



simon**BRIEN**
RESIDENTIAL

'Tudor Lodge',
111 Belfast Road, Bradshaws Brae,
Newtownards, BT23 4TS

Offers Around £670,000

Telephone: 028 91 800700

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KEY FEATURES

- An imposing mock Tudor detached residence
- Constructed in the 1960's
- Beautiful "Norfolk Reed" thatched roof replaced 2000, wrap over ridge replaced 2019
- Ideally positioned on Bradshaw's Brae, a popular leafy suburb of Newtownards
- Neatly accessed via a privately owned tarmac lane
- Enjoying a prime site of around 1 acre of established, private, gardens
- Glazed entrance porch leading to entrance hall
- Large lounge with 'Adam style' fireplace, Oak floor and views to Scrabo Tower
- Drawing room with multi fuel stove
- Snug with stone fireplace
- Deluxe kitchen/ casual dining space in Oak units
- uPVC double glazed conservatory
- Walk in cloaks storage and separate utility room
- Large open landing with far reaching views to Strangford Lough and Scrabo Tower
- Four double bedrooms, master and bedroom two with far reaching views
- Nursery / Dressing room
- Deluxe bathroom comprising white suite
- Deluxe shower room comprising white suite
- Large, attached garage with remote control black roller door
- Office space above garage
- Extensive detached games room: 23'7 x 23'6
- Impressive gardens totalling around 1 acre laid out in large lawns, mature trees, shrubs, flowerbeds, and superb greenhouse
- Approached via extensive tarmac driveway with turning circle and ample parking for family and guests
- Gentleman's Gate along front boundary
- Oil fired central heating system
- Single glazed windows with leaded glass

SUMMARY

An imposing, mock Tudor, detached residence constructed in the 1960's. 'Tudor Lodge' represents a superb opportunity to acquire a beautiful period home enjoying a prime location along the popular Belfast Road, a leafy suburb on the periphery of Newtownards known locally as 'Bradshaw's Brae'. The address has long been associated with holding some of the most established and prestigious homes in the area. The subject property is neatly accessed via a privately owned tarmac laneway, shared with three other properties, and follows into an extensive tarmac driveway.

Resting on a secluded, elevated site, of around 1 acre, providing formal gardens set out in large manicured lawn areas, a collection of mature trees, hedging, well stocked borders, shrub beds, and further offers fantastic parking facilities with turning circle.

This attractive home has luckily retained a host of original features and offers an abundance of character throughout, which can only be appreciated upon viewing internally. In need of some light modernisation, 'Tudor Lodge' would be the perfect property for a growing family seeking a home to put down roots in this established, convenient location.

Commuting to Belfast is very palatable and with that accessibility to leading schooling options within the greater Belfast catchment area. Locally, Regent House Preparatory & Grammar School is less than 2 miles away. Shopping is close to hand also, with the busy Newtownards town centre only a few minutes' drive away, Holywood and Bangor towns can also be reached within a 10 min drive. Stormont Buildings, City Airport and the Ulster Hospital are also easily accessible from this beautiful property.

Property of this particular nature rarely become available on the open market, to avoid disappointment please contact our Newtownards branch on 02891 800700, to arrange your private viewing appraisal.





THE PROPERTY COMPRISES:

GROUND FLOOR

Original solid wood front door, outside light.

ENCLOSED ENTRANCE PORCH:

Quarry tiled floor, wall light points, glazed door to Entrance Hall.

