

TEMPLETON
ROBINSON



'Stone Circle'
28 Ballynichol Road,
Comber,
BT23 5NW

Offers Over
£799,000

Viewing by
appointment with
& through agent
028 90 424747



This charming, country residence occupies an idyllic position with magnificent views of Strangford Lough, surrounding countryside and views over Scrabo. The tranquil setting is in the heart of the countryside, yet only some 30 minutes from Belfast city centre, with Comber and its essential shopping facilities only about 5 minutes drive away.

The property itself enjoys extremely well proportioned accommodation and of particular note is the drawing room and living room both with marble fireplaces, superb entertainment sized kitchen and on the first

floor four well proportioned bedrooms, principal room with ensuite bathroom.

Ideal for the equestrian enthusiast with stabling, range of outbuildings, large barn, sand school, paddock etc; plus front field approximately 4 acres. Whole site approximately 5.5 acres.

So rarely do properties with such a fabulous setting come on to the open market making this an opportunity not to be missed, therefore early viewing is essential.



- **Well Appointed Country Residence with Outbuildings, Stables, Paddock etc; plus front field approximately 4 acres. Whole site approximately 5.5 acres**
- **Superb Views over the Surrounding Countryside and Across to Strangford Lough**
 - **Drawing Room and Living Room - both with Marble Fireplaces**
 - **Dining Room and Study**
 - **Kitchen with Large Dining Area and Feature Vaulted Ceiling**
 - **Ground Floor Cloaks with Low Flush Suite, Boot Room and Utility Room**
- **Principal Bedroom with En suite Bathroom, Three Further Well Proportioned Bedrooms & Family Bathroom**
 - **Mature Gardens in Lawns, Shrubs & Variety of Specimen Trees**
- **Oil Fired Central Heating/ Majority Double Glazed Windows (barr drawing room, dining room & downstairs cloakroom)**
- **Beautiful Countryside Location yet Only Minutes from Comber with all its Local Amenities, Schools etc.**
 - **Note - Extra Land Could be Available by Separate Negotiation**

The Property Comprises:

Ground Floor

Hardwood front door to . . .

GRACIOUS ENTRANCE HALL:



Double doors to . . .

LIVING ROOM: 20' 4" x 13' 6" (6.2m x 4.11m) (into bay) Marble fire place with granite inset and hearth, open fire, ceiling light, built-in book shelves, excellent countryside and lough views.



DRAWING ROOM: 20' 10" x 16' 2" (6.35m x 4.93m) Marble fireplace with open fire, cornice ceiling.



BOOT ROOM: 11' 4" x 8' 7" (3.45m x 2.62m) Double doors to outside. Built-in cupboard with wash hand basin.

STUDY: 11' 5" x 9' 2" (3.48m x 2.79m) Range of bookshelves, safe, glazed display cabinets with cupboard below, excellent countryside and lough view.



DINING ROOM: 14' 4" x 14' 2" (4.37m x 4.32m) Cornice ceiling.



KITCHEN: 24' 2" x 15' 0" (7.37m x 4.57m) Vaulted tongue and groove beamed ceiling, solid wood kitchen with excellent range of high and low level units, stainless steel sink unit with 2 mixer taps, plumbed for dishwasher, space for fridge, hob with extractor fan, herb cupboard, Creda double oven, Bosch microwave, breakfast bar area, ceramic tiled floor, part tiled walls. Double doors to pebbled patio area and garden.



LAUNDRY/UTILITY ROOM: Double stainless steel sink unit with mixer taps, plumbed for washing machine, range of cupboards, Firebird oil fired boiler. Door to outside.



CLOAKROOM: Built-in cupboards, generator, electric cupboard. Low flush wc, wash hand basin.

Stairs to gallery landing to . . .

First Floor

LANDING: Access to loft storage, cornice ceiling.



PRINCIPAL BEDROOM: 20' 0" x 15' 9" (6.1m x 4.8m) Range of built-in robes. Breathtaking countryside and Lough views.



ENSUITE BATHROOM: Range of built-in robes. Pedestal wash hand basin, fully tiled shower cubicle with Mira shower unit, tiled bath with mixer taps and telephone hand shower, bidet, low flush wc, extractor fan.



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BEDROOM (2): 13' 3" x 13' 8" (4.04m x 4.17m) Excellent countryside and Lough view. Range of built-in robes.

BEDROOM (3): 12' 3" x 12' 5" (3.73m x 3.78m) Double built-in robes.



BEDROOM (4): 12' 2" x 13' 5" (3.71m x 4.09m) Built-in cupboard. Excellent countryside and Lough views.

