

simon**BRIEN**
RESIDENTIAL

The Sycamores,
45A Loughries Road,
Newtownards, BT23 8RW



Asking Price £1,450,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- An imposing detached country residence
- Located on the cusp of Newtownards at the beginning of the Newtownards Peninsula.
- Bangor and Donaghadee towns are within easy striking distance, Belfast City can be reached via a 30 min drive
- Set on a total site of circa 5.5 acres including 1.5 acre of gardens and a 4 acre field laid in grassland
- The property has been constructed and finished to a high standard of specification throughout
- Main dwelling with integral annex which has its own side door, Extensive first floor apartment, two semi- detached cottages
- The main dwelling offers: entrance hall, lounge, sun room, formal dining room, family room, Medium Oak kitchen, four bedrooms 2 with ensuite and family bathroom
- Integral annex (Willow Tree Cottage) has entrance hall, lounge, fitted kitchen, 1 bedroom, dressing room and luxury bathroom. The annex can also be accessed via the kitchen of the main dwelling
- Extensive detached first floor apartment offers a garage, luxury kitchen, utility room, lounge with patio doors to superb balcony/ terrace, two large double bedrooms both with ensuite, dining/office
- Two semi-detached cottages: Ash Tree Cottage: entrance hall, large open plan living/ dining and kitchen area with double height vaulted ceiling, sun room, downstairs shower room, 1 bedroom.
- Apple Tree Cottage: entrance hall, large living/ dining room with double height vaulted ceiling, luxury kitchen, two beds, bed 1 with luxury ensuite, bed 2 on first floor with luxury bathroom
- Both cottages have large gardens to rear laid in lawns
- In total there are four good sized garages
- A Circa 4 acre field, currently in grassland and may be utilised for grazing animals or equestrian
- Gardens of Circa 1.5 of an acre laid in lawns, trees and flowerbeds
- Accessed via a private lane leading onto electronic gates and large tarmac driveway
- Extensive concrete yard with excellent parking and turning space
- In all, a multi-faceted property on offer which will attract interest from clients from a wide spectrum
- Oil fired central heating system: All dwellings have their own separate oil fired boilers, electricity and water supplies
- uPVC double glazed windows



SUMMARY

This magnificent detached residence rests on a large, private and mature site on the outskirts of the market town of Newtownards, within 15 minutes of Bangor, 10mins to Donaghadee and approximately 30 minutes' drive from Belfast City. Ideally situated in a quiet rural setting at the beginning of the Newtownards Peninsula, the property is set on grounds of totalling circa 5.5 acres, and holds all the attributes to provide a relaxed rural lifestyle whilst pertaining excellent convenience. Approached via a dry stone wall front boundary with electronic entrance gates, one is immediately struck by the size and kerb appeal of this impressive home. "The Sycamores" is a property that offers a vast wealth of spacious accommodation spread over the main dwelling house along with integral annex, extensive detached first floor apartment and two semi-detached cottages. The main house is set over two floors, there are large reception areas, ideal for entertaining, with lounge, sun room, formal dining room, family room and deluxe medium Oak kitchen. Kitchen. On the first floor there are four bedrooms, two with ensuite, study area on minstrel gallery and family bathroom. The integral annex (Willow Tree Cottage) has its own external door, but is also accessed from the kitchen of the main house. There is a lounge with open fire, fitted kitchen, 1 double bedroom plus dressing room and luxury bathroom. The annex would be a superb space for a dependant relative or Au Pair.

The detached apartment (Oak Tree Lodge) is positioned above the garaging and is extremely deceptive in its proportions and finished to a modern and trendy standard. Offering a large lounge with patio doors to a great sized balcony (28'3 ft x 17'5 ft) with superb countryside views, good sized luxury kitchen, two double bedrooms – both with ensuites, large dining room/ home office and modern utility room. There is integral garage with remote control door along with the apartment.

