



The Kiln House was constructed circa 1760 in conjunction with Ballyholme Windmill when it was used to store and dry grain. It has been extended and sympathetically converted into a two storey home, offering all the amenities expected for today's modern living, yet retaining many of the original features.

The accommodation comprises lounge, kitchen/dining, utility room with access to cloakroom suite, lower level basement area, three first floor bedrooms – master with en-suite shower room, study and bathroom. Outside there is an attached garage, off-road parking for two cars, gardens to front, small rear garden and railed roof garden.

Located in the heart of Ballyholme within walking distance local shops, school, churches and of course the beach for a variety of water sports, coastal walks and delightful scenery. Rarely does a property with such character come on the market and viewing is highly recommended.

Offers Around
£345,000

'The Kiln House'
23 Windmill Road,
Ballyholme,
Bangor, BT20 5RA

Viewing by
appointment with
& through agent
028 9042 4747



- Detached Stone Dwelling which has been Extended and Extensively Renovated Throughout
- Excellent Standard of Decor Throughout
- Lounge with Feature Stone Fireplace and Wood Burning Stove
- Spacious Kitchen with Casual Dining Area / Utility Room
- Cloaks with Low Flush Suite
- Stone Wall Basement Area - Ideal for Teenagers Den / Home Office
- 3 First Floor Bedrooms Plus Study - Principal Room with En-suite Shower Room
- Family Bathroom
- Underfloor Phoenix Gas Central Heating to Ground Floor and Radiators to First Floor / Double Glazing
- Garage and Ample Driveway Parking / Gardens to Front Plus Roof Garden - ideal for Summer Entertaining
- South Facing Front Garden
- Superb Location & Only a Short Stroll to Ballyholme Village

The Property Comprises:

Ground Floor

ENTRANCE PORCH Cloaks area.

LOUNGE: 20' 4" x 20' 0" (6.2m x 6.1m) Oregon pine flooring, stone fireplace with wooden mantel, cloaks/storage cupboard.



DINING/KITCHEN: 16' 4" x 12' 7" (4.98m x 3.84m) Single drainer stainless steel sink unit with mixer tap, range of high and low level Beech shaker units, formica round edge work surfaces, built-in under oven and 4-ring hob unit, stainless steel splash back, stainless steel extractor hood, wall tiling, ceramic tiled floor, exposed stone wall.



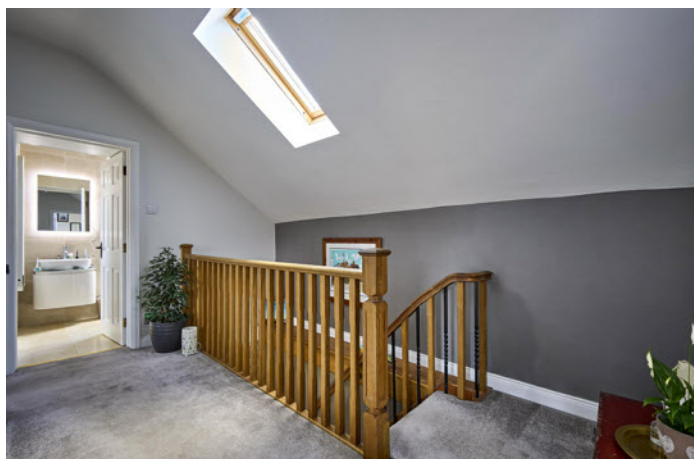
UTILITY ROOM: Range of cupboards, plumbed for washing machine, gas fired boiler, ceramic tiled floor, access to:-

CLOAKROOM: White suite comprising wash hand basin, low flush wc, ceramic tiled floor.



First Floor

LANDING: Access to roofspace via Slingsby type ladder, airing cupboard with radiator.



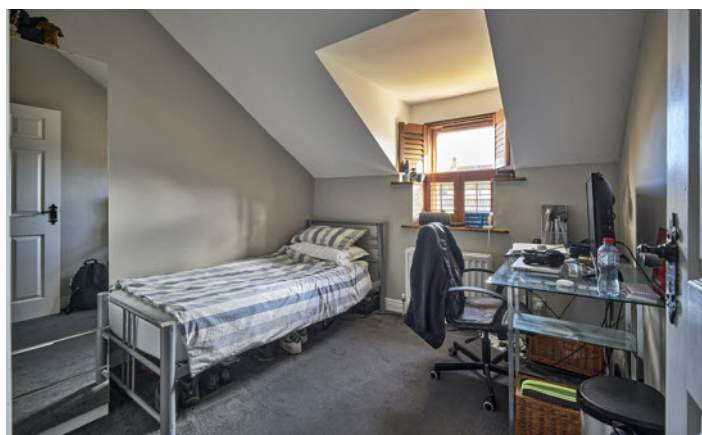
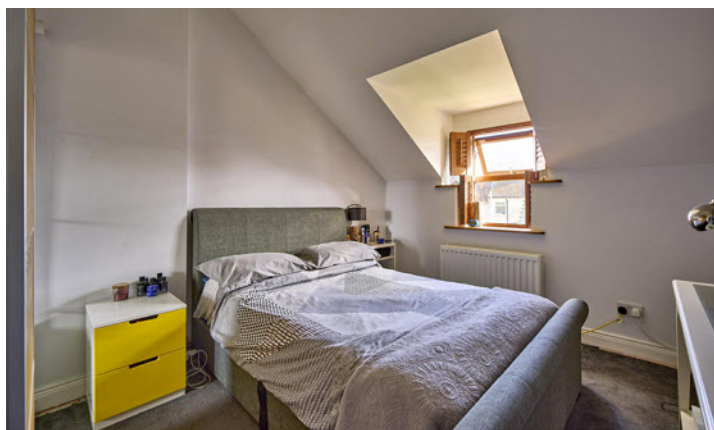
BEDROOM (1): 12' 8" x 12' 5" (3.86m x 3.78m) Range of built-in robes.