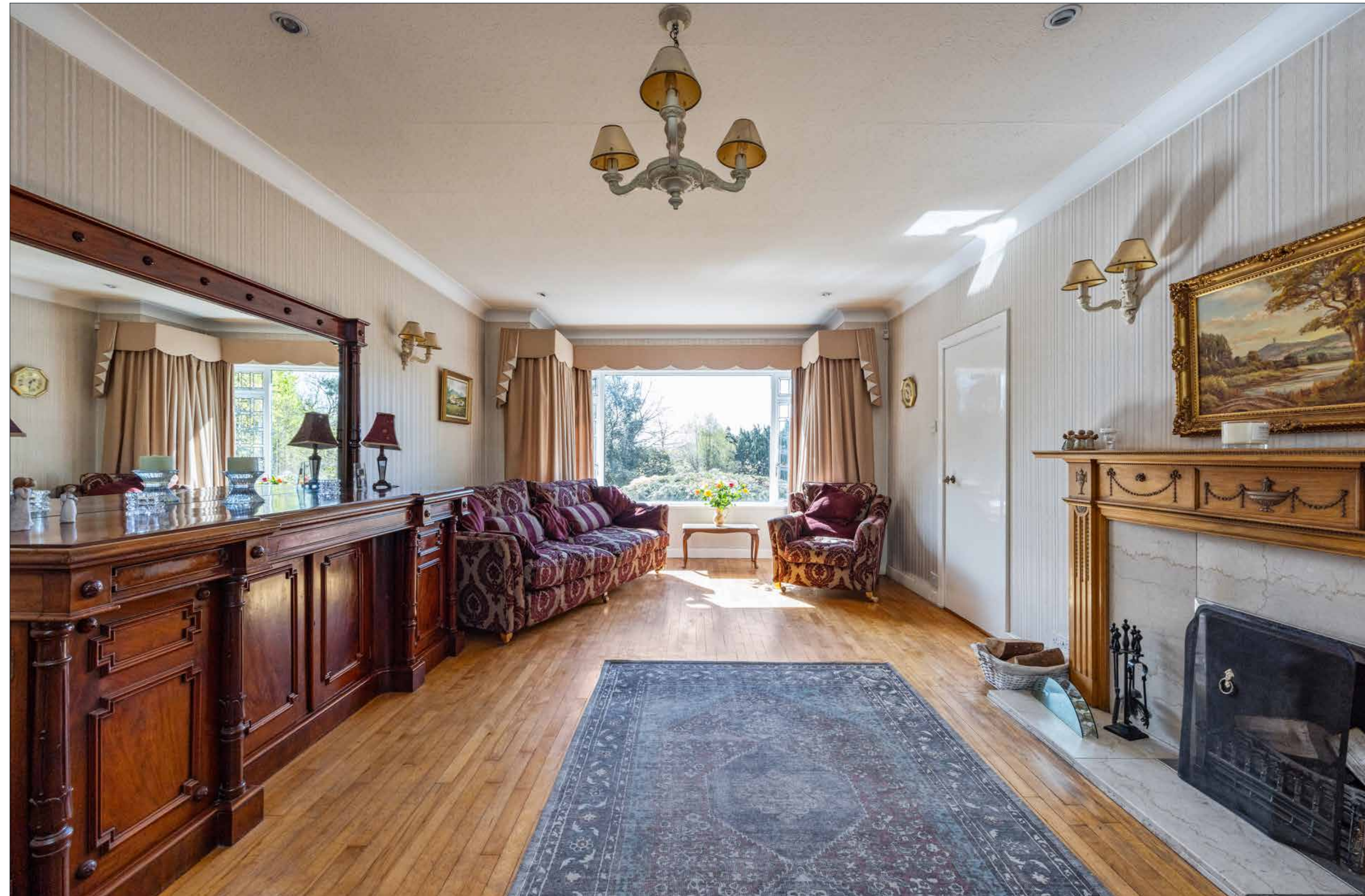
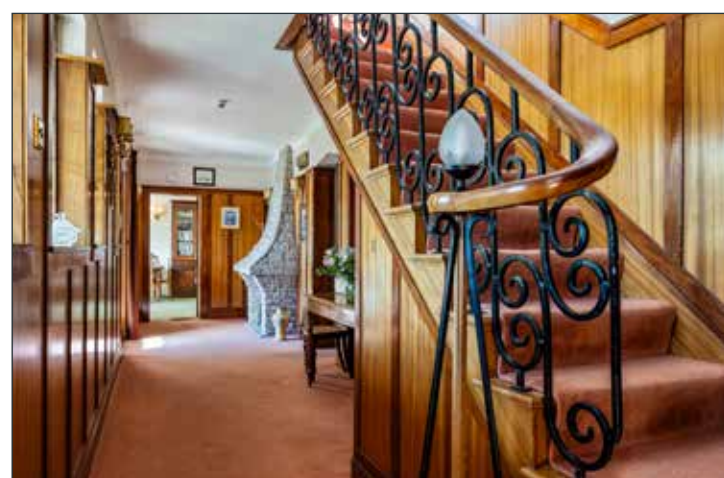
ENTRANCE HALL:

Mock stone fireplace, wall panelling, wall light points, telephone point, corniced ceiling, feature leaded glass windows.

