

simon**BRIEN**
RESIDENTIAL

'Fairview Farm',
16 Ganaway Road,
Ballywalter, BT22 2LG



Asking Price £475,000

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KEY FEATURES

- An impressive small holding convenient to Donaghadee, Bangor and Newtownards
- Sympathetically renovated pre 1900 stone cottage
- Total area of C.4.7 acres including gardens, yard, 4 stables, 2 large barns, 35m x 25m sand school, and C. 3 acre field
- Positioned within a stunning farmland setting with far reaching views to the Irish Sea and surround countryside
- Entrance hall with original tiled floor
- Lounge holding an attractive fireplace and wood burning stove
- Dining room with feature fireplace and open fire
- Family room with wood burning stove
- Deluxe farmhouse style kitchen in shaker units and integrated oven, hob, and extractor
- Three double bedrooms each with far reaching countryside views
- Luxury bathroom comprising modern white suite, free standing bath, and large walk in shower
- Additional separate WC off landing
- Outbuilding with large utility room and great sized separate store
- 4 stables plus tack room
- Sand school installed by Silverbirch Contracts with good drainage, D rail and floodlighting
- Two barns: 1: 47' x 24', 2: 47' x 22'
- Good concrete and gravel yard
- Gardens to front and large to side laid out in lawns, trees, native hedging, and summerhouse
- Damp Proof Course installed, Replaster walls throughout
- Oil fired central heating system with Hive controls
- Attractive Bangor Blue slate roof
- uPVC double glazed windows and doors

SUMMARY

Simon Brien Residential are delighted to bring to the open market this impressive small holding. A charming Pre 1900 stone farm cottage, set on a curtilage of circa 4.7 acres in total, providing far reaching views of the Irish Sea and surrounding countryside. 'Fairview Farm' offers a superb package which is a rarity on today's property market, complete with renovated detached cottage, 35m x 25m sand school, 2 large barns, 4 stables housed within a stone outbuilding, yard, gardens, plus a 3 acre field – which provides 25 haylage bales per year.

A beautiful family home situated within a quiet rural setting on the Newtownards Peninsula, which altogether holds all the attributes to provide a relaxed rural lifestyle whilst pertaining excellent convenience to Newtownards, Bangor and Donaghadee towns.

This hidden gem will suit a variety of purchasers, and particularly those with a farming or equestrian interest. Our client has created a very sympathetic renovation and modernisation programme and have enhanced the property to suit the requirements of a modern family unit.

Keen levels of interest are expected, to arrange a viewing appointment, please contact our Newtownards office.



THE PROPERTY COMPRISES:

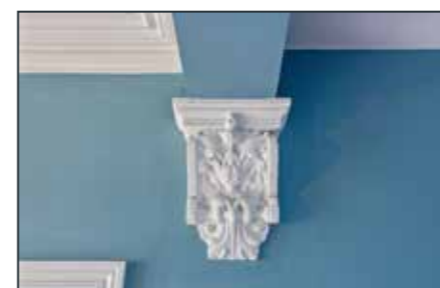
GROUND FLOOR

Grey composite front door with side and fan light to Entrance Hall.



ENTRANCE HALL:

Original ceramic tiled floor, corniced ceiling, ceiling rose.



LOUNGE:

13' 4" x 12' 5" (4.06m x 3.78m)

Feature fireplace with oak sleeper mantle 'Heta' wood burning stove, tiled hearth, timber window surround, countryside views.



DINING ROOM:

12' 5" x 8' 11" (3.78m x 2.72m)

Feature painted timber fireplace, cast iron inset, open fire, tiled hearth, painted floorboards, timber window surround, countryside views, corniced ceiling.



CLOAKS AREA:

Original wood panelling, polished laminate floor.

FAMILY ROOM:

12' 4" x 12' 3" (3.76m x 3.73m)

Feature fireplace, timber mantle, Heta wood burning stove, tiled hearth, tongue and groove ceiling, dual aspect.



