

Ashvale House

3 BALLYDOONAN ROAD, GREYABBEY, COUNTY DOWN

ABOUT 0.8 ACRES/
0.3 HECTARES

FOR SALE BY
PRIVATE TREATY



An aerial photograph of a rural property. In the foreground, a large, grey stone farmhouse with multiple gables and a dark roof is visible, surrounded by several outbuildings and a paved area. A road curves around the property. The middle ground is dominated by large, vibrant green fields separated by stone walls. In the background, more fields and distant houses are visible under a clear blue sky.

Stunning family home
situated in rural location
with stunning views

CHARMING
FARMHOUSE

IDYLIC
COUNTRYSIDE
SETTING, WITH
MATURE TREES
& SHRUBS

POTENTIAL FOR
A SELF-
CONTAINED
APARTMENT,
SUBJECT TO
RELEVANT
PLANNING
PERMISSIONS

PERFECT FOR
EQUESTRIAN
INTERESTS,
WITH TACK
ROOM, STABLE
BLOCK &
Paddock

SET ON ABOUT
0.8 ACRES

Location

Charming farmhouse on elevated position

Ashvale House lies at the head of the Ards Peninsula, 2.5 miles northeast of Greyabbey Village, on Strangford Lough in County Down.

The peninsula is a thriving community of quaint small towns and villages, with a wide range of recreational and cultural activities in an area of outstanding natural beauty:

<https://www.visitardsandnorthdown.com/explore/the-ards-peninsula-way>

Ashvale House is centrally located easily accessible to both Newtownards and Bangor with their excellent educational and shopping facilities (Sainsbury; Marks and Spencer; Next; Tesco) and also to Belfast and beyond.

TRAVEL TIMES

- Greyabbey Village: 5 minutes
- Portaferry: 25 minutes (Ferry link to Strangford)
- Newtownards: 15 minutes
- Bangor: 20 minutes
- Dundonald/Stormont: 30 minutes
- Belfast City Centre (Victoria Square): 50 minutes
- Belfast City Airport: 35 minutes





Greyabbey village is the
perfect example of
historic & rural charm

Amenities

The historic village of Greyabbey provides an abundance of local amenities from eateries to outdoor activities. For lovers of the outdoors, there are plenty of walks nearby including Mount Stewart, Greyabbey House, Grebe Secret Garden, Greyabbey Medieval Monastery, Killynether Wood, Ballywalter Harbour. Further local amenities include Castle Ward and Portico Arts & Heritage Centre.

The village hosts some specialist antique shops as well as historic buildings showing the architecture of the Georgian and Victorian eras.

A key benefit of the property is the accessibility for boating or sailing interests due to the proximity of Strangford Lough and the Irish Sea. There are many sailing clubs located in the surrounding area including Newtownards sailing club, Ballyholme yacht club and Donaghadee sailing club.

Greyabbey benefits from close proximity to the Ards, Castlebawn, Balloo and Bloomfields retail parks, as well as the independent retailers in the town centres, and a Saturday Market. Retailers include Menary's, Tesco, Sainsbury, Next, Marks and Spencer, The Range, Argento, Belles Living Boots, Primark and Holland and Barrett.

NEARBY SCHOOLING

- Strangford Integrated College
- Regent House School
- Bangor Grammar School
- Glenglola Collegiate School
- Our Lady and St Patricks College

The Property

Well portioned accommodation including potential for self-contained apartment & outbuildings

Located on the Ballydooanan Road in the outskirts of Greyabbey is this beautiful detached farmhouse in an elevated position.

In total the property comprises an impressive 4 receptions and 5 bedrooms spread across the main house and west wing. The main dwelling is south-facing, which allows for the benefit of natural light, making the space bright and welcoming. The property is accessed through the entrance hall with feature fireplace, and leads to the home office or formal living area, a country-style kitchen with a stained glass window and a cosy living room with an open fireplace and feature wooden beam, which are perfect for entertaining. The first floor is accessed via the staircase, leading to three double bedrooms, including a master bedroom with views of the surrounding countryside and two further bedrooms with built-in wardrobes. There is a family bathroom which comprises a corner bath and separate WC. From the second floor, you can access the loft area which is floored and has power (may be suitable for conversion, subject to planning consents).

The property has the benefit of further accommodation in the 'west wing', which comprises a kitchenette/utility room, bathroom, living room and bedroom. This presents an opportunity for a self contained apartment, subject to the relevant permissions.







Floor Plans

Gross Internal Area

167 sq.m (1,800 sq.ft)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

3 Ballydoonan Road, Greyabbey

Land & Outbuildings

Fantastic rural grounds perfect for country living or those with equestrian interests

The property is set on about 0.8 acres which includes mature lawns with shrubs and trees, paddock area and peaceful seating areas.

The property benefits from an array of outbuildings which can be used for various uses including stables, storage and possible conversion, subject to planning consents.