LOUNGE:

24' 5" x 12' 10" (7.44m x 3.91m)

Attractive 'Adam' style fireplace surround, marble inset and hearth, open fire, polished oak floor, wall light points, corniced ceiling, dual aspect, view to Scrabo Tower.



DRAWING ROOM:
23' 11" x 12' 11" (7.29m x 3.94m)

Feature fireplace with multi fuel stove, slate hearth, wall light points, dual aspect, corniced ceiling, recessed spotlighting.



SNUG:
16' 0" x 8' 10" (4.88m x 2.69m)

Feature stone fireplace with timber surround, quarry tiled hearth, open fire, corniced ceiling.

WALK IN CLOAKROOM CUPBOARD:
7' 5" x 3' 5" (2.26m x 1.04m)



DELUXE KITCHEN WITH CASUAL DINING:
22' 0" x 9' 10" (6.71m x 3m) (Widening to 11'5")

Twin tub stainless steel sink unit with mixer taps, range of high and low level oak units, 2 ring gas hob unit and 2 ring ceramic hob unit, double built in oven, extractor hood, plumbed for dishwasher, display cabinet, wall tiling, concealed lighting, large roof light, 2 separate larders, glazed door to Conservatory.



UPVC DOUBLE GLAZED LEAN TO CONSERVATORY:
11' 8" x 8' 2" (3.56m x 2.49m)

Ceramic tiled floor, uPVC double glazed rear door.

UTILITY ROOM:
11' 5" x 4' 10" (3.48m x 1.47m)

Plumbed for washing machine, vented for tumble dryer. Door to Garage.

SEPARATE WC:
White suite.



FIRST FLOOR

LANDING:

Large open Landing with far reaching views to Scrabo Tower and Strangford Lough. Wall panelling, wall light points, access to roofspace, concealed Hotpress with copper cylinder and immersion heater.



PRINCIPAL BEDROOM:

16' 0" x 12' 11" (4.88m x 3.94m) At widest points.

Range of built in robes, corniced ceiling, far reaching views to Scrabo Tower and Strangford Lough, wash hand basin.



BEDROOM (2):

12' 10" x 12' 1" (3.91m x 3.68m)

Corniced ceiling, far reaching views to Scrabo Tower and countryside.

DELUXE SHOWER ROOM:

Cream suite comprising: Separate fully tiled shower cubicle with 'Mira' thermostatically controlled shower, pedestal wash hand basin, low flush WC, wall tiling, chrome radiator, shaver point, LED recessed spotlighting.



BEDROOM (3):

12' 10" x 10' 11" (3.91m x 3.33m)

Corniced ceiling, wash hand basin.



BEDROOM (4):
13' 0" x 9' 10" (3.96m x 3m)
Corniced ceiling. Door leading to:

NURSERY/DRESSING ROOM:
13' 0" x 7' 0" (3.96m x 2.13m)
Range of built in robes. Corniced ceiling.



DELUXE BATHROOM:
White suite comprising: Panelled corner bath with mixer taps and telephone hand shower over, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled floor, large towel radiator, corniced ceiling, recessed spotlighting.



OUTSIDE

GARAGE:
21' 10" x 15' 10" (6.65m x 4.83m)
Remote control black roller door, light and power, staircase to First Floor. Approached via extensive tarmac and paved driveway with turning circle and plenty of parking.

TOOL ROOM:
9' 7" x 4' 10" (2.92m x 1.47m)

FIRST FLOOR

OFFICE:
22' 5" x 14' 6" (6.83m x 4.42m) **At widest points.**
Light and power.

OUTSIDE

COAL HOUSE:
9' 9" x 7' 10" (2.97m x 2.39m)
Large coal bunker. Door to Boiler House.

