

**simonBRIEN**  
RESIDENTIAL



24 Ballyatwood Road,  
Ballywalter, BT22 2BP



Offers Around £725,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)





#### KEY FEATURES

- A magnificent, detached country house
- Undoubtedly one of the finest residences on the Newtownards Peninsula
- Originally part of the neighbouring Ballywalter Park Estate, home to Lord and Lady Dunleath
- Recently completed extensive refurbishment with instant kerb appeal
- Presented and finished to the highest specification throughout
- Welcoming entrance hall
- Formal dining
- Luxurious kitchen in solid wood cabinetry, centrepiece island, Marble tops, breakfast pantry and full range of integrated appliances
- Day room with French doors leading to rear entertaining patio and gardens
- Family room with wood panelling and dual sided stove
- Formal lounge with wood panelling and dual sided stove
- Inner hallway providing access to the first floor
- Fully fitted utility room, and luxury ground floor cloakroom
- Fabulous 30' x 17' principal bedroom with French doors leading to large, raised balcony terrace
- Powder room with access to luxurious four piece en suite and dressing room
- Three further great sized bedrooms, bed three with fireplace and en suite WC
- Luxury Art Deco themed bathroom comprising white suite
- Ample luggage room with feature stone wall and storage
- Detached Belfast Brick clad triple garage
- Extensive gravel drive offering plenty of parking/ turning space for family and guests
- Approached via electronically operated gates, with intercom
- Private and mature grounds of around 1.5 acres laid out in large lawns, mature trees and shrubbery, large, covered BBQ area, and formal patio with outdoor fireplace
- Oil fired central heating system, boiler with remote heating controls new pressurised hot water system
- Substantially re-wired, CCTV camera system and alarm installed
- uPVC double glazed windows



#### SUMMARY

Occupying a private and mature grounds of around 1.5 acres, this magnificent residence has recently undergone an extensive refurbishment to the highest specification by our client and is undoubtedly one of the finest residences on the Newtownards Peninsula.

Originally part of the neighbouring Ballywalter Park Estate, the home of Lord and Lady Dunleath, the property is located in the heart of the countryside and just a few minutes' drive to Ballywalter's award winning beachfront.

Every aspect of the property has been impeccably designed and the accommodation, extending to C. 3350 sq ft, provides a layout ideal for comfortable everyday family living and formal entertaining. The accommodation comprises a welcoming entrance hall, formal dining room, luxurious fitted kitchen with solid wood cabinetry, centre piece island, marble tops, breakfast pantry and full range of integrated appliances, day room, inner hallway with access to the first floor, family room, formal lounge, fully fitted utility room, and a luxury cloakroom.

On the first floor there is a stunning 30' x 17' principal suite with French doors to a fabulous, raised, balcony terrace with a base for a hot tub, enough space to alfresco dine and spiral staircase leading to the rear gardens, further, there is a powder room, extensive luxury en suite complete with freestanding bath and walk in shower, and a separate dressing room. In addition, there are three further bedrooms on the first floor, a luggage room with storage and a luxury Art Deco themed bathroom.

The property occupies a mature site extending to approximately 1.5 acres enjoying considerable privacy. The grounds have been developed offering many established trees, specimen shrubs, well-tended lawns and mature hedging. There is a large Belfast Brick clad detached garage providing secure storage for three cars and provides a large first floor area – which may be utilised as home office or additional storage.

Viewing is by private appointment only and is highly recommended, please contact our Newtownards office on 02891 800700.





**THE PROPERTY COMPRISES:**

**GROUND FLOOR**

**OPEN ENTRANCE PORCH:**

Quarry tiled floor, outside light, leaded glass door to Entrance Hall.

**ENTRANCE HALL:**

Ceramic tiled floor.