The two semi-detached cottages are a fantastic addition to the property, Ash Tree Cottage (left side) with a cottage style interior holds an entrance hall, large double height open plan lounge/ dining/ and fitted kitchen space with feature Pitch Pine floor and wood burning stove. There is also a good sized sun room and shower room on the ground floor. At first floor level there a double bedroom with vaulted ceiling. Apple Tree Cottage (right side) offers a very modern style of interior with entrance hall, large lounge/ dining room with feature double height ceiling luxury fitted kitchen, two double bedrooms, bed room with ensuite, there is a fully fitted luxury bathroom next to bed 2 on the first floor.

Externally there is a range of domestic garages with the property which provide vast secure storage should you have vehicles you wish to tuck away, or require storage. Landscaped gardens of around 1.5 acres set out with rolling lawns, mature trees and planted flowerbeds, there is a large tarmac driveway which leads onto an extensive concrete yard and provides superb parking and turning space. In addition there is a 4 acre field currently laid out in grassland – which may be utilised as grazing for animals of equestrian use.

To arrange a private viewing appraisal, please contact our Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

MAIN HOUSE: THE SYCAMORES

GROUND FLOOR

Solid mahogany front doors, matching side lights to Entrance Porch.

ENTRANCE HALL:

Herringbone mahogany floor, telephone point, wall light points, corniced ceiling, double height ceiling, glazed double doors to Lounge and Dining Room. Cloaks cupboard.

CLOAKROOM:

White suite comprising: pedestal wash hand basin, low flush WC, wall tiling, ceramic tiled floor, corniced ceiling, extractor fan.

LOUNGE:

27' 10" x 14' 2" (8.48m x 4.32m)

Attractive reclaimed polished mahogany fireplace with granite inset and hearth, open fire with basket grate, corniced ceiling, wall light points, polished oak floor. LED recessed spotlighting, uPVC double glazed French doors to side, open to Sun Room.

SUN ROOM:

15' 9" x 13' 5" (4.8m x 4.09m)

Polished oak floor, countryside views.



FORMAL DINING ROOM:

13' 5" x 12' 5" (4.09m x 3.78m)

Wall light points, corniced ceiling and ceiling rose.



FAMILY ROOM:

16' 7" x 13' 4" (5.05m x 4.06m)

Feature oak fireplace surround, cast iron inset, granite hearth, open fire with Baxi back boiler, (heats 22 radiators and 3 HP cylinders), wall light points, polished oak floor, corniced ceiling and ceiling rose, open to Kitchen.



DELUXE FITTED KITCHEN:

14' 4" x 12' 0" (4.37m x 3.66m)

1.5 tub single drainer stainless steel sink unit with mixer taps, excellent range of high and low level oak units, tiled work surfaces, 4 ring ceramic hob unit, extractor hood, double built in oven, plumbed for dish washer, larder cupboard, display cabinets, breakfast bar, wall tiling, ceramic tiled floor, concealed lighting, corniced ceiling, LED recessed spotlights, intercom for main entrance gates.



REAR HALLWAY:

Ceramic tiled floor, oil fired boiler house, oil fired boiler, ceramic tiled floor.

**REAR CONSERVATORY PORCH:
10' 9" x 9' 1" (3.28m x 2.77m)**

Ceramic tiled floor, LED recessed spotlights, uPVC double glazed door to rear, plumbed for washing machine.



DELUXE ENSUITE:

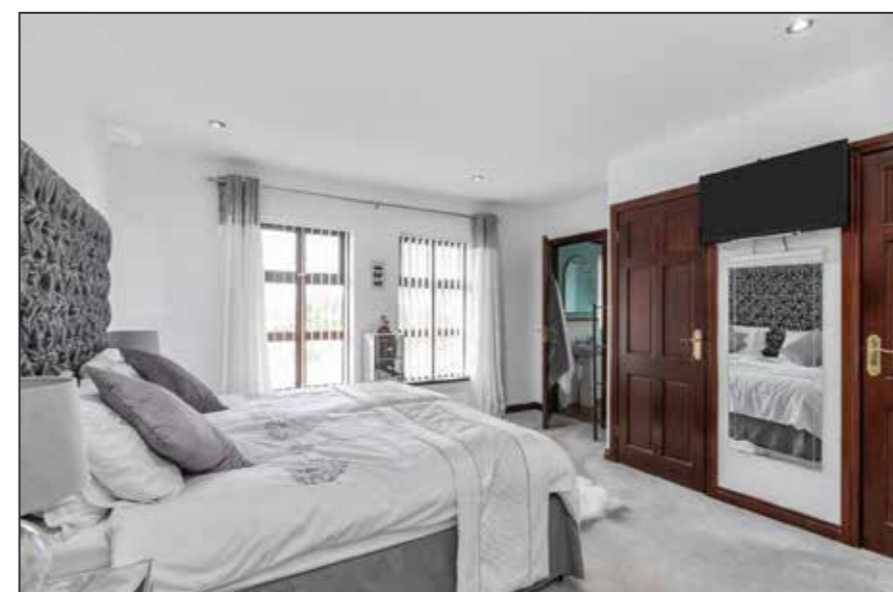
White suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, vanity sink unit, low flush WC, wall tiling, LED recessed spotlights, Hotpress with copper cylinder and immersion heater.



FIRST FLOOR

**LARGE MINSTREL GALLERY
LANDING:**

Wall light points, corniced ceiling, and ceiling rose, LED recessed spotlights, study area, Hotpress with copper cylinder and immersion heater.



BEDROOM (2):

13' 3" x 13' 1" (4.04m x 3.99m)

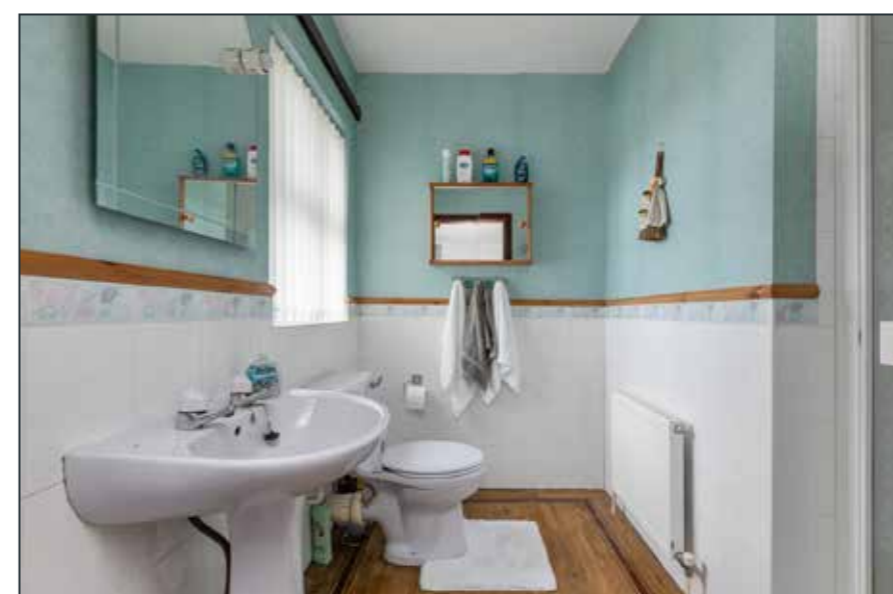
2 built in robes, LED recessed spotlights.



BEDROOM (1):

19' 9" x 14' 3" (6.02m x 4.34m)

Range of built in robes, corniced ceiling, LED recessed spotlighting, wired for wall mounted TV.



ENSUITE:

White suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin, low flush WC, wall tiling, LED recessed spotlights.