DELUXE KITCHEN:

12' 1" x 7' 10" (3.68m x 2.39m)

1.5 tub single drainer stainless steel sink unit with mixer taps, range of Duck Egg blue shaker style units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, extractor hood, plumbed for dishwasher, display cabinet, wall tiling, polished laminate floor, dual aspect, uPVC double glazed door to rear.





FIRST FLOOR

LARGE LANDING:

With dual aspect and far reaching countryside views.



**BEDROOM (3):
12' 7" x 10' 9" (3.84m x 3.28m)**

Polished floorboards, access to roofspace, far reaching views to Irish Sea.



**BEDROOM (1):
12' 4" x 10' 9" (3.76m x 3.28m)**

Far reaching views.



LUXURY BATHROOM:

Traditional style white suite comprising: Freestanding bath with mixer taps and telephone hand shower over, large walk in fully tiled shower cubicle with 'Mira' thermostatically controlled shower unit, glass panel, vanity sink unit with mixer taps, towel radiator, tongue and groove wall panelling, linen cupboard.



**BEDROOM 2):
12' 4" x 10' 6" (3.76m x 3.2m)**

Polished laminate floor, far reaching views.





SEPARATE WC:

Traditional style white suite comprising: Vanity sink unit with mixer taps, low flush WC, tongue and groove wall panelling.

OUTSIDE

OUTBUILDING

UTILITY:

14' 3" x 13' 6" (4.34m x 4.11m)

Plumbed for washing machine, light and power.

STORE:

23' 11" x 13' 6" (7.29m x 4.11m)

STABLE 1:

17' 10" x 11' 11" (5.44m x 3.63m)

Automatic water drinker.

TACK ROOM:

17' 10" x 11' 0" (5.44m x 3.35m)

STABLE 2:

17' 8" x 9' 3" (5.38m x 2.82m)

Automatic water drinker.

STABLE 3:

18' 10" x 8' 11" (5.74m x 2.72m)

Automatic water drinker.

STABLE 4:

18' 9" x 9' 3" (5.72m x 2.82m)

Automatic water drinker.

SAND SCHOOL:

114' 10" x 82' 0" (35m x 25m)

Installed by Silverbirch Contracts with good drainage, floodlighting and D rail fencing.

BARN 1:

47' 2" x 24' 4" (14.38m x 7.42m)

BARN

2: 47' 0" x 22' 2" (14.33m x 6.76m)