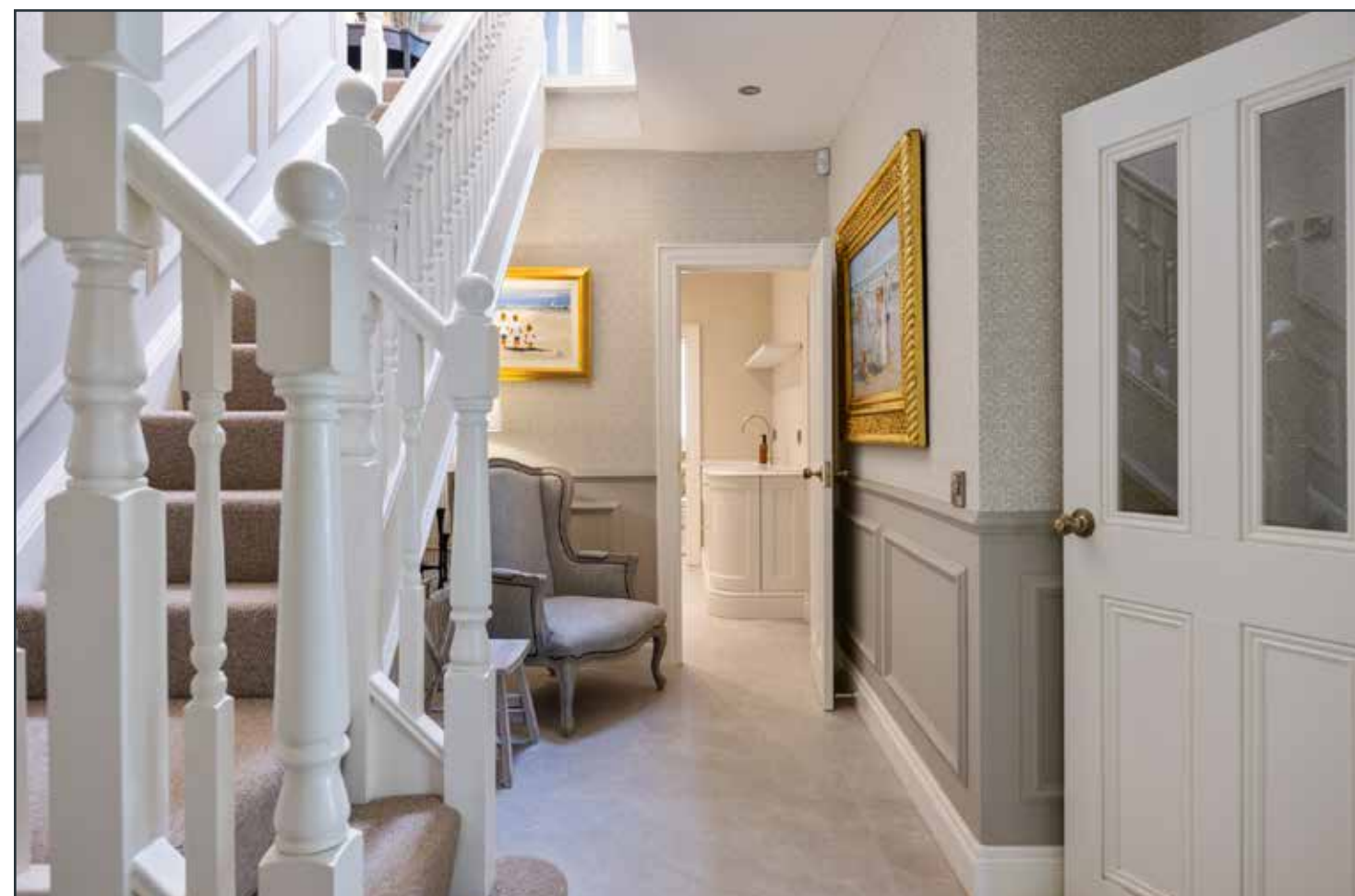
**UTILITY ROOM:**

9' 10" x 7' 5" (3m x 2.26m)

Belfast sink with mixer taps, Quartz worktop, built in cabinets, integrated fridge freezer, larder cupboard, ceramic tiled floor, LED recessed spotlighting.

**CLOAKROOM:**

Traditional style white suite comprising: Vanity sink unit with mixer taps, low flush WC, ceramic tiled floor, LED recessed spotlighting.



**FORMAL DINING:**

16' 2" x 12' 8" (4.93m x 3.86m)

LED recessed spotlighting, ceramic tiled floor, built in cabinets, glazed display cabinets and Quartz worktop.





