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**"BLUESTONE COTTAGE", 110B MOVILLA ROAD,
NEWTOWNARDS, BT23 8RQ
ASKING PRICE £484,950**

Scan for Property Details



The Property

A rare and unique opportunity to purchase a stunning, detached property steeped in history dating back to 1897. This former barn was tastefully converted back in 2002. The original farmhouse and two other barn conversions complete this exclusive, small and well designed development known as a clachan. The conversion of this part is an exceptional example of how to give a superb blend of a home with immense quality and feeling of warmth yet retain so much of the original character which makes this property so interesting and adds to its overall charm. Viewers are sure to be immediately impressed by the beautiful brick exterior but it is only on internal inspection that viewers can fully appreciate not only the deceptively spacious accommodation but also its versatility and adaptability. Inside there are many fine features and quality finishes such as vaulted and beamed ceilings, exposed blue stone and red brick walls, Italian stone tiled floors and solid granite work surfaces, which simply add to the ambiance of this fine home. The accommodation comprises spacious drawing room with feature vaulted beamed ceiling and cast iron wood burning stove, exceptional open plan kitchen with dining/family area and Dan Skan wood burning stove, separate utility room, family room, four well proportioned bedrooms, principal bedroom with en suite shower room, and a luxury bathroom. Additionally the property benefits from oil fired central heating and hardwood double glazed windows. Outside there are beautifully presented, well maintained, gardens in lawns with attractive flowerbeds in plants and shrubs to the front and side, two large timber decked terraces, one to the front with excellent storage beneath, and driveway in loose stones with ample parking for several cars. An early viewing is absolutely essential to fully appreciate all that this exceptional property has to offer in terms of character, quality of finish, adaptability and versatility of accommodation. Combine this with the peaceful but convenient location and it really does allow purchasers to have the best of both worlds.

Property Features

- Exceptional Detached Family Home Steeped In History
- Former Barn Conversion Dating Back To 1897
- Drawing Room With Feature Vaulted And Beamed Ceiling And Exposed Blue Stone Fireplace With Cast Iron Wood Burning Stove
- Slate Roof, Victorian Style Radiators And Country Style Doors
- Magnificent Open Plan Fitted Kitchen Dining/Family Area With Dan Skan Wood Burning Stove
- Kitchen With Range Of High And Low Level High Gloss Units, Granite Work Surfaces And Integrated Appliances
- Separate Utility Room
- Extensive Use Of Italian Stone Tiled Floors
- Family Room With Exposed Blue Stone Walls
- Immense Feeling Of Warmth And Character



Asking Price £484,950

Detached

4 Bedrooms

3 Receptions

Property Features

- Four Well Proportioned Bedrooms Including Main Bedroom With En Suite Shower
- Luxury Bathroom With White Suite And Free Standing Bath
- Oil Fired Central Heating
- Hardwood Double Glazed Windows
- Beautifully Presented Gardens In Lawns To Front And Side
- Extensive Timber Decked Sun Terrace To Front With Storage Beneath And Views over the Garden
- Further Extensive Timber Decked Terrace To Rear Ideal For Barbecues
- Many Fine Features Throughout Including Beamed And Vaulted Ceilings, Exposed Scrabo Stone Walls And Exposed Red Brick Walls, To Name But A Few
- Peaceful And Tranquil Location
- Early Viewing Essential

Accommodation

Ground Floor

Kitchen

21'3" x 19'11"

Drawing Room

20' 11" x 19' 10"

Rear Hallway

Utility Room

10' 9" x 7' 2"

Bedroom One

12' 3" x 11' 7"

Bathroom

First Floor

Landing

Master Bedroom

18' 0" x 17' 7"

En-Suite Shower Room

Bedroom Two

17' 2" x 12' 7"

Lower Ground Floor

Hallway

Bedroom 3

13' 7" x 12' 9"

Studio / Bedroom 4

16' 1" x 9' 6"

Outside

Driveway with Parking for Numerous Cars

Extensive Timber Decked Sun Terrace to Front with Storage Below

Beautifully presented Front & Back Gardens with Stoned Patio Area

Extensive Timber Decked Terrace to Rear

Outdoor Sockets for Additional Lighting

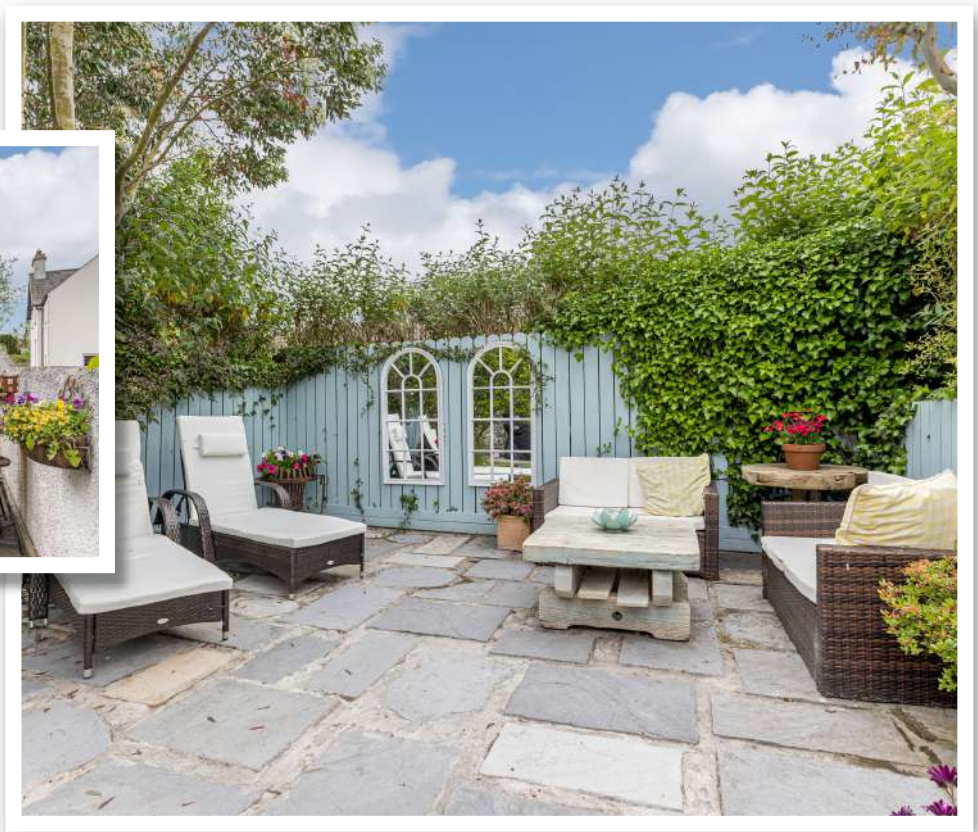
For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk









Directions

Heading out of Newtownards on the Movilla Road turn left into Old Forge Lane, travel to the end of where you will come to a T-junction, at T-junction turn left, at the end enter the private laneway which will lead you to 110B Movilla Road (third house on the left).



All measurements are approximate and for display purposes only



Viewing

By appointment through agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		66	72
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

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