



Built circa 15 years ago, this delightful detached country home occupies a notably private and generously proportioned site surrounded by open countryside. Set back from the main road, the property is approached by a sweeping laneway and the site itself extends to approximately 0.75 acres. Extending to circa 3,700 sq ft, the property offers a wealth of deceptively spacious and well-appointed accommodation complemented by a versatile layout that could be easily adapted to suit the occupier's requirements. The current layout is configured as three reception rooms, an impressive open plan kitchen - dining, utility, cloaks WC, five bedrooms, two dressing rooms and main bathroom. Upon entering the property there is an immediate sense of grandeur; A double height hallway features a bespoke, oak central staircase leads to the first floor with gallery landing. The property has been tastefully decorated throughout and exudes a warmth not usually associated with larger more modern homes. Externally, a spacious pebbled driveway offers parking for several vehicles and leads to a detached matching garage, enveloped by gardens in lawn benefitting from a sunny south aspect to the rear.

Offers Around
£479,950

14a Ballyblack Road East,
Newtownards,
BT22 2AB

Viewing by
appointment
through agent
028 9066 3030

The idyllic rural setting combined with the convenience of only a short commute to Newtownards, Bangor and a pleasant drive to Belfast makes this ideal for families and commuters alike. Located less than 4 miles to Newtownards town with its variety of local amenities including various schools, shops, restaurants, churches and sports facilities. Rarely do such opportunities arise therefore we strongly recommend viewing to appreciate all this property has to offer.



- Delightful detached country property extending to circa 3700 sqft
- Set back from the main road & accessed via a sweeping driveway
- Occupying spacious site extending to approx 0.75 acres
- Spacious & well-appointed accommodation complemented by a versatile layout
- Tastefully decorated throughout and exudes a warmth & character
- Double height hallway with bespoke central oak staircase
- Living Room
- Sitting Room (currently utilised as play room)
- Sun Room
- Open plan kitchen - dining (Handcrafted shaker style kitchen incorporating island)
- Utility & cloaks WC
- Five bedrooms (Two on ground level & three on first floor)
- Principal bedroom with walk in dressing room
- Guest bedroom with ensuite
- Ground floor bathroom / First floor shower room
- Oil fired central heating
- Beam vacuum system
- Large pebbled driveway leading to detached matching garage
- Enveloped by garden in lawn benefitting from a sunny south aspect to the rear
- Idyllic rural setting nestled within the countryside yet only a short commute to Newtownards, Bangor and a pleasant drive to Belfast

The Property Comprises:

Ground Floor

uPVC front door with double glazed side lights to . . .

HALLWAY: Bespoke oak central staircase leading to first floor with gallery landing.



LIVING ROOM: 19' 8" x 19' 0" (6m x 5.8m) Feature natural brick fireplace with sleeper mantle with raised brick multi-fuel stove, feature engineered oak wood floor.



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KITCHEN OPEN PLAN TO DINING ROOM: 26' 3" x 19' 0" (8m x 5.8m) Oak Shaker style kitchen with excellent range of high and low level units with matching island, granite worktops, stainless steel 1.5 bowl sink unit with mixer tap, space for Stoves range cooker with double oven, grill and plate warmer, five ring ceramic hob, splash back, extractor fan, built-in fridge, built-in dishwasher.



Glazed double doors to . . .

SUN ROOM: 19' 4" x 13' 1" (5.9m x 4m) Feature pine tongue and groove vaulted ceiling with recessed lighting, uPVC double glazed doors.



UTILITY ROOM: 13' 1" x 8' 10" (4m x 2.7m) Range of low level units, stainless steel sink unit, uPVC double glazed door to exterior.



SEPARATE WC: Low flush wc, pedestal wash hand basin, ceramic tiled floor, window.



BEDROOM (5): 12' 2" x 9' 10" (3.7m x 3m)

CLOAKROOM: Low flush wc, pedestal wash hand basin with tiled splash back, engineered oak wood floor, extractor fan.

BEDROOM (4): 13' 5" x 12' 6" (4.1m x 3.8m)



BATHROOM: Luxury four piece suite comprising corner panelled bath with mixer tap, fully tiled built-in shower cubicle with mains shower, low flush wc, pedestal wash hand basin with mixer tap, fully tiled walls, engineered oak wood floor.

First Floor



LANDING:

PRINCIPAL BEDROOM: 18' 8" x 16' 5" (5.7m x 5m)

DRESSING ROOM: 13' 5" x 6' 11" (4.1m x 2.1m) Velux window.

BEDROOM (2): 17' 1" x 16' 5" (5.2m x 5m) Two built-in wardrobes, engineered oak effect laminate wood floor.

BEDROOM (3): 13' 9" x 13' 9" (4.2m x 4.2m) Storage in eaves, engineered oak effect laminate wood floor, dormer window.

DRESSING ROOM/HOME OFFICE: 9' 10" x 8' 2" (3m x 2.5m) Dormer window.

SHOWER ROOM: Fully tiled built-in shower cubicle with mains shower unit, pedestal wash hand basin, low flush wc, ceramic tiled floor, heated towel rail, Velux window, low voltage spotlights.



Outside

Set back from the main road, accessed via a sweeping laneway. Large pebbled driveway offering ample parking for several vehicles leading to . . .

DETACHED MATCHING GARAGE: 19' 0" x 18' 4" (5.8m x 5.6m) Roller up and over door, light and power, oil fired boiler, uPVC double glazed window and single door.

0.75 acre site. Property is enveloped by gardens in lawn benefiting from sunny south aspect to rear. Outside tap and light, septic tank.





Location:

Travelling out of Newtownards along Donaghadee Road, turn right onto Movilla Road. Continue for approx 3.2 miles then at the junction turn right onto Ballyblack Road East. No. 14a is located on the right hand side.

Distances:

To Newtownards: Approximately 3.5 miles

To Bangor: Approximately 5 miles

To Donaghadee: Approximately 3.5 miles

To Belfast: Approximately 16.5 miles

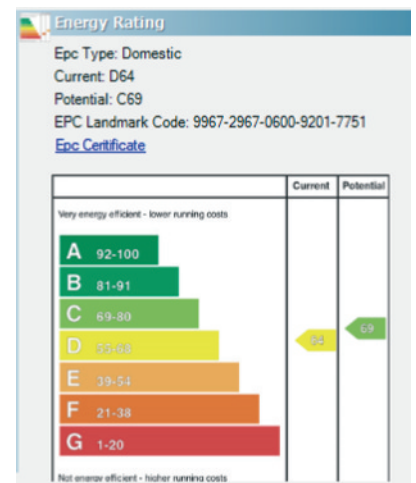
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