**LUXURY KITCHEN:**

**19' 2" x 16' 0" (5.84m x 4.88m)**

Twin tub Belfast sink with mixer taps, excellent range of high and low level shaker style units, Marble worktops, 2 built in ovens, grill, coffee machine, fridge freezer, dishwasher, bin storage, display cabinets, large island, breakfast bar, larder, LED recessed spotlighting, concealed lighting, ceramic tiled floor, archway opening to Day Room, glazed doors to rear hall.





**DAY ROOM:**

17' 7" x 13' 9" (5.36m x 4.19m)

Ceramic tiled floor, LED recessed spotlighting, uPVC double glazed French doors to rear.



**REAR HALLWAY:**

20' 9" x 9' 2" (6.32m x 2.79m)

Ceramic tiled floor, wall panelling.

**FAMILY ROOM:**

15' 6" x 14' 3" (4.72m x 4.34m)

Feature dual aspect multi fuel stove, wood panelling, wall light points, LED recessed spotlighting, open to Lounge.

**LOUNGE:**

14' 9" x 14' 4" (4.5m x 4.37m)

Dual aspect multi fuel stove, wall panelling, wall light points, LED recessed spotlighting, storage.





**FIRST FLOOR**

**LUGGAGE ROOM:**

**17' 3" x 4' 11" (5.26m x 1.5m)**  
Cupboards, LED recessed spotlighting, wall light points. Access to roofspace.

**PRINCIPAL BEDROOM:**

**30' 3" x 17' 7" (9.22m x 5.36m)**  
uPVC double glazed French doors to long balcony terrace, LED recessed spotlighting.

**POWDER ROOM:**

**10' 4" x 7' 4" (3.15m x 2.24m)**  
LED recessed spotlighting.

**LUXURY ENSUITE:**

Traditional style white suite comprising: Free standing bath with mixer taps and telephone hand shower over, large walk in shower with glass panel, rain head thermostatically controlled shower, telephone hand shower, vanity unit with twin wash hand basins with mixer taps and marble top, low flush WC, fully tiled walls, ceramic tiled floor, LED spotlights, shaver point, chrome towel radiator, illuminated wall mirror.

**DRESSING ROOM:**

**11' 7" x 4' 3" (3.53m x 1.3m)**  
Range of built in cabinets, hanging space, drawers and shoe gallery, LED recessed spotlighting.





**BEDROOM (2):**  
16' 1" x 14' 4" (4.9m x 4.37m)  
Feature cast iron fireplace.



**BEDROOM (4):**  
10' 10" x 7' 7" (3.3m x 2.31m)  
Oak semi solid floor.



**LUXURY BATHROOM:**

Traditional style white suite comprising: Cast iron bath with mixer taps, telephone hand shower, large separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, chrome floor stand wash hand basin with mixer taps, low flush WC, chrome towel radiator, fully tiled walls, ceramic tiled floor, LED recessed spotlighting, extractor fan.

**BEDROOM (3):**  
12' 9" x 10' 10" (3.89m x 3.3m)  
Feature cast iron fireplace, concealed high pressure water cylinder.

**WC:**  
Traditional style white suite comprising: Vanity sink unit with mixer taps, low flush WC, fully tiled walls, ceramic tiled floor, LED recessed spotlighting.



