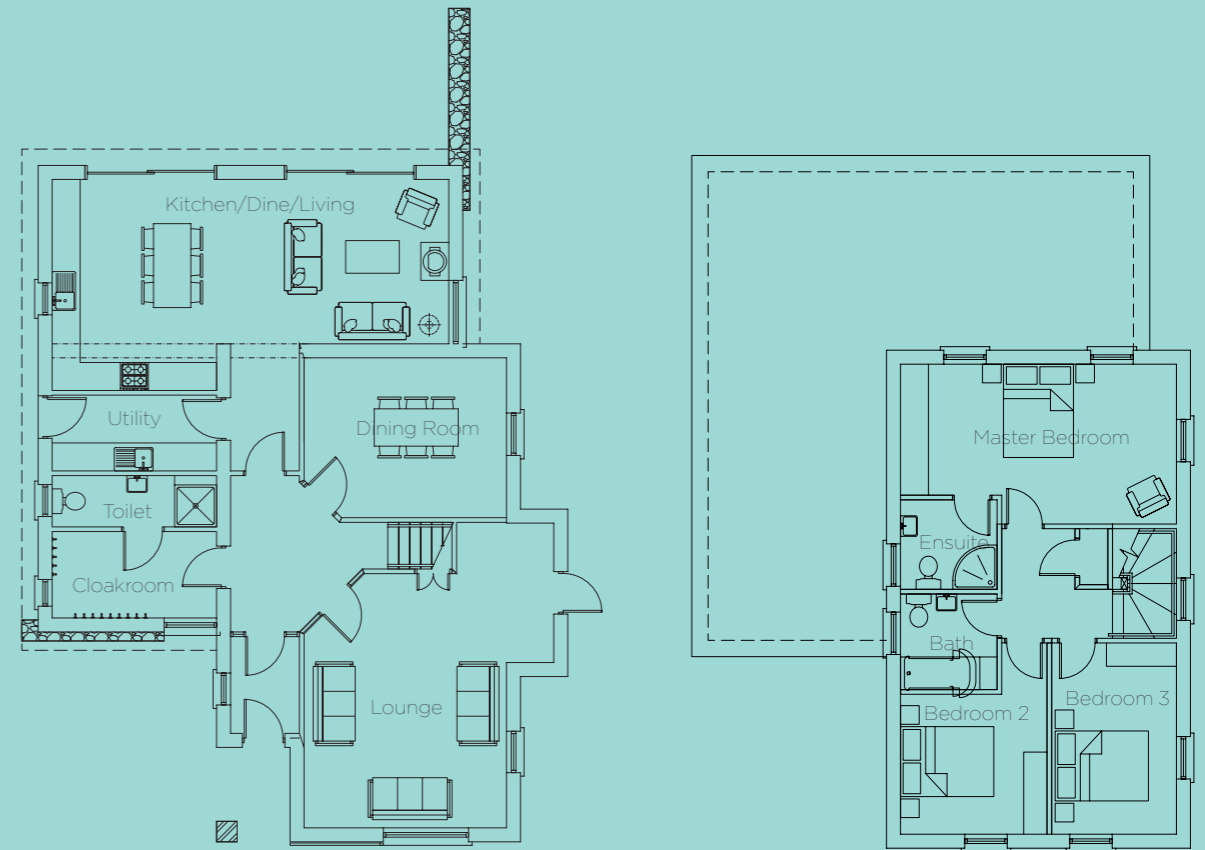
Ground Floor

Lounge	17' 1" x 13' 7"	5.22 x 4.14m
Living/Kitchen/Dining	27' 2" x 14' 6"*	8.30 x 4.42m*
Utility	11' 3" x 6' 2"	3.42 x 1.90m
Dining Room	13' 7" x 11' 2"	4.14 x 3.40m
Cloakroom	11' 3" x 6' 0"	3.42 x 1.85m

First Floor

Master Bedroom	18' 9" x 11' 3"	5.72 x 3.43m
Ensuite	6' 6" x 6' 2"	2.00 x 1.90m
Bedroom 2	10' 0" x 9' 1"	3.06 x 2.78m
Bedroom 3	13' 10" x 8' 4"	4.22 x 2.54m
Bathroom	6' 10" x 6' 6"	2.10 x 2.00m

*At widest point





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Rarely do houses of these high standards come available in such a stunning location.

