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## **Barr Hall Barns, 31 Bar Hall Road, Portaferry**

### **Starting Bid: £495,000.00**



For sale by Dynes Residential via the [iamsold](#) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Unique Waterfront Property with Stunning Views of Strangford Lough & Mourne Mountains

Stunning Location: Views of Strangford Lough & Mourne Mountains.

Versatile Accommodation: 4 bed main house + 3 self-catering units.

Private Gardens: Main house with private garden, plus communal space.

Ample Parking & Sheds: Large courtyard, recreational barn, 2 sheds.

Income Potential: Ideal for multi-gen living or holiday lets.

#### About The Property

Nestled just 3 miles south of Portaferry, Co. Down, this exceptional property offers a rare

opportunity to acquire a stunning waterfront location along the shores of Strangford Lough, with breathtaking views of the Mourne Mountains and the Narrows.

Comprising four properties, this estate is perfect for those looking for a unique family home with potential for income generation. The main house boasts 4 bedrooms, providing spacious and versatile living accommodation. Alongside the main residence, there are three self-catering units, including The Barn (3-bed), The Cottage (2-bed), and a 1-bed Apartment, all of which benefit from a shared laundry room.

The self-catering units are set within large communal gardens, offering a tranquil outdoor space, while the main house enjoys its own private front garden, with uninterrupted views over the lough, perfect for relaxing or entertaining.

In addition to the residential accommodation, the property also features a large recreational barn, two sheds, and a spacious courtyard with ample parking for all properties. The potential here is limitless, whether you are looking to operate a small holiday business, create a multi-generational family home, or simply enjoy this stunning coastal setting.

A truly unique opportunity in one of the most picturesque locations in Northern Ireland – early viewing is highly recommended.

#### The Main House;

The main house is a beautifully presented three-story home, offering a perfect blend of rustic charm and timeless comfort. The ground floor features a practical boot room/utility, a cosy country kitchen with an Aga and stunning views of the Mourne Mountains from your dining table. The spacious lounge, with its inviting gas fire, provides the ideal spot for relaxation, while a wet room and porch area add convenience.

On the second floor, three well-appointed bedrooms await, two of which offer breathtaking views of the lough and Mournes, along with a large family bathroom. The third floor offers a fourth large bedroom and a separate office space, ideal for work or relaxation. This home offers plenty of space and character, making it the perfect family residence.

#### Barr Hall Barns – Self Catering Units;

The three self-catering units, well known as Barr Hall Barns, are thoughtfully converted 18th-century period barns.

The Barn (3-bed), The Cottage (2-bed), and The Apartment (1-bed) each provide a cosy retreat with charming features and high-quality finishes, making them ideal for short-term lets or as guest accommodation.

Guests can enjoy access to communal gardens with stunning views of the Mourne Mountains, while a shared laundry room adds convenience. These well-loved units offer a unique blend of character and comfort, perfect for a peaceful stay.

#### The Barn;

The Barn is a spacious 3-bedroom self-catering unit, offering modern, wheelchair-friendly accommodation. The ground floor features an open-plan kitchen, living, and dining area with a cosy gas fire, perfect for relaxing. Also on the ground floor is a comfortable bedroom and an accessible bathroom.

Upstairs, you'll find two additional bedrooms, a family bathroom, and a mezzanine overlooking the lounge, providing a bright and airy feel throughout.

#### The Cottage;

The Cottage is a beautifully presented two-bedroom self-catering unit, featuring updated modern furniture throughout. The open-plan kitchen, living room with cosy gas fire, and dining area creates a bright and airy space, perfect for relaxing and entertaining. With its stylish design and comfortable layout, it offers a perfect blend of contemporary living and homely charm.

#### The Apartment;

The Apartment is a charming one-bedroom self-catering unit, designed with a modern, open-plan layout. The ground floor features a spacious kitchen, dining, and living area, creating a comfortable and inviting space. Upstairs, stairs lead to a stylish mezzanine bedroom, offering a cosy retreat, along with a shower room for added convenience.

#### Outside The Property;

The property boasts a stunning waterfront setting along the shores of Strangford Lough, offering breathtaking views of the Mourne Mountains. Surrounded by large, beautifully maintained gardens, it features both private gardens for the main house and communal spaces for the self-catering units. Ample outdoor space includes a spacious courtyard, a recreational barn, and two additional sheds, perfect for storage or leisure activities. With plenty of parking available for all properties, the outdoors offer both beauty and practicality in abundance.

Tenure: Freehold

Rates: £3,145.55

EPC F29

Total floor area - 376 square metres

To access the legal pack, please copy and paste the link below:

<http://www.iamsoldni.com/properties/d60ebbe9a4694b85977029a82be5077e/auction-pack>

TO VIEW OR MAKE A BID Contact Dynes Residential or iamsold, [www.iamsoldno.com](http://www.iamsoldno.com)

### Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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