DELUXE BATHROOM:

Cream suite comprising: Panelled corner bath with mixer taps and telephone hand shower over bath, separate fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps, low flush WC, wall tiling, ceramic tiled floor, chrome towel radiator, LED recessed spotlighting, shaver point.



BEDROOM (3):
12' 5" x 11' 5" (3.78m x 3.48m)

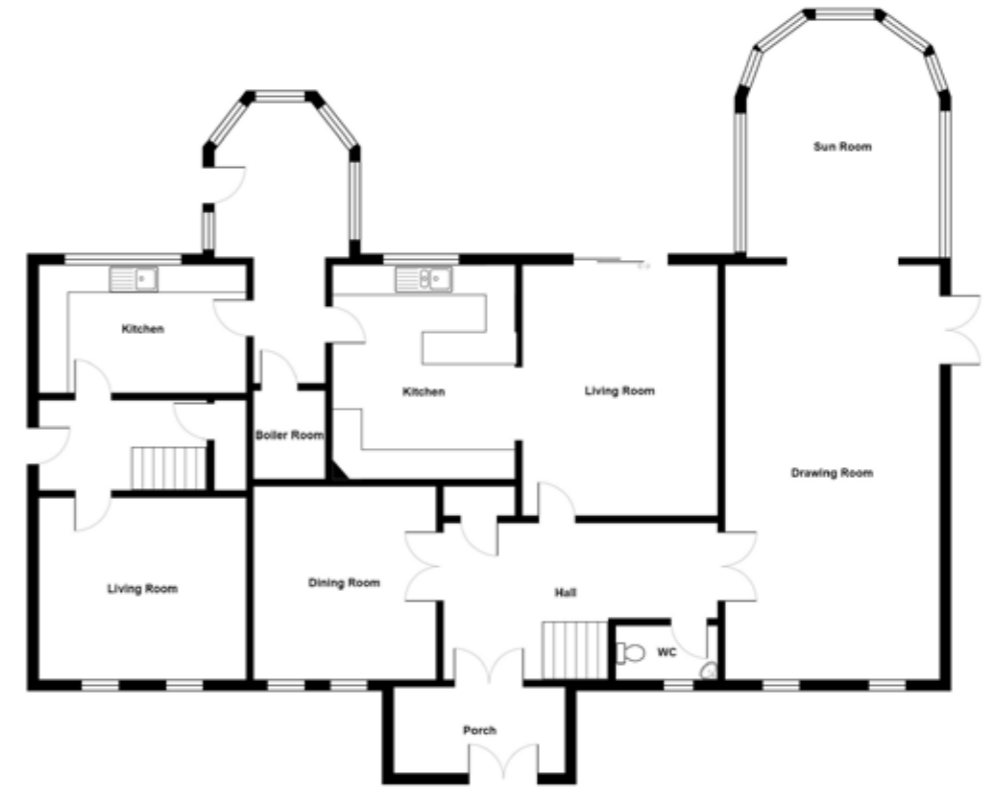
Corniced ceiling, LED recessed spotlighting, built in robe.



BEDROOM (4):
13' 2" x 8' 1" (4.01m x 2.46m)

Built in robe, LED recessed spotlights.

FLOOR PLANS





ANNEX - WILLOW TREE COTTAGE

GROUND FLOOR

uPVC double glazed door to Entrance Hall.

ENTRANCE HALL:

Polished laminate floor, telephone point, storage under stairs, corniced ceiling, LED recessed spotlights.



LOUNGE:

13' 10" x 12' 5" (4.22m x 3.78m)

Feature carved mahogany fireplace surround, tiled inset and hearth, open fire, polished laminate floor, corniced ceiling, LED recessed spotlights, intercom for main electric gates.



DELUXE KITCHEN/BREAKFAST ROOM:

13' 10" x 8' 7" (4.22m x 2.62m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, Formica roll edge work surfaces, freestanding cooker, extractor hood, plumbed for dishwasher and washing machine, ceramic tiled floor, concealed lighting, display cabinet, corniced ceiling.