Traditional yet up to date with spacious well planned interiors that allow for privacy yet have excellent open spaces.

At over 1650 square feet, they are substantial dwellings and built to the high standard that Ferry Quarter is known for so allowing maximum efficiency with the latest insulation and most effective economic use of resource to run the house at minimum cost.

Each house has it's own unique interior allowing a variety of spacious well designed options.

And all this on the edge of Strangford Lough, a few minutes walk from the Village Amenities of Gallery, Shops, Pharmacy, Clinic, Restaurants and Pubs.

And what a lovely walk that is - through the mature Wooded grounds of Ferry Quarter with substantial communal areas for residents.

The details enclosed do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as their correctness. Neither the vendor, Michael Dunn Property Consultancy or Simon Brien Residential, nor any person employed in the companies has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and graphic illustrations are for reference purposes only and may be subject to change.



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The Larch

The innovative design of this lovely 4 bedroom home features an environmentally friendly Sedum roof which will give this house a fantastic aesthetic appeal with its low growing flora. In addition, this type of construction will provide both an increase in the thermal and sound insulation leading to a saving in energy costs.

It will be situated in the mature wooded grounds of Ferry Quarter and will benefit from a large garden bordered by a magnificent natural stone wall and yew hedging.

The Spacious Ground floor area as well enjoying a large kitchen, entrance hall and lounge has a study next to a good sized cloakroom complete with shower.

The expansive family dining and kitchen area includes a wood burner making it idea for quality time together. The separate Utility room has a door leading to the large garden.

This wonderful family home is completed with a good sized detached garage.



The Cedar

A large 4 bedroom house whilst delightfully set in the tranquil mature wooded grounds of Ferry Quarter, is only a couple minutes walk from the village amenities.

Entering into a spacious hallway from which there is access to all rooms and stairway leading to the 4 bedrooms and two bathrooms.

The downstairs cloakroom has a shower allowing for the large study to be used as a bedroom if desired.

The expansive kitchen/dining/family room area with large French windows is a light filled space with the addition of a wood burning stove for quality time together.

The connecting utility room has a door to the rear providing access to both garden and garage.

A superb good size family home.



The Yew

This lovely 4 bedroomed family home set in the mature wooded grounds of Ferry Quarter has a lovely sunny situation.

Upstairs has 4 good sized bedrooms and two bathrooms one of which is en suite.

The spacious ground floor enjoys a large entrance hall with sitting room and study (or 5th bedroom), as well as a cloakroom with shower.

The very spacious kitchen area has plenty of room for seating with wood burning stove as well a generous dining space. Two large French windows open out onto the garden with a natural stone wall. The kitchen is adjoined with a utility room which has separate access to a good sized larder.

An Idyllic family home complete with carport.



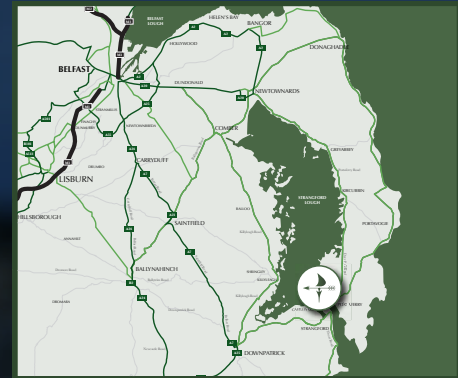
The Hawthorn

Set in the mature wooded grounds of Ferry quarter this impressive spacious house is configured with 3 bedrooms and two bathrooms upstairs including a magnificent large master suite.

Downstairs has a large entrance hall from which there is access to a well configured boot room and cloakroom (with shower). The large spacious lounge offers access to the garden which leads onto the lovely communal residents grounds. The good sized dining room has a styled corner entrance.

The open plan kitchen and breakfast room incorporates an extra family area with wood burning stove. Space and light are key features with the two large French windows looking towards a spacious garden and the vista beyond, of a wonderful natural stone wall and mature trees.

An all-round magnificent house usefully includes a carport.



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