



48 MOUNTSTEWART ROAD

Newtownards, BT22 2AX

Offers around **£749,950**



DETACHED | 5  | 2  | 3 

48 Mountstewart Road is undoubtedly one of the finest examples of how to sympathetically but extensively renovate and extend a property in such a way that you are able to retain the character associated with properties of this era. A viewing is thoroughly recommended at your earliest opportunity.

The previous owner combined adjoining cottages to create this detached property, which was then significantly renovated & extended by the current owner of 30 plus years, increasing the size and scale. Using sympathetic design and meticulous attention to detail this overhaul was transformative while maintaining integrity of the original cottage. The extended slate roof and stone facade is indistinguishable from the 19th Century structure with the interior treatment equally as impressive and seamless.

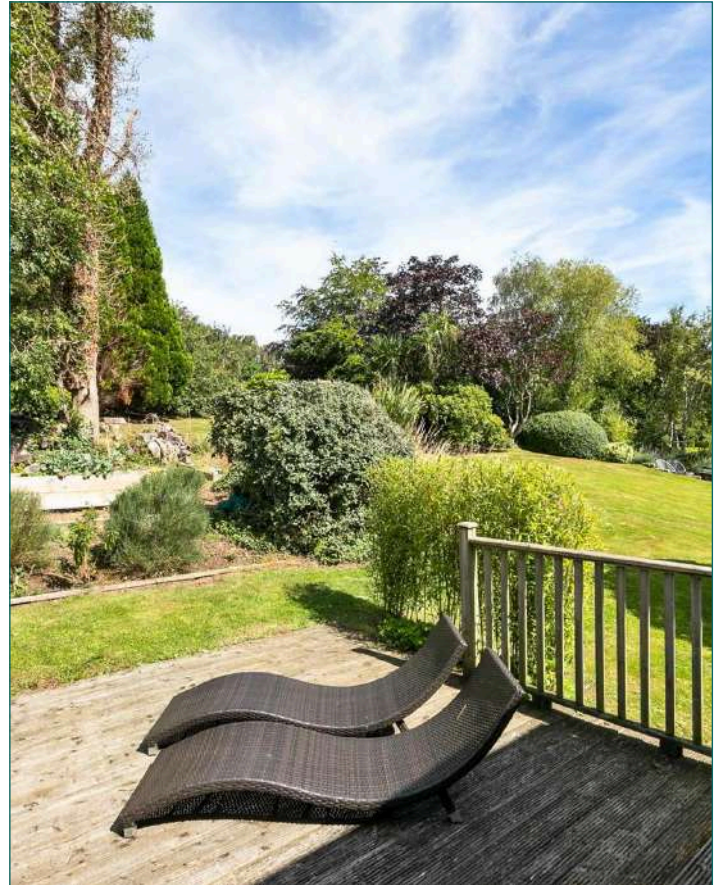
This has created a deceptively spacious family home with versatile and flexible accommodation providing a range of different layouts to suit the needs of the owners, the property possesses that all important feeling of warmth and character highlighted by features such as solid oak wooden floor, cast iron stoves, cast iron radiators and exposed stone walls.

Outside does not disappoint either. The property sits on an idyllic mature semi rural site of around an acre with beautifully presented mature gardens surrounding the property but particularly to the rear with its array of colourful flowers, plants, trees and shrubs with the stunning County Down scenery as the wider landscape from nearby Strangford Lough to the Mourne Mountains.



KEY FEATURES

- Outstanding Detached Family Home Occupying Idyllic Semi Rural Site of Around an Acre
- Originally Was Two Cottages Which Have Been Combined to Provide Bright, Spacious and Flexible Accommodation
- One of the Finest Examples of How to Extensively Renovated and Extend a Property Sympathetically
- Retains a Lot of Character Associated with Properties of this Era Highlighted by Features Such As Solid Oak Floor, Cast Iron Stoves, Feature Cast Iron Radiators and Exposed Stone Wall
- Magnificent Large Open Plan Family Room with Casual Dining Area, Solid Oak Wooden Floor, Tongue and Groove Ceiling, Cast Iron Wood Burning Stove, Feature Exposed Stone Walls and Two Sets of Double Glazed French Doors to Outside
- Drawing Room with Solid Oak Wooden Floor
- Living Room with Feature Vaulted Ceiling, Cast Iron Wood Burning Stove and Wooden Sleeper Mantel
- Superb Fitted Kitchen with Range of Bespoke Solid Wood Hand Painted Units, Granite Work Surfaces, Integrated Appliances and Granite Display Shelves
- Separate Utility Room