FIRST FLOOR

LANDING:

Concealed hotpress with copper cylinder and immersion heater, corniced ceiling LED recessed spotlights.

BEDROOM (1):

12' 7" x 12' 5" (3.84m x 3.78m)

2 Built in robes, corniced ceiling, LED recessed spotlights.

DRESSING ROOM:

8' 8" x 6' 6" (2.64m x 1.98m)

L shaped.

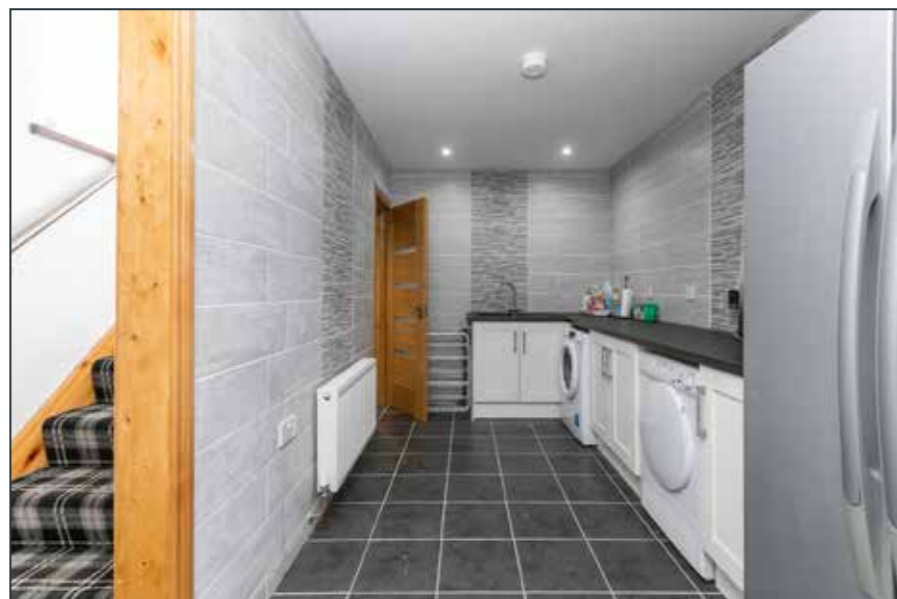


LUXURY BATHROOM:

Modern white suite comprising: Panelled shower bath with mixer taps, telephone hand shower over, shower screen, pedestal wash hand basin, mixer taps, push button WC, fully tiled walls, polished laminate floor, chrome towel radiator, LED recessed spotlights, shaver point.

OUTSIDE

Boiler house with oil fired boiler, oil storage tank, outside light.



APARTMENT: Oak Tree Lodge

uPVC double glazed door to:

**UTILITY ROOM:
13' 5" x 7' 4" (4.09m x 2.24m)**

Black single drainer sink unit with mixer taps, range of high and low level white shaker style units, Formica roll edge work surfaces, plumbed for washing machine, recess for tumble dryer, feature wall tiling, ceramic tiled floor, LED recessed spotlighting.

CLOAKROOM:

Modern white suite comprising: Push button WC, chrome towel radiator, fully tiled walls, ceramic tiled floor, LED recessed spotlighting, extractor fan.

Staircase to First Floor.

**LUXURY KITCHEN:
13' 5" x 10' 4" (4.09m x 3.15m)**

Black single drainer stainless steel sink unit with mixer taps, range of high and low level white shaker style units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, extractor hood, integrated fridge and dishwasher, wall tiling, concealed lighting, wall tiling, polished laminate floor, steps up to Lounge.

**LOUNGE:
20' 5" x 13' 6" (6.22m x 4.11m)**

Feature modern wall mounted electric fire, polished laminate floor, LED recessed spotlighting, TV points, wall light points, wired for wall mounted TV, uPVC double glazed double patio doors to:



**PAVED TERRACE:
28' 3" x 17' 5" (8.61m x 5.31m)**

Glass balustrade, wall light points, countryside views.



