



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS



**67 BALLYROBERT ROAD | Crawfordsburn**  
OFFERS AROUND **£750,000**

Scan for Property Details  
and to Arrange a Viewing





# The Property

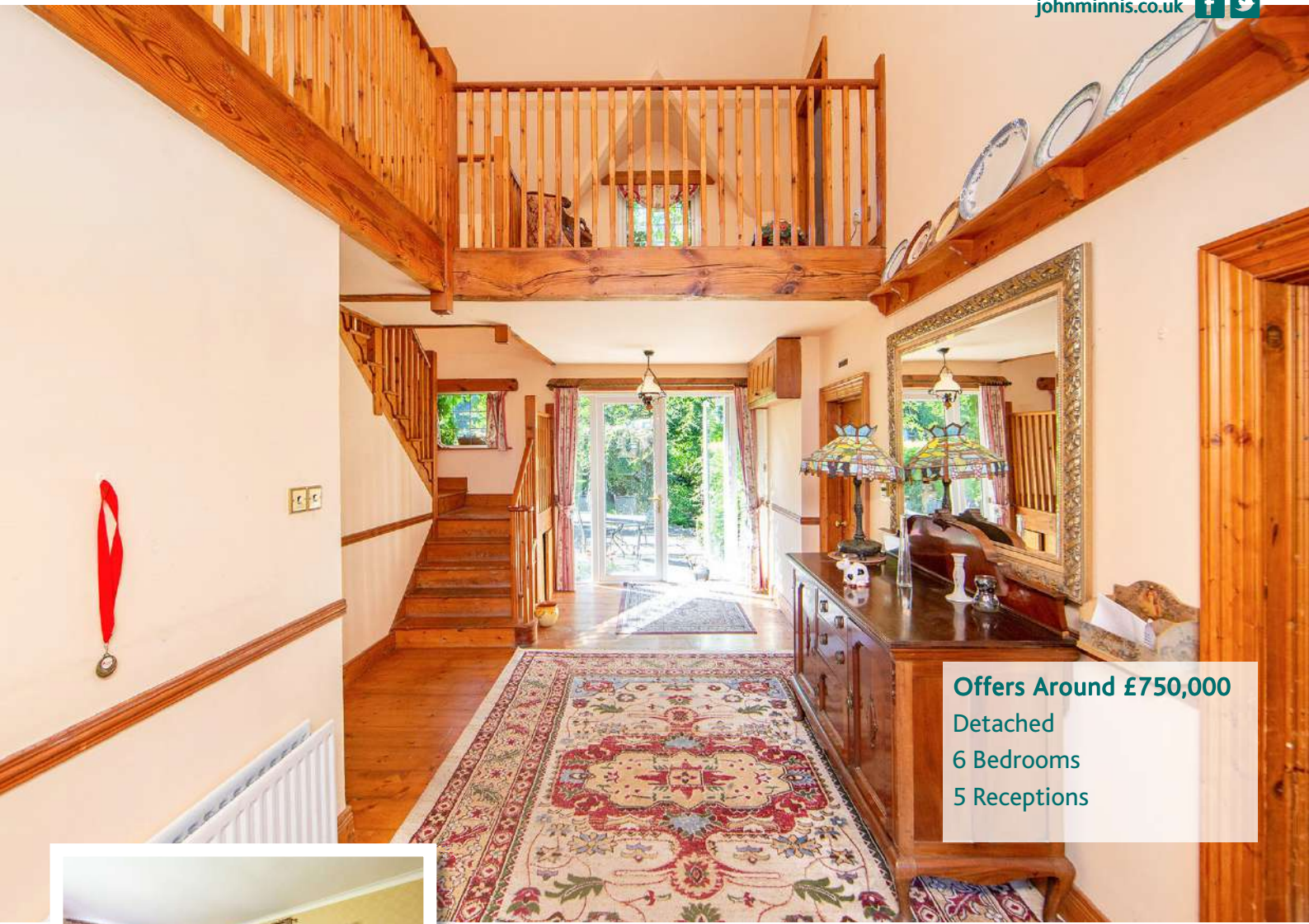
Enjoying a secluded position approached by private driveway off Ballyrobert Road, Crawfordsburn, this impressive detached family home enjoys a mature private site with well tended gardens enjoying the southerly aspect and open views across rolling countryside and only a few minutes' walk of Crawfordsburn's picturesque village and also close to Helen's Bay and the beautiful sandy beaches and country park. This location provides ease of access for the city commuter to Bangor and Belfast along main arterial routes and within the catchment area to a range of leading schools. This family home provides spacious accommodation on all levels. The accommodation is versatile and well proportioned with one ground floor bedroom and five bedrooms to the first floor. To the ground floor there is a wet room, a home office, a family room with French doors leading to the gardens, a spacious lounge with period fireplace and drawing room with vaulted ceiling, exposed beams and delightful views across the garden and countryside.

This fine home boasts an impressive reception hall with minstrel gallery above and French doors to the rear leading to beautifully tended gardens. Further benefits include hand painted kitchen with Aga range and granite work surfaces, a large double garage, workshop and wine cellar.

