



20 BAILIE ROAD,  
BANGOR BT19 7QW



Offers Around £695,000

Private Small Holding With Family  
Bungalow, Equestrian Facilities, Agricultural Outbuildings  
And Approx 11 Acres of Fenced Pasture



**Neill**  
ESTATE AGENTS

SALES / RENTALS / SURVEYS



# 20 Bailie Road, Bangor BT19 7QW

Tucked away in a private rural setting just outside Bangor, Tower View is a well-maintained smallholding offering approximately 11 acres of fenced grassland with uninterrupted views towards both Helen's Tower and Scrabo Tower. This adaptable country property features an inviting family bungalow with an adjacent front garden, a fully equipped yard, and a versatile range of outbuildings suited to equestrian, agricultural or hobby use. The land is of notably good quality, laid out in manageable fields with mains water and road frontage, ideal for grazing, hay production or light farming. Positioned close to the coastline near Donaghadee and within easy reach of Bangor and Newtownards, Tower View presents an exceptional opportunity for those seeking a peaceful, practical home at the heart of their land.

The bungalow offers well-proportioned, light-filled living accommodation, including four bedrooms, two reception rooms, a recently updated main bathroom, a second shower room and a practical utility space. The home is thoughtfully positioned to take full advantage of its elevated setting, offering wide-reaching views across the surrounding landscape.

The holding includes a comprehensive range of outbuildings, among them a fully enclosed steel-framed barn with loose boxes and workshop, a second hay and machinery store, multiple stable blocks (6), a horse walker and a sand menage. The yard sits within easy reach of the main house, offering clear sightlines across the facilities and land. 20 Bailie Road offers the flexibility to adapt and explore future site potential within one of North Down's most desirable areas.



- Approx. 11 acres of quality fenced grassland
- Attractive rural location enjoying an elevated position and far-reaching countryside views
- Well-proportioned family-ready bungalow with four bedrooms, two receptions and an upgraded bathroom and shower room

- Road frontage and mains water access across the land
- Extensive range of outbuildings, sand menage and horse walker
- Conveniently located between Bangor, Donaghadee and Newtownards
- Oil Fired Heating / uPVC Double Glazing

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### KITCHEN

High and low level fitted cupboards with roll-edged worktops, Chefmaster range with gas hob, hood and extractor fan. Dishwasher, fridge and freezer included.



#### LIVING ROOM

18' 0" x 15' 0" (5.49m x 4.57m)

Fireplace with multi-burner stove, slate hearth, patio doors to front patio and high ceiling height.



#### DINING ROOM

16' 0" x 11' 0" (4.88m x 3.35m)

Swan severn cast iron multi-burner stove, shelved recess, recessed lights, staircase to first floor.

#### BATHROOM

Newly fitted bathroom suite comprising of freestanding bath with Grohe chrome mixer tap, vanity wash hand basin with Grohe chrome mixer tap, heated towel rail.



#### REAR HALLWAY WITH UTILITY ROOM

7' 0" x 6' 0" (2.13m x 1.83m)

Roll-edged wooden worktop. Washing machine. Tiled floor. Oil boiler.







### **SHOWER ROOM**

Tiled Shower cubicle with overhead electric shower unit, pedestal wash hand basin, low flush WC, tiled floor, chrome heated towel rail.



### **FRONT BEDROOM (1)**

15' 0" x 10' 0" (4.57m x 3.05m)

Fireplace. Views of the surrounding landscape.

### **FRONT BEDROOM (2)**

12' 0" x 10' 0" (3.66m x 3.05m)

With built in wardrobe.



### **REAR BEDROOM (3)**

12' 0" x 8' 0" (3.66m x 2.44m)

With built in wardrobe.



### **REAR BEDROOM (4)**

8'0" x 6'0" (2.44m x 1.83m)

With built in wardrobe.

### **FIRST FLOOR**

#### **LANDING**

Landing area with Velux window and airing cupboard.



### **FIRST FLOOR ROOM**

12' 0" x 9' 0" (3.66m x 2.74m)

Built in wardrobe access to eaves storage.





## OUTSIDE COMPRISES

Rear paved patio

Aluminium framed greenhouse 8'0" x 6'0"

Plastic oil tank

Raised sun patio with wrought iron railings

Front Garden in lawn with mature hedges

Concrete drive, mature conifer side hedge.

The outbuildings and yard lie to the rear of the bungalow and comprise as follows:



## STABLE BLOCK

44'0" x 19' 0" Approx.

Stable block comprising three loose boxes with small central passage, light and power.



## STABLE WITH ATTACHED CATTLE SHEDS

With 1 stable and feed store 15'0" x 6'0" and open sided cattle shed 21'0" x 16'0" and 13'0" x 12'0", light and power.

## STEEL PORTAL FRAMED BUILDING TOTALLY ENCLOSED

47'0" x 30'0" (14.33m x 9.14m)

Breeze block walls to approx. 3m, metal side and roof cladding, sliding door, light and power with 2 loose boxes, loft and workshop.



## LEAN TO CATTLE COURT TO REAR

47'0" x 30'0" (14.33m x 9.14m)

Light.

## STEEL PORTAL FRAMED BUILDING/HAY/MACHINERY STORE

60' 0" x 20' 0" (18.29m x 6.10m)

Light and power.



## LEAN TO CATTLE COURT

45'0" x 30'0" (13.72m x 9.14m)

Light.

## HORSE WALKER

## SAND MENAGE

105'0" x 100'0" (32.0m x 32.48m)

Floodlit sand menage with mixed fibre, rubber and sand surface.









## THE LANDS

Lie to the side and rear of the dwelling, yard and outbuildings and are laid out in 6 fields one with road frontage to Bailie Road and extending in total to approx 11 acres. They are currently all in grass for grazing and or cutting for hay and silage, well fenced with mains water supply. They are equally suitable for tillage purposes being of good quality and typical of this rich farming area.



## VIEWING

By appointment through agents.

## CAPITAL VALUE RATING ASSESSMENT

CVR: £170,000

Rates payable for the year ending April 2026 approx £1,621.46



## DIRECTIONS

Leaving Bangor from the Gransha Road at the Six Road Ends Roundabout take the first left onto Cottown Road. Turn Left onto Dam Road and then turn right onto Bailie Road and the house is on the left.

## CUSTOMER DUE DILIGENCE

As a business carrying out Estate Agency Work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:- The Money Laundering Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	43 E	
21-38	F		
1-20	G		



**Neill**  
ESTATE AGENTS

North Down & Holywood  
98-100 Main Street  
Bangor  
Co Down  
BT20 4AG  
T: 028 91 270283

Newtownards  
T: 028 9181 4511

Belfast  
T: 028 9069 4144



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E: [chat@neillestateagents.co.uk](mailto:chat@neillestateagents.co.uk)

W: [www.neillestateagents.co.uk](http://www.neillestateagents.co.uk)

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