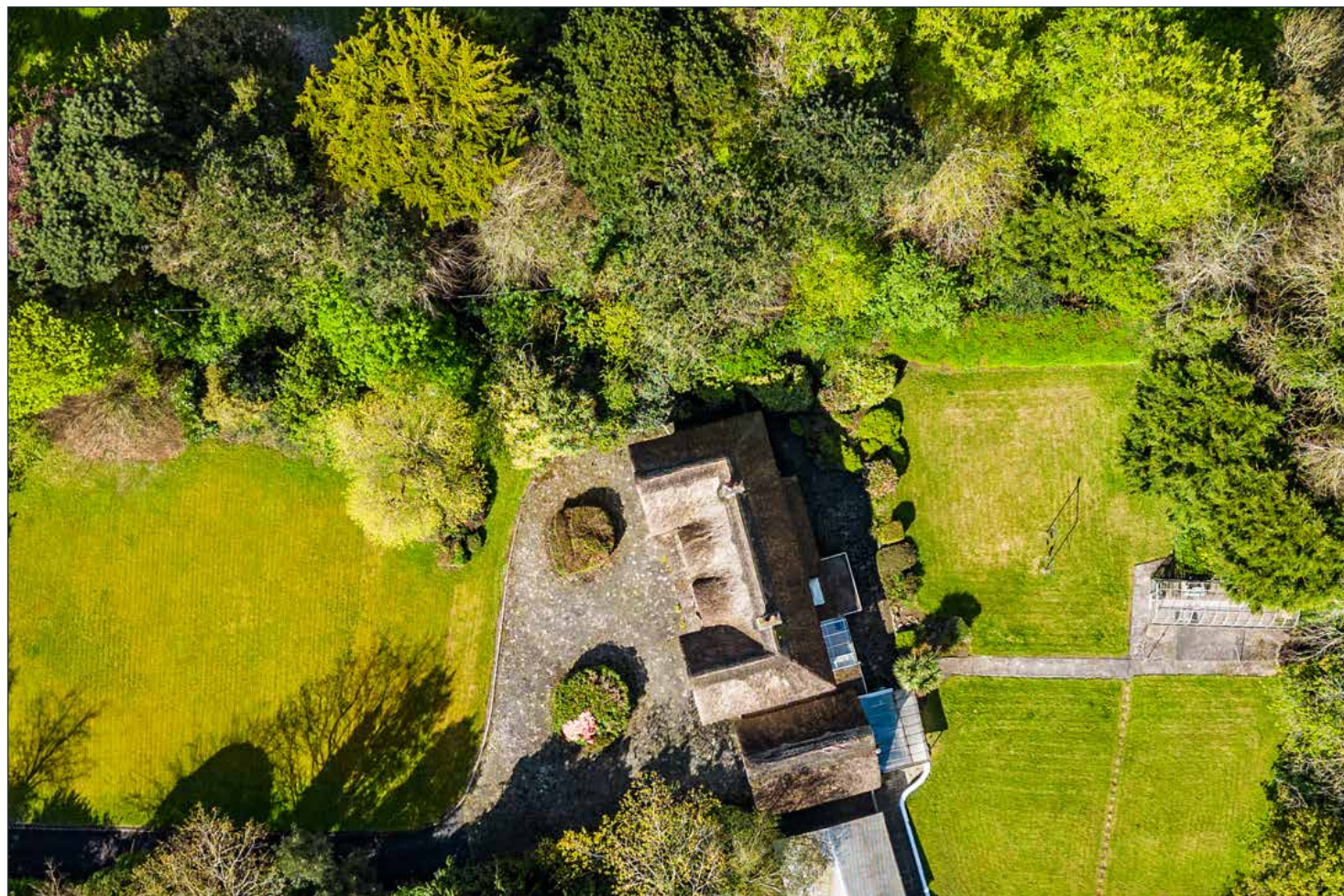
BOILER HOUSE:
8' 8" x 7' 2" (2.64m x 2.18m)
Oil fired boiler, diesel generator, light and power.

GAMES ROOM:
23' 7" x 23' 6" (7.19m x 7.16m)
Light and power, 3 large windows.