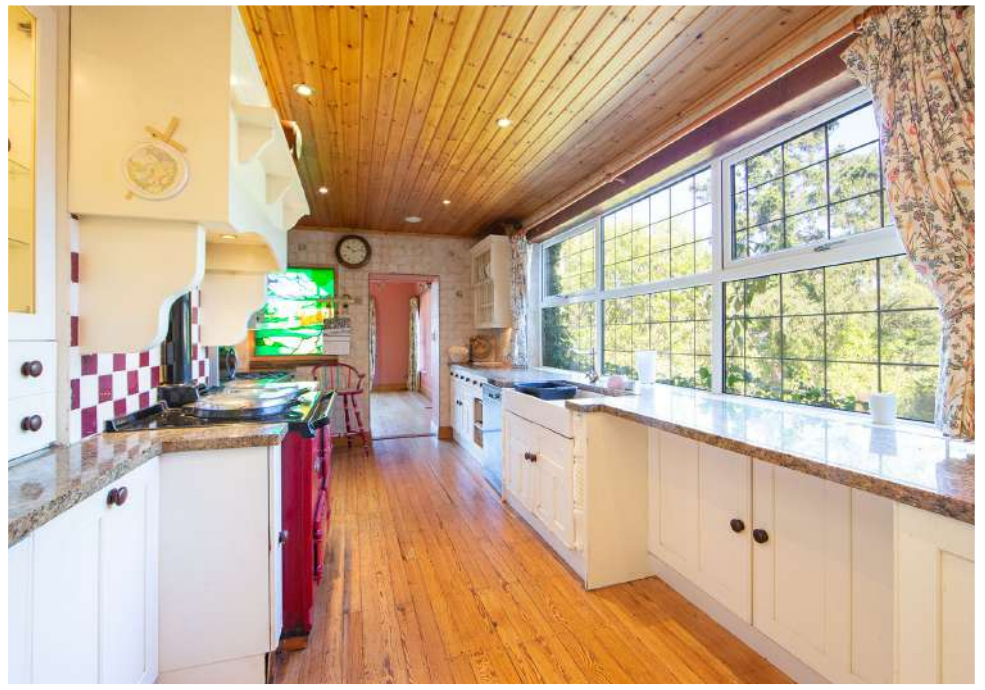
Rarely do properties within this location present themselves to the open market and therefore we feel confident that interest in this home will be immediate.







**Offers Around £750,000**  
Detached  
6 Bedrooms  
5 Receptions





# Accommodation

## Ground Floor

Covered Reception Porch

Reception Hall

Lounge  
19'8" x 12'9"

Family Room/Sun Room  
21'10" x 16'1"

Kitchen  
19'9" x 9'6"

Wet Room

Drawing Room  
17'8" x 10'6"

Home Office/Bedroom Five  
11'4" x 10'4"

Home Office  
8'1" x 7'7"

## First Floor

Principal Bedroom  
19'9" x 12'5"

Bedroom Two  
24'2" x 15'1"

Bedroom Three  
13'7" x 10'7"

Bedroom Four  
12'2" x 11'5"

Bedroom six  
12'1" x 8'2"

Family Bathroom

Utility Room  
12'4" x 11'5"

Roofspace

## Outside

Garage  
35'1" X 14'10"

Workshop  
22'10" x 16'3"

Additional Storage Room  
19'7" x 8'10"

Wine Cellar  
12'5" X 7'4"

Tarmac Driveway

Electric Timber Gates

Front Garden Laid in Lawns

Rear South Facing Garden

Paved Patio Areas

Summer House

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)





- Impressive Family Home
- Secluded Private Position off Ballyrobert Road
- Approached Through Electric Timber Gates
- Ample Parking
- Large Double Garage and Workshop
- Beautiful Mature Well Tended Front and Rear Gardens with Southerly Aspect and Open to Views Over Rural Countryside
- Versatile Layout with Six Bedrooms, Five First Floor Bedrooms Including Principal Bedroom and Bedroom Two with En Suite
- Ground Floor Bedroom
- Shower Room
- Separate Family Bathroom
- Drawing Room with Vaulted Ceiling, Exposed Beams, Delightful Outlook and Cast Iron Stove
- Lounge with Period Fireplace and Aspect to Garden
- Family Room with French Doors Leading to Rear Gardens
- Fitted Hand Painted Kitchen with Aga Range Cooker
- Home Office
- Ground Floor Wet Room
- Double Glazed
- Oil Fired Central Heating
- Tranquil Private Sought After Location
- Ease of Access to the Main Transport Routes to Bangor and Belfast
- Within the Catchment Area to a Range of Local Schools with Bus Stops for School Buses at the End of the Driveway
- Within Walking Distance of Crawfordsburn Village and Country Park









1ST FLOOR





# Directions

Travelling from Holywood along the Belfast Road turn left at the traffic lights to Crawfordsburn along the Ballyrobert Road. Number 67 is located on the right hand side.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



## JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

## Awards & Recognition



## Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



As rated by THE SUNDAY TIMES and THE IRISH TIMES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E		47	
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			
			63

North Down / Holywood Branch  
 44 High Street, Holywood, BT18 9AD  
 T 028 9042 8888 F 028 9029 3434  
 property@johnminnis.co.uk



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. All dimensions are taken to nearest 3 inches.



# JOHNMINNIS

ESTATE AGENTS & LETTING SPECIALISTS