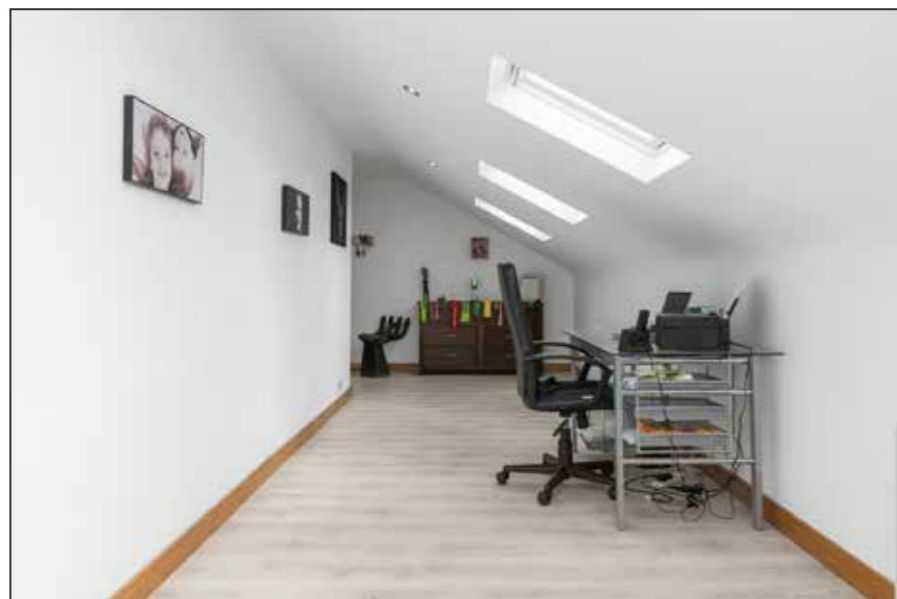
**BEDROOM (1):
16' 7" x 12' 9" (5.05m x 3.89m)**

Polished laminate floor, two velux windows, LED recessed spotlights, built in robes.



LUXURY ENSUITE:

Modern white suite comprising: Large separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, pedestal wash hand basin with mixer taps, push button WC, fully tiled walls, chrome towel radiator, roof light window, LED recessed spotlighting, extractor fan.



DINING ROOM/LARGE OFFICE:
28' 4" x 7' 9" (8.64m x 2.36m)

4 velux windows, LED recessed spotlights, polished laminate floor, built in robe.



BEDROOM (2):
16' 7" x 13' 0" (5.05m x 3.96m)

Polished laminate floor, LED recessed spotlighting, wired for wall mounted TV, built in robe.



LUXURY ENSUITE BATHROOM:

Modern white suite comprising: panelled shower bath with mixer taps and telephone hand shower over, shower screen, pedestal wash hand basin with mixer taps, push button WC, fully tiled walls, roof light window, LED recessed spotlights, extractor fan, chrome towel radiator.



OUTSIDE

INTEGRAL DOUBLE GARAGE:
28' 0" x 17' 9" (8.53m x 5.41m)

Remote control roller door, light and power, Grant condensing oil fired boiler.

FLOOR PLANS





SEMI DETACHED COTTAGE:

Apple Tree Cottage.

GROUND FLOOR

uPVC double glazed door to:

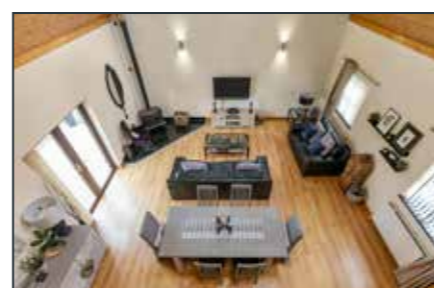
ENTRANCE HALL:

Polished laminate floor, LED recessed spotlights.