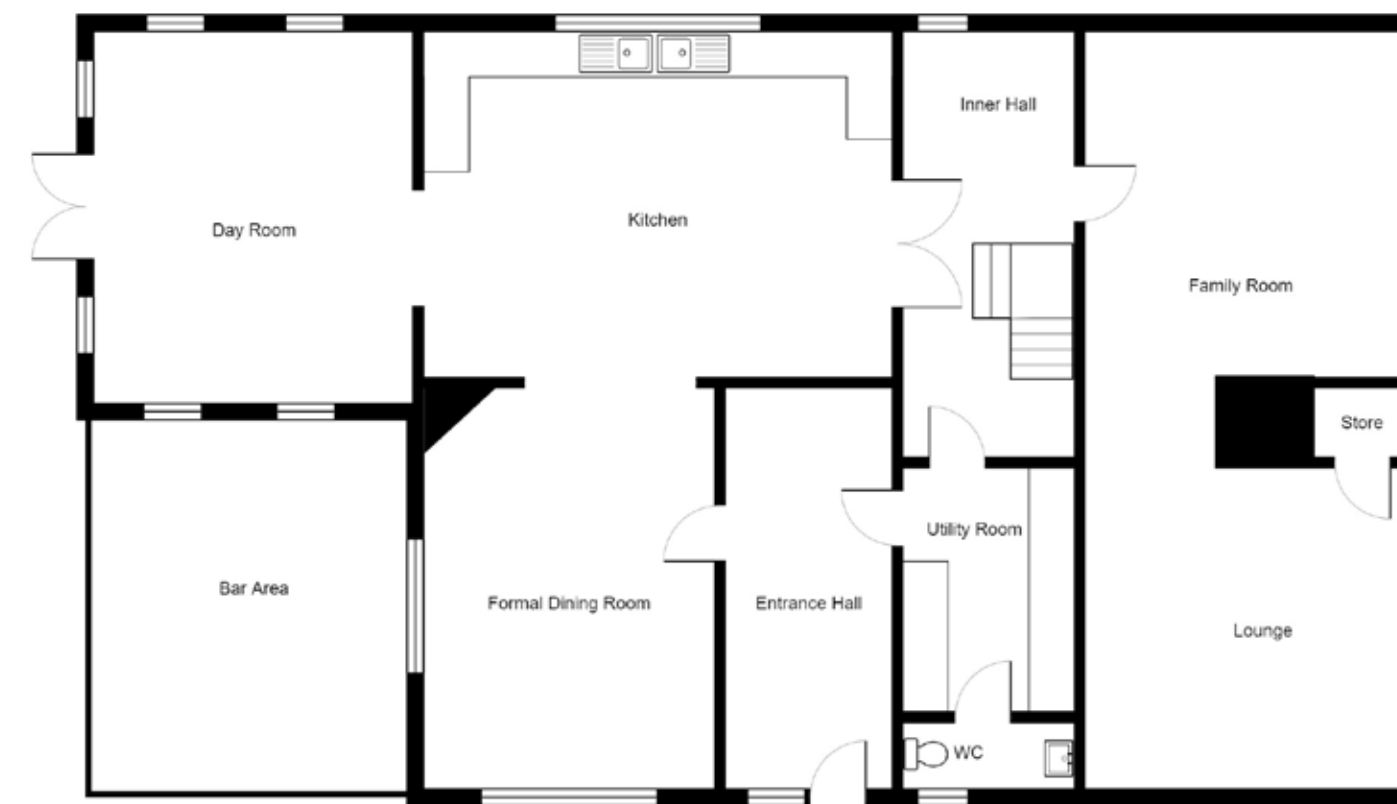


**OUTSIDE**

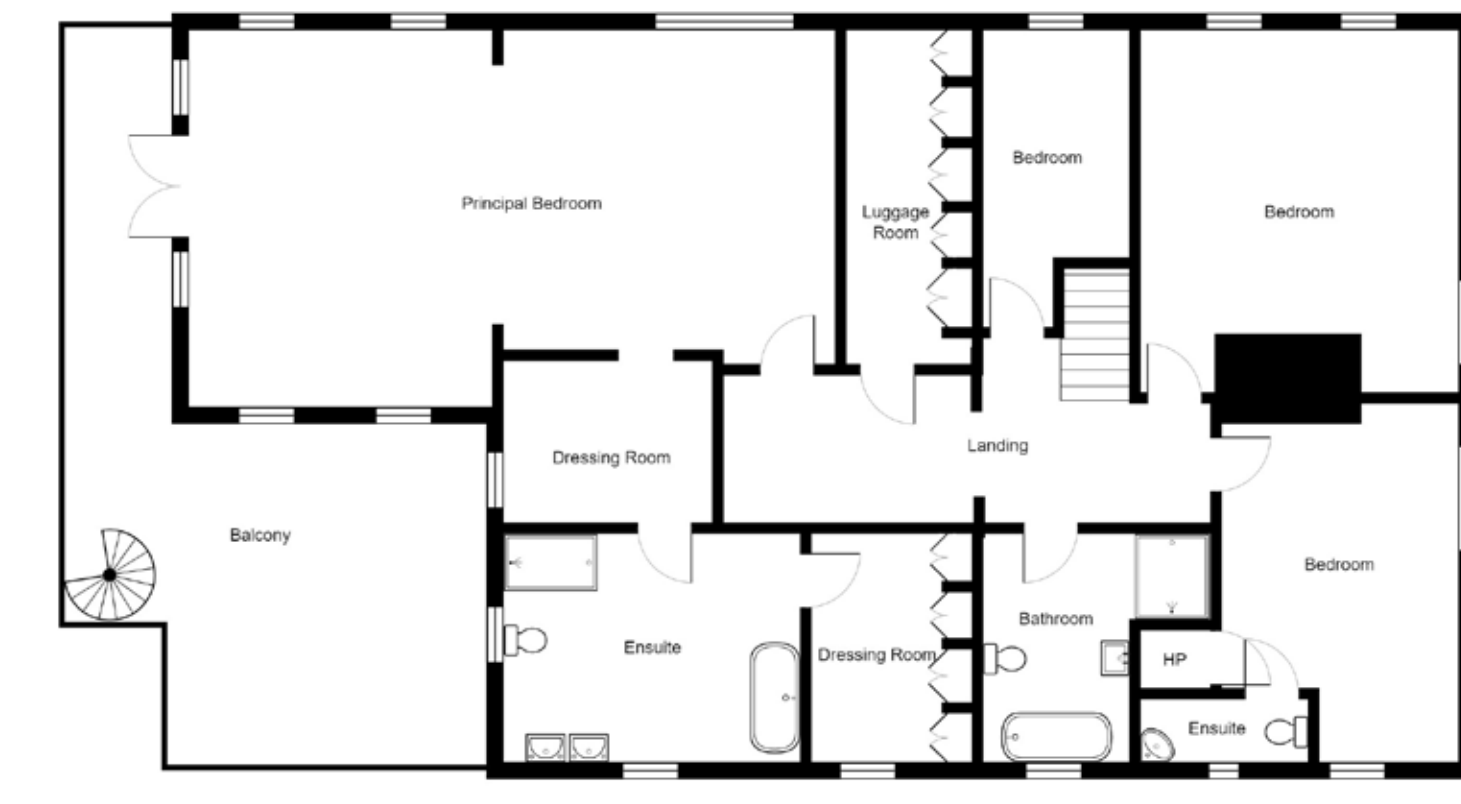
**INDOOR BARBECUE AREA:**  
**18' 3" x 14' 7" (5.56m x 4.44m)**  
Range of LED recessed spotlighting, outdoor power points.

**GARDENS:**  
The property occupies a mature site extending to approximately 1.5 acres enjoying considerable privacy. The grounds have been developed offering many established trees, specimen shrubs, well-tended lawns, mature hedging, formal patio area with outdoor fireplace. Large first floor balcony terrace with base for a hot tub, light and outdoor power point and providing stunning countryside views.

**TRIPLE GARAGE:**  
Three twin opening doors, light and power. First floor area which may be utilised as a large home office or a gym. Approached via electronically operated gates leading to extensive gravel drive with plenty of parking/ turning space for family and guests.



Ground Floor



First Floor



# Location

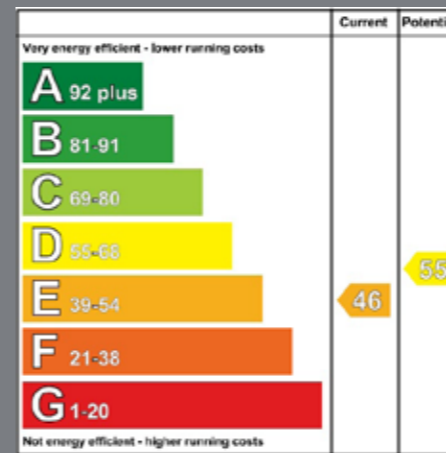


**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E southbelfast@simonbrien.com

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E holywood@simonbrien.com

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E eastbelfast@simonbrien.com

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E newtownards@simonbrien.com



EPC REFERENCE NUMBER:  
9001-4696-5929-5090-2653

REF: RO/E/24/AN



Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## 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](http://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**