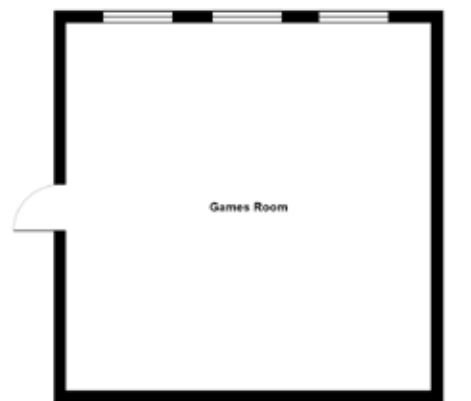
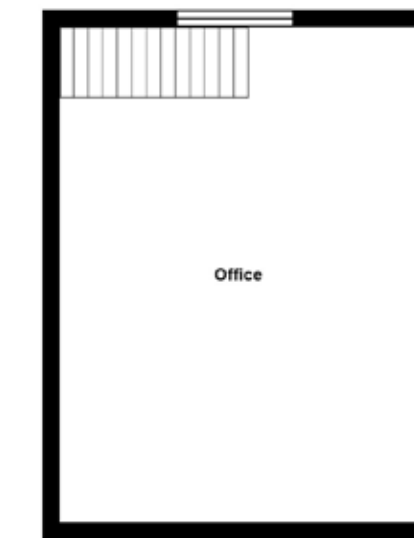
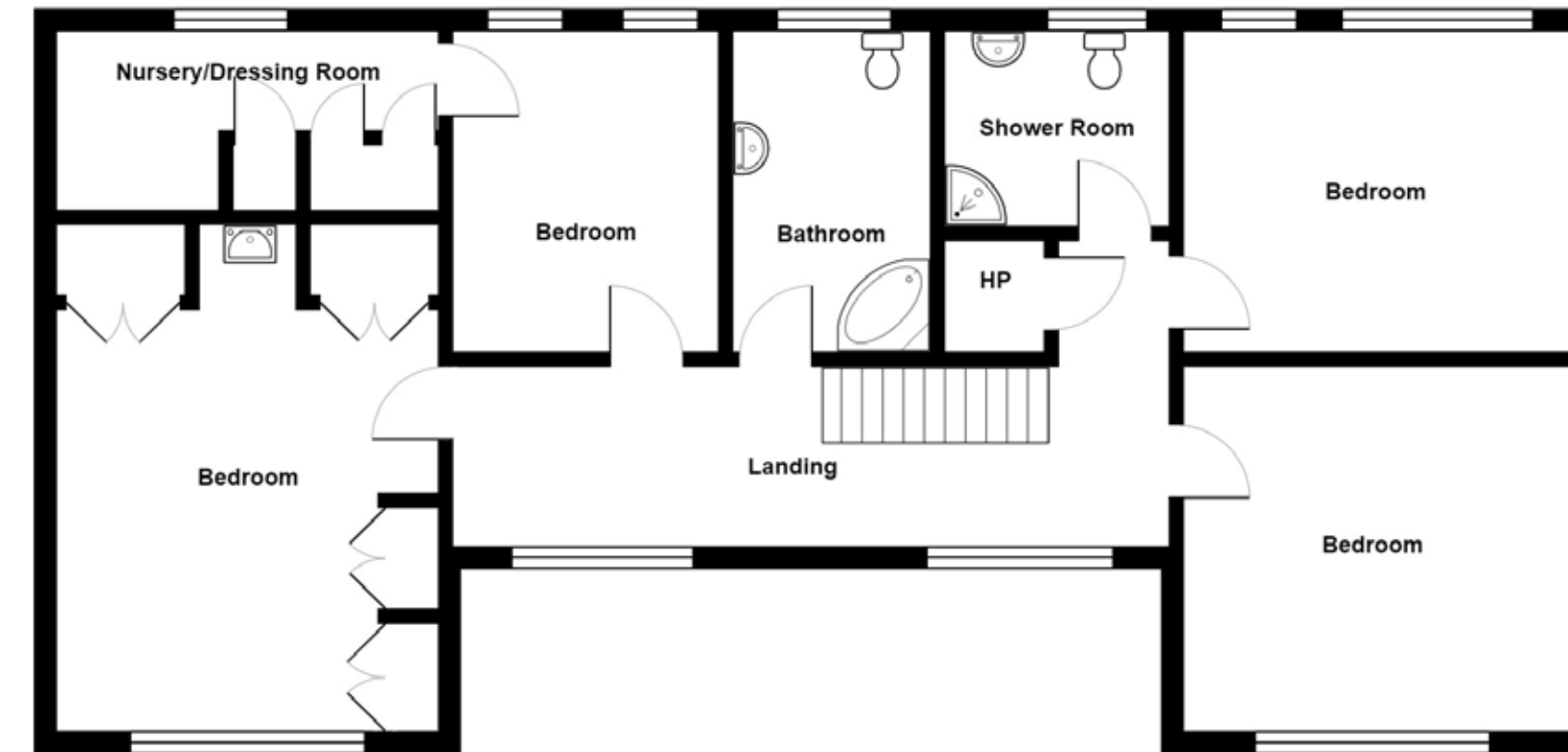
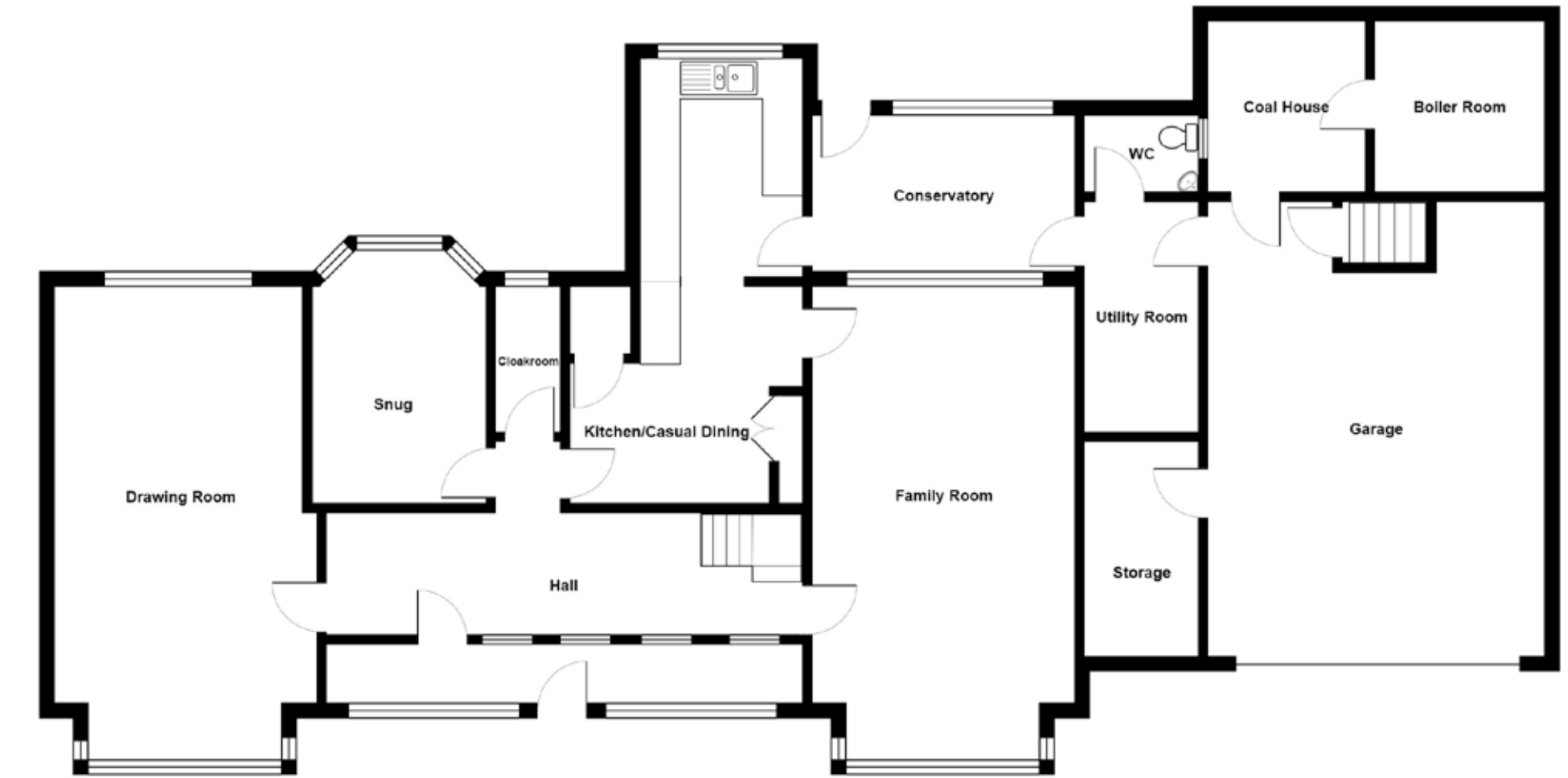
GARDENS:
Total of circa 1 acre of private gardens laid out in extensive lawns, mature trees, hedging, shrub beds, individual mature shrubs, large green house, outside tap, outside lights, outside water tap, paved patio, concrete paths. Gentleman's Gate at front boundary to Belfast Road for pedestrians. The lane leading to the property is privately owned and maintained by the four properties.