LOUNGE/DINING:

19' 10" x 19' 5" (6.05m x 5.92m)

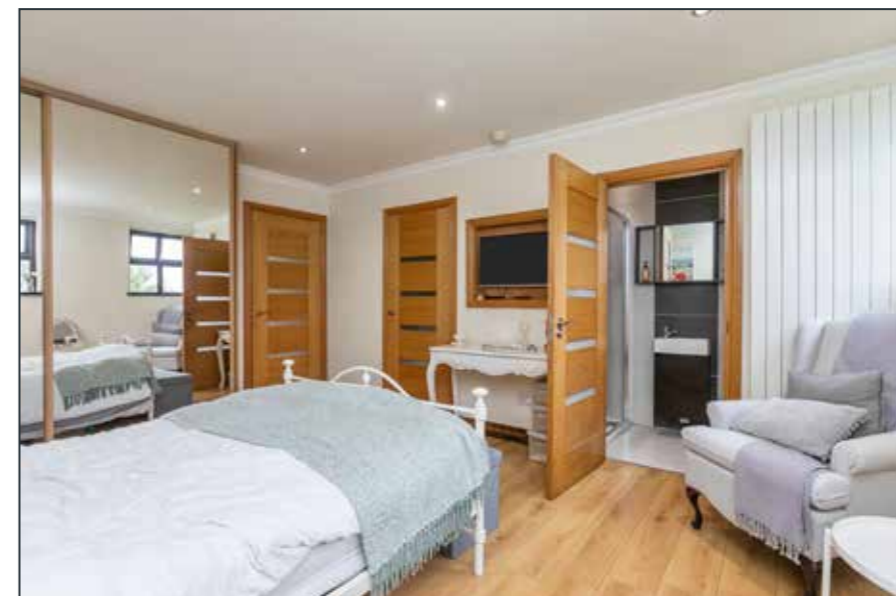
Feature wood burning stove, tiled hearth, polished laminate floor, wired for wall mounted TV, wall light points, feature vaulted ceiling, exposed brick detailing, uPVC double glazed French doors to rear.



LUXURY KITCHEN:

15' 5" x 7' 9" (4.7m x 2.36m)

1.5 tub single drainer stainless steel sink unit with mixer taps, range of high and low level shaker style units, Formica roll edge work surfaces, modern freestanding stainless steel Rangemaster range cooker and extractor hood, recess for fridge freezer, integrated washing machine and dish washer, wine rack, concealed lighting, ceramic tiled floor, stone wall tiling, LED recessed spotlighting.



BEDROOM (1):

15' 5" x 11' 6" (4.7m x 3.51m)

Polished laminate floor, range of mirror fronted Sliderobes, wired for wall mounted TV, corniced ceiling, vertical radiator, LED recessed spotlighting.



LUXURY ENSUITE SHOWER ROOM:

Modern white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, floating vanity unit, wash hand basin with mixer taps, push button WC, fully tiled walls, ceramic tiled floor, chrome towel radiator, LED recessed spotlights, extractor fan.



Staircase leading to:

FIRST FLOOR

LANDING:

Range of mirror fronted Sliderobes, LED recessed spotlighting.

BEDROOM (2):

19' 5" x 13' 4" (5.92m x 4.06m)

Vaulted ceiling, TV point, stainless steel and glass balustrade overlooking Lounge/Dining, velux windows, LED recessed spotlighting.

LUXURY BATHROOM:

Modern white suite comprising: Freestanding bath with mixer taps, separate fully tiled shower cubicle with thermostatically controlled shower, floating vanity sink unit with mixer taps, push button WC, storage cupboard, vaulted ceiling, LED recessed spotlighting, velux window.

OUTSIDE

GARAGE 1:

20' 2" x 13' 7" (6.15m x 4.14m)

Roller door, light and power.