There are a total of eight outbuildings on the property including a garden storeroom, old tractor shed, two stables, tack room, double garage with electric roller shutter doors with hayloft upstairs, storage shed, green house and garden house. The majority of the outbuildings are all serviced by power and water.

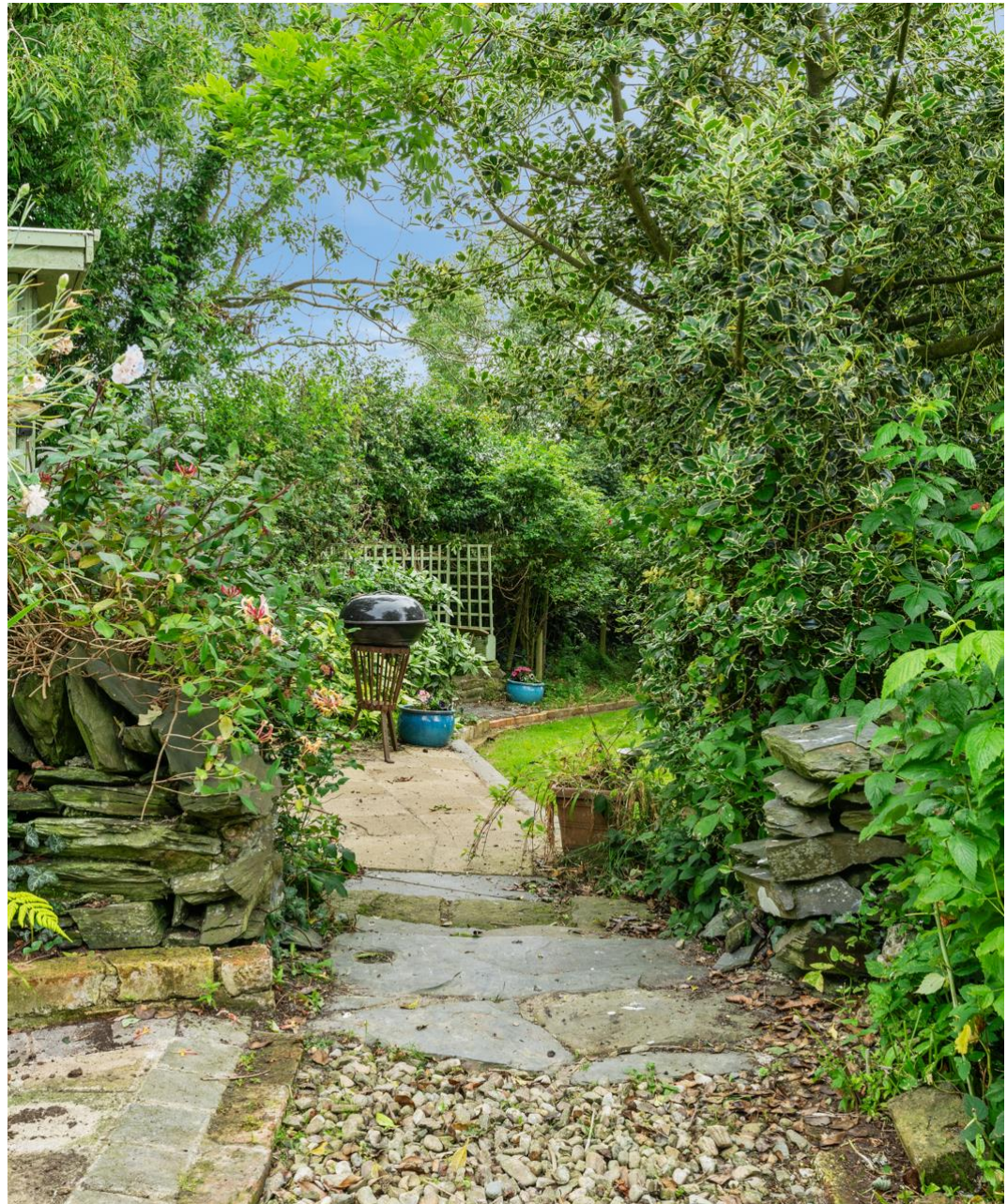
E P C RATING

Energy rating and score

This property's energy rating is E. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	54 E
21-38	F		
1-20	G		





General Remarks

VIEWINGS

Strictly by appointment by Savills Belfast.
Longbridge House, 16-24 Waring St,
Belfast BT1 2DX.
Tel: +44 (0) 28 9026 7820

ENTRY & POSSESSION

Entry is by agreement.

POSTCODE

BT22 2LP

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fitting, and other removable fittings, although some items may be available by separate negotiation.

SERVICES

Oil fired central heating, septic tank & open reach full fibre broadband. Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

GENERALLY

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

WAYLEAVES AND RIGHT OF ACCESS

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

BEST OFFERS DATE

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

ENTRY & POSSESSION

Entry is by agreement with vacant possession



Contact



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