BATHROOM: Panelled bath with mixer taps, telephone hand shower, shower screen, pedestal wash hand basin, bidet, low flush wc, fully tiled walls.



Outside

Private laneway leading to driveway with crazy paved area to front. Tarmac turning circle with mature trees and shrubs. Garden to front and side laid in lawn bordered by raised flowerbeds. Septic tank, paddock etc; plus front field approximately 4 acres. Whole site approximately 5.5 acres. Extra land could be available by separate negotiation.

BARN: 45' 2" x 19' 2" (13.77m x 5.84m) Further hard standing area.

STORE ROOM: 21' 9" x 15' 6" (6.63m x 4.72m)

TACK ROOM: Light and power.

Pony Stable.

ATTIC STORE ROOM ABOVE:

TOOL ROOM: Light and power.

COAL ROOM:

STABLE:

GARAGE (1): 13' 7" x 16' 0" (4.14m x 4.88m)

GARAGE (2): 26' 4" x 19' 0" (8.03m x 5.79m) Light and power.

SAND SCHOOL:

STABLE BLOCK: 8 Stables with water, light and power.

FEED STORE: Outside tap.

HAY STORE: Door leading to stable. From stable door to paddock/orchard.

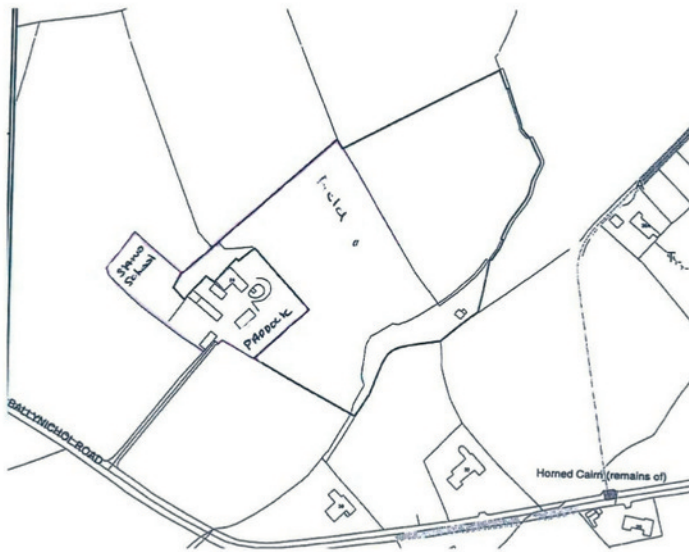
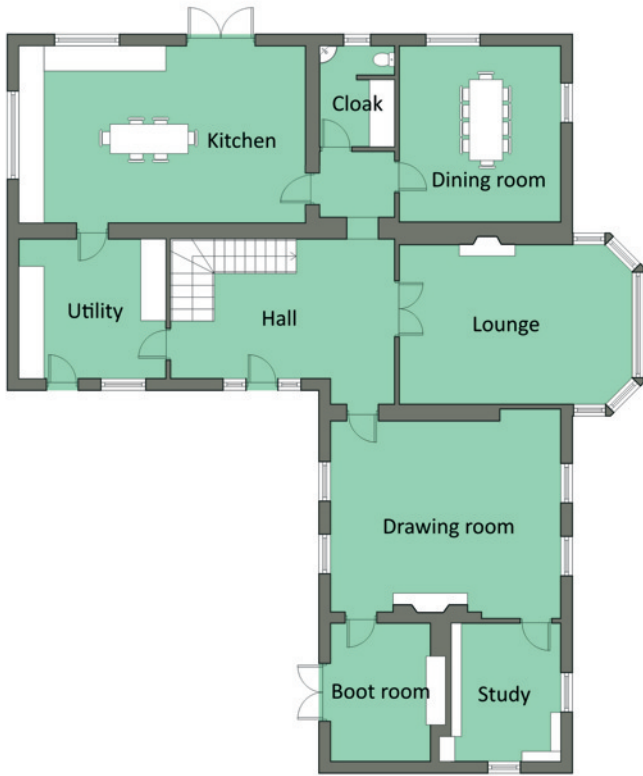






Location:

From Comber, travel along the Killinchy Road, onto the Drumhirk Road, veer right onto the Ballynichol Road.



Energy Rating

Epc Type: Domestic
 Current: F29
 Potential: D60
 EPC Landmark Code: 5332-2624-2100-0101-5296
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		60
E 39-54		
F 21-38	29	
G 1-20		
Not energy efficient - higher running costs		

- North Down - 028 90 42 4747
- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- Lisburn - 028 92 66 1700

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