GARAGE 2:

31' 5" x 28' 5" (9.58m x 8.66m)

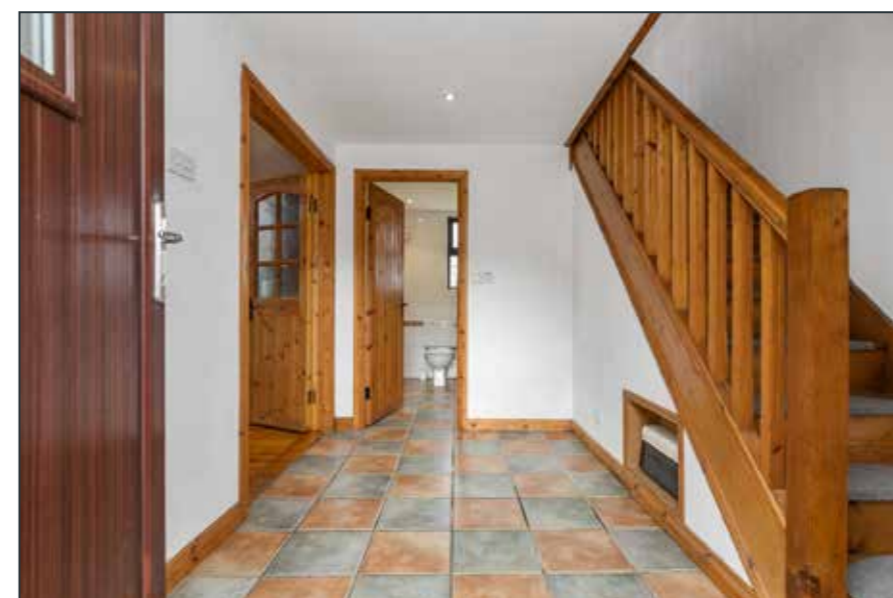
Twin roller doors (remote control), four uPVC double glazed windows, uPVC double glazed pedestrian door.



**SEMI DETACHED COTTAGE:
Ash Tree Cottage**

GROUND FLOOR

uPVC double glazed door to Entrance Hall.



ENTRANCE HALL:

Ceramic tiled floor, LED recessed spotlights, glazed double doors to Lounge/Dining/Kitchen.



**OPEN PLAN LOUNGE/DINING/
KITCHEN:**
33' 1" x 19' 7" (10.08m x 5.97m)

DELUXE KITCHEN: Range of high and low level units, Formica roll edge work surfaces, 1.5 tub single drainer stainless steel sink unit with mixer taps, Freestanding Smeg range cooker, stainless steel extractor hood and splashback, display cabinets, wine rack, ceramic tiled floor.





LOUNGE/DINING AREA:

Feature Belfast brick fireplace surround with sleeper mantle, wood burning stove, polished pitch pine floor, feature vaulted ceiling, 3 velux windows, double doors to:



Staircase leading to:

FIRST FLOOR

**BEDROOM (1):
19' 6" x 13' 5" (5.94m x 4.09m)**

Polished pitch pine floor, feature vaulted ceiling, LED recessed spot lighting, built in robe.



SUN ROOM:

16' 5" x 12' 3" (5m x 3.73m)

Ceramic tiled floor, LED recessed spotlights, countryside views, uPVC double glazed door to side.



DELUXE SHOWER ROOM:

White suite comprising: Large separate fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor, chrome towel radiator, recessed spot lighting, Linen cupboard plumbed for washing machine.





MAIN HOUSE AND ANNEX EPC
RATING: 0902-2321-4580-1892-2296

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	65 D
39-54	E		
21-38	F		
1-20	G		

OAK TREE LODGE EPC
RATING: 2452-8921-3500-0152-9296

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	58 D
39-54	E		
21-38	F		
1-20	G		

APPLE TREE COTTAGE EPC
RATING: 0590-2502-9510-2992-2945

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

ASH TREE COTTAGE EPC
RATING: 0900-6929-0022-1594-5123

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	48 E	
21-38	F		
1-20	G		

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/I/22/AN



South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.