ENSUITE SHOWER ROOM: White suite comprising wash hand basin with mixer tap and storage under, low flush wc, fully tiled shower cubicle, heated towel radiator, fully tiled walls, ceramic tiled floor, LED lighting, extractor fan.



BEDROOM (2): 12' 4" x 9' 10" (3.76m x 3m)

BEDROOM (3): 12' 0" x 9' 4" (3.66m x 2.84m)



BEDROOM (4)/STUDY: 6' 11" x 5' 9" (2.11m x 1.75m) Built-in desk/units.

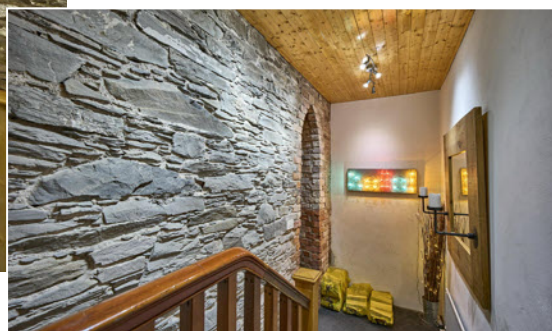
BATHROOM: White suite comprising panelled bath with mixer tap and shower unit with shower screen door, wash hand basin with mixer tap, low flush wc, wall tiling, laminate wood flooring, extractor fan.



Lower Level

BASEMENT: 20' 0" x 10' 6" (6.1m x 3.2m) Exposed original stone walls with pine tongue and groove panelling, lighting. Currently used as a living room but ideal for a home office.

REAR PORCH: Access to garage.



Outside

GARAGE: 17' 0" x 10' 10" (5.18m x 3.3m) at widest points. Accessed from laneway, roller door, light and power.

Small rear garden.

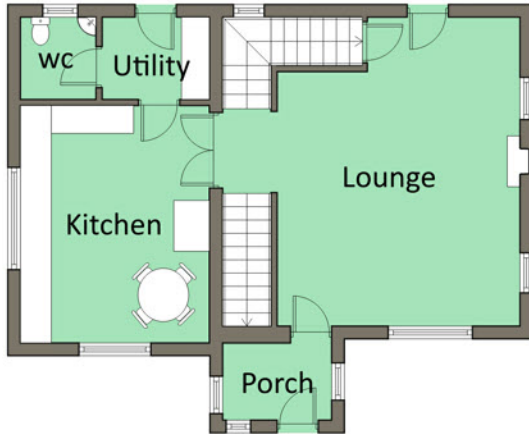
Driveway with off-road parking for two cars.

Front garden in lawns with paved patio area, parking for two cars.

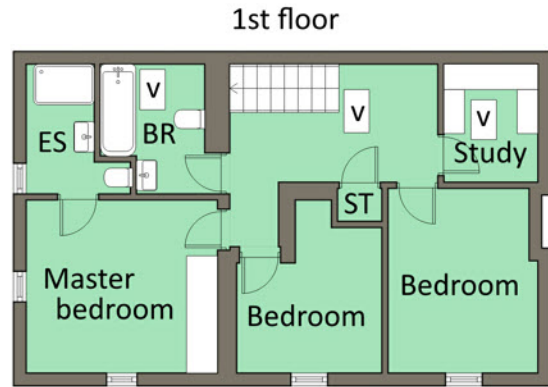


Roof garden with astro turf, bounded by contemporary glass screening.

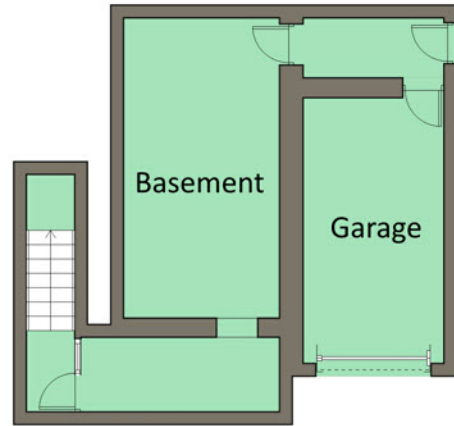




Ground floor



1st floor



Basement floor

Location:

Leaving Bangor proceed along Donaghadee Road, veer left onto Groomsport Road and take second right into Windmill Road.

North Down - 028 90 42 4747
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 Lisburn - 028 92 66 1700
www.templetonrobinson.com

Energy Rating		
Epc Type: Domestic		
Current: B81		
Potential: B81		
EPC Landmark Code: 7690-3025-4207-2507-6204		
Epc Certificate		
	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91	81	81
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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