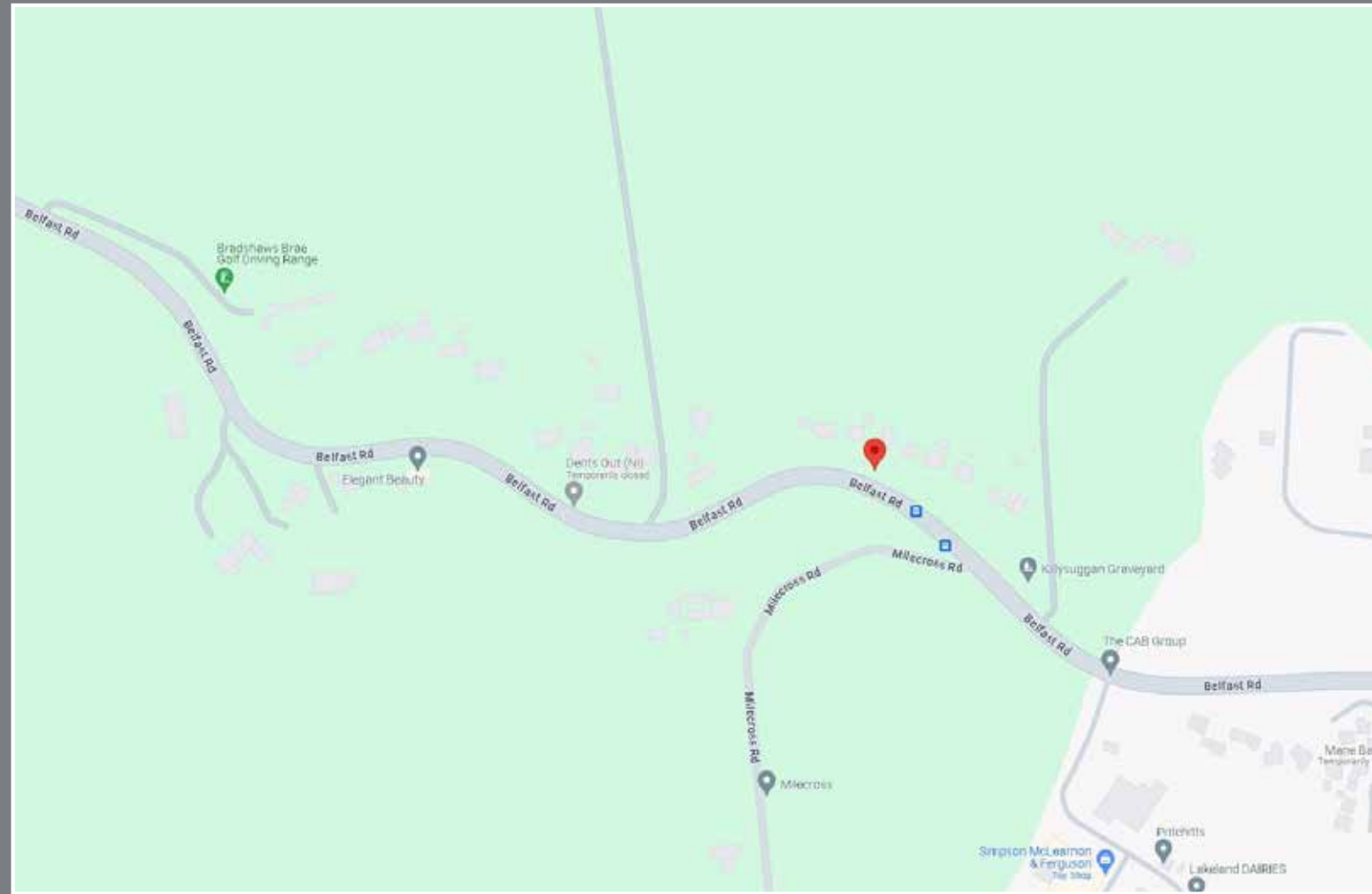




FLOOR PLANS



Location



LOCATION: Positioned on Bradshaws Brae and accessed via a private tarmac lane shared with three other properties.



REF: RO/E/24/AN



South Belfast

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East Belfast

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Newtownards

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E newtownards@simonbrien.com

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**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	35 F	
1-20	G		

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