

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

46 High Street, Newtownards, County  
Down, BT23 7HZ

028 91811444

[newtownards@ulsterpropertysales.co.uk](mailto:newtownards@ulsterpropertysales.co.uk)

NETWORK STRENGTH – LOCAL KNOWLEDGE



**48 MOUNTSTEWART ROAD,  
NEWTOWNARDS, BT22 2AX**

**OFFERS AROUND £774,950**

## Lavender Cottages

Situated by the boundary wall of Mount Stewart Estate and on an elevated site of just under one acre, this character property needs to be seen to be believed!

At the mouth of the Ards Peninsula, you can enjoy easy access to the many National Trust sites on offer, most notably Mount Stewart Estate, which benefits from 26 miles of beautiful walks and you are still within close proximity to Newtownards and the arterial links to Belfast.

Built in the early 1800's, and comprising two cottages, sympathetically renovated to create a unique, period home, any viewer will be impressed with the size of the property, the finish and the gardens. The current owner has decorated throughout to an extremely high standard, resulting in a spacious home with many original period features mixed with luxurious, modern finishes.

On entering the property, there are two reception areas both with double height ceilings, original doors and stunning staircases to the first floor.

In addition, on the ground floor, there is a modern guest suite, guest wc, kitchen, utility area and a large sunroom with wooden beams, exposed stone walls and access to the beautiful gardens. The first floor benefits from a traditional family bathroom, master bedroom with built in robes, shower room with vanity area and storage and four further bedrooms.

Externally, the gardens have been as well thought out as the interior and include various sunny seating areas, lawn, fruit trees, wilderness play area, well established plants, shrubs and trees and from the top of the garden, you can enjoy views over the top of the Estate.

There is a large sweeping driveway with parking for multiple vehicles and a double detached garage with a first floor room suitable as an office or studio.

The owner has decorated each room in this exceptional property to be unique, functional and all with a sense of space and light and we recommend viewing at your earliest convenience.



## Key Features

- Unique Period Property On An Elevated Mature Site Close To Mount Stewart Estate
- Luxury Kitchen With Marble Work Surfaces And Separate Utility Room
- Landscaped Gardens Surrounding The Property With A Plethora Of Mature Plants, Shrubs And Trees
- Large Sweeping Driveway With Double Garage And Studio/Office
- Finished To An Extremely High Standard Internally And Externally With High End Finishes Throughout
- Five Bedrooms, Master Bedroom With Ensuite And Built In Wardrobes
- Three Reception Areas Including Two Living Rooms And Stunning Sunroom
- Viewing Is Highly Recommended For This Fantastic Character Property



### Accommodation Comprises:

#### Entrance Porch

Original tiled flooring.

#### Formal Living Room

25' x 15'1

Solid wood flooring, feature beams, inglenook style fireplace with slate hearth.

#### Drawing Room/Reception

16' x 12'1

Feature beams, double height ceiling, inglenook style fireplace with wood burning stove, slate hearth, brick surround and sleeper wood mantle.

#### Guest Suite/Bedroom 5

12' x 11'

Ceramic tiled floor.

#### Ensuite

White suite comprising walk in shower with Crittall style shower screen, black fixtures and fittings, wall mounted black towel radiator, low flush wc, vanity unit with mixer taps, recessed spotlighting, hotpress with storage, feature tiled walls and ceramic tiled floor.

#### Guest WC

White suite comprising low flush wc, pedestal wash hand basin, panelled walls, solid wood flooring and extractor fan.

#### Kitchen

13' x 11'

Luxury Function Design kitchen with range of high and low level units, white marble with grey grain work surfaces, Belfast type sink with mixer taps, integrated 6 ring gas hob, Stacked Smeg integrated oven, Smeg integrated microwave and combination oven, integrated extractor fan and hood, plumbed for dishwasher, recessed spotlighting, partly tiled walls, period style radiator and open to utility.

#### Utility Room

14 x 10

Luxury range of high and low level units with wood work surfaces and upstands, one and a quarter ceramic sink unit with mixer taps, built in drainer, feature glazed units, plumbed for American fridge freezer, cloakroom area, recessed spotlighting, solid wood flooring extractor fan and door to garden.

#### Sunroom

28'1 x 18'

Exposed stone wall, two sets of Double French windows to Garden BBQ area, feature period radiator, stable door to rear garden, panelled wall and solid wood flooring.

#### First Floor

#### Landing

Galleried landing and solid wood flooring.

#### Master Bedroom

24'1 x 13'

Built in robes, eaves storage, recessed spotlighting and feature period radiators.

#### Ensuite

White suite comprising shower enclosure with Mira overhead shower with glazed shower screen, low flush wc, double vanity unit with mixer tap, feature period radiators, wood effect tiled flooring, recessed spotlighting and built in robes.

#### Bedroom 2

16' x 11'

Solid wood flooring and access to roofspace.

#### Bedroom 4

12' x 7'5

Solid wood flooring.

#### Bathroom

White suite comprising free standing cast iron bath with gold plated mixer taps, low flush wc, pedestal wash hand basin with mixer taps, recessed spotlighting, corner shower enclosure with Redring overhead shower and glazed shower screen, partly tiled walls and solid wood flooring.

#### Bedroom 3

16' x 11'

Recessed spotlighting.

#### Outside

Sweeping driveway with space for multiple vehicles, mature shrubs, plants and hedging, courtyard, seating areas, raised sun terrace, areas in lawn, wilderness play area, fruit trees, outside power points, oil storage tank.

#### Detached Double Garage

21'3" x 22'11"

Double garage with power and light.

#### Studio/Gym/Office

21'3" x 17'0"

First floor studio area with double doors to raised decked sun terrace.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 here are not tested and no guarantee as to their operability or efficiency can be given. Please contact us for more details.

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
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