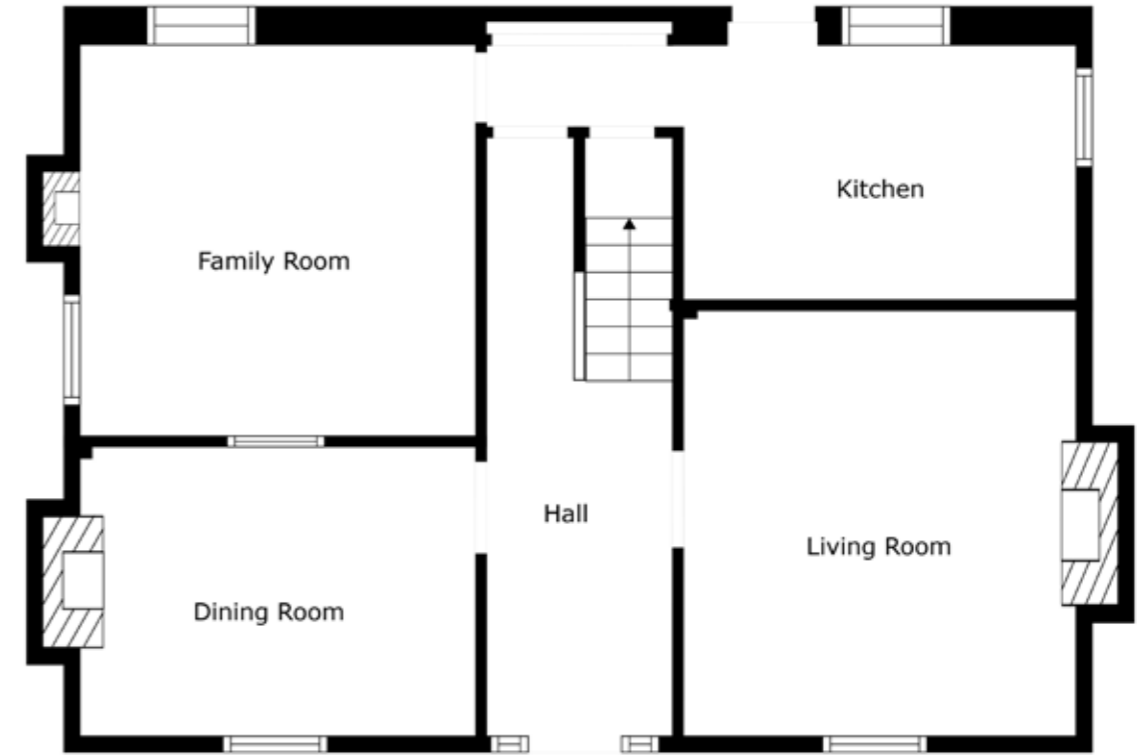
Concrete yard and large gravel yard. Gardens to front and large to side laid in lawns, summer house, mature trees & hedging. 3 acre field laid in grass (provides 25 bales of haylage to feed 2 horses).