ROOM DETAILS

Ground Floor

- Entrance Porch
- Drawing Room
25'1" X 15'11"
- Living Room
13'6" X 12'4"
- Bedroom Four
12' X 10'
- En Suite Shower Room
- Inner Hallway
- Downstairs WC
- Superb Kitchen
13'1" X 9'11"
- Large Open Plan Family
Room With Casual Dining
Area
29' X 18'
- Utility Room
14'4" X 6'5"

First Floor

- Spacious First Floor
Landing
- Bedroom One
24'4" X 13'1"
- En Suite Shower Room
And Dressing Area
- Bedroom Two
12'7" X 10'4"
- Bedroom Three
16' X 11'
- Bedroom Five Or Home
Office
11'5" X 7'8"
- Bathroom

Outside

- Idyllic mature semi rural
site of around an acre,
driveway in attractive
brick paviour leading to
additional parking area in
loose stones providing
space for cars, caravans,
boats, horse box, etc
- Studio/Gym/Office/
Games Room, Etc
21'4" x 17'1"

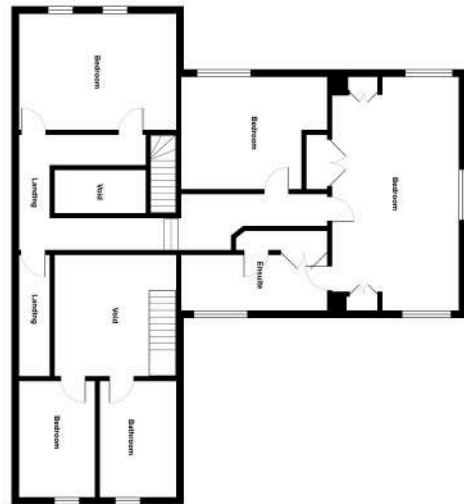
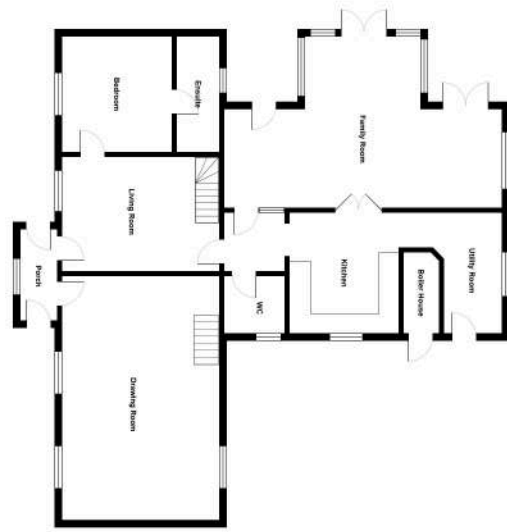
Outside

- Detached Double Garage
23' x 21'3"
- Pathways in loose stones
and mature gardens
surround the property
with array of colourful
plants, trees and shrubs.
- This site is a perfect for
outdoor entertaining,
enjoying the sun or
children at play.

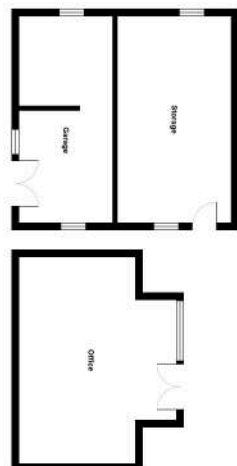




FLOOR PLANS



All dimensions are to the internal face of walls unless otherwise stated.





DIRECTIONS

From Newtownards Travel for approx 3.6 Miles on the Portaferry Road, , turn left onto Mountstewart Road, No 48 will be on your left after approx 1 Mile.



THE LOCAL AREA

Discover The Ards Peninsula Way with its unspoilt villages, pockets of history, tranquil abbey, castles and welcoming locals, all with a story to share.

Located on the east coastline of Northern Ireland, only half an hour from Belfast, the area is surrounded by the sparkling waters of the Irish Sea and Strangford Lough, boasting miles of coastline.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		57
39-54		
21-38	37	
1-20		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



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