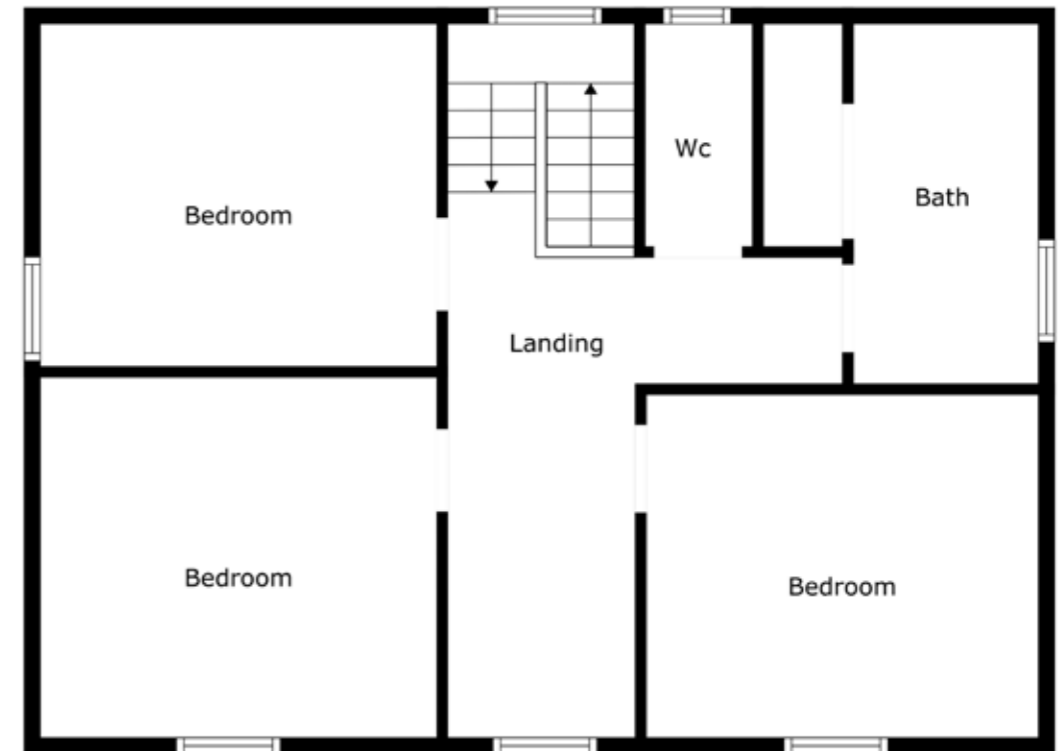




FLOOR PLANS

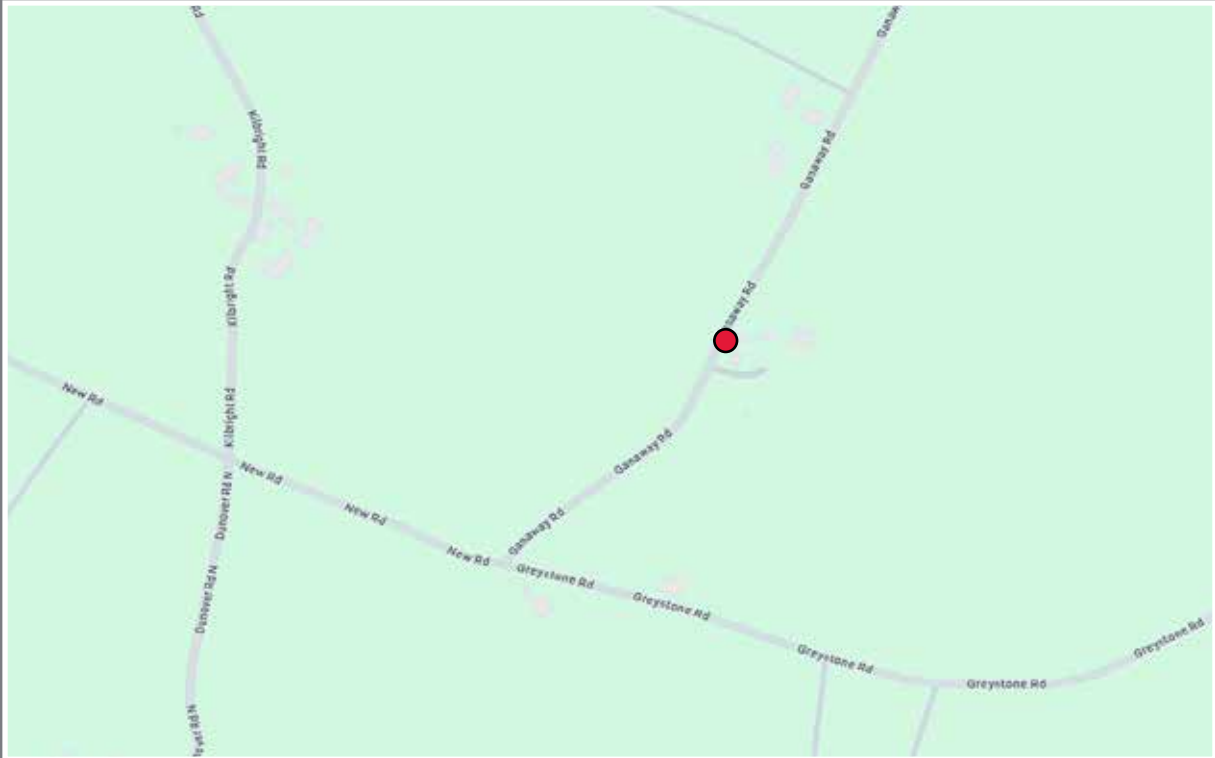


Floorplan Is For Illustrative Purposes Only And Is Not To Scale



Floorplan Is For Illustrative Purposes Only And Is Not To Scale

Location



LOCATION: From Carrowdore village travel along the New Road for 1.9 miles, turn left onto Ganaway Road, Fairview Farm is the first property on the right.

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**



REF: RO/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	40 E
1-20	G		

EPC REF: 9096-0922-6559-0962-0996

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