

# RODGERS & BROWNE

32 Castle Espie Road, Ballydrain Road  
Comber, BT23 5SY



*offers around £550,000*



## *The Agent's Perspective...*

*"What a lovely place to come home to after a days work. Overlooking beautiful countryside, with fresh air and relaxing surroundings - there is also space for a gym, playroom or home office / studio to enjoy.*

*The bright, interesting interior offers generous accommodation for most families and has a cloakroom, bathroom and ensuite. The heart of the house is the large, shaker-style kitchen which offers space for dining and access to a raised living room with vaulted ceiling and doors out to the garden. There is also a large sunroom.*

*Just minutes from Comber town centre, this is a real 'find'. Telephone today for an appointment and see for yourself".*



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Rear aspect



Living room



Reception hall

*The facts you need to know...*

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Spacious four bedroom family home  
c.2,800 sq.ft.

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Three reception rooms plus large sunroom

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Lovely location in heart of Co Down  
countryside with many social and sporting  
attractions nearby including Poacher's  
Pocket, Balloo House, Daft Eddy's and  
Strangford Lough Yacht Club

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Interesting interior layout with raised living  
room and vaulted ceiling

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Cloakroom, bathroom and ensuite shower  
room

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Kitchen with separate utility room

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Double detached garage with loft above,  
ideal gym, playroom or home office

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Oil fired central heating - underfloor  
downstairs radiators first floor

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uPVC double glazing

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Great combination of rural surroundings  
with convenience to Comber town

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Oak interior doors, skirtings and  
architraves

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Parking for several cars, boat, caravan or  
horse box

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Shaker style kitchen



Dining room



Sunroom

## *The property comprises...*

### **GROUND FLOOR**

Solid front door with decorative side panels and fan light.

### **ENTRANCE HALL**

Recessed lighting, oak staircase to first floor. Storage under stairs.

### **CLOAKS**

10' 6" x 4' 9" (3.2m x 1.45m)

Low flush wc, floating wash hand basin, tiled floor, recessed lighting, extractor fan.

### **DRAWING ROOM**

19' 3" x 14' 0" (5.87m x 4.27m)

Feature fireplace, cast iron inset, oak surround, view into front garden.

### **DINING ROOM**

14' 0" x 12' 9" (4.27m x 3.89m)

View into front garden.

### **LIVING ROOM**

17' 0" x 16' 3" (5.18m x 4.95m)

Vaulted ceiling, tongue and groove panelled gothic windows, large double glazed sliding doors to garden. Steps down to kitchen.

### **SHAKER STYLE KITCHEN**

16' 6" x 16' 3" (5.03m x 4.95m)

Extensive range of cream shaker style high and low level cupboards, recessed lighting, one and a half tub stainless steel sink unit with mixer tap, hardwood worktops, stainless steel range cooker, stainless steel splashback, stainless steel cooker hood, tiled floor, doors to patio and garden.

### **UTILITY ROOM**

10' 0" x 8' 3" (3.05m x 2.51m)

Single drainer stainless steel sink unit with mixer tap, cupboards below, tiled floor, plumbed for washing machine, uPVC double glazed door to rear, extractor fan.

### **SUNROOM**

24' 0" x 15' 4" (7.32m x 4.67m)

Vaulted ceiling, pine tongue and groove panelling, double uPVC double glazed French doors to patio and garden, two double glazed Velux windows.



Bedroom one

**First Floor**

**BEDROOM (1)**  
16' 6" x 16' 3" (5.03m x 4.95m)  
Including:

**ENSUITE SHOWER ROOM**  
Comprising low flush wc, floating wash hand basin, fully tiled walls, chrome towel radiator, tiled floor, double glazed Velux window, extractor fan, 'wet' shower, drencher shower, telephone hand shower, body jets.

**BEDROOM (3)**  
14' 3" x 9' 3" (4.34m x 2.82m) Views over fields.

**BEDROOM (2)**  
13' 0" x 12' 6" (3.96m x 3.81m)  
Dual aspect views over fields.

**BEDROOM (4)**  
14' 3" x 9' 6" (4.34m x 2.9m)  
Double Velux window and gable wall.

**BATHROOM**  
13' 0" x 6' 3" (3.96m x 1.91m)  
Free standing bath, floating wash hand basin, low flush wc, tiled floor, chrome towel radiator, recessed lighting, extractor fan, shelved hotpress with hot water cylinder immersion.

**Outside**

**DOUBLE GARAGE**  
Twin up and over doors. Light and power.  
  
External staircase to first floor gym, office, playroom.  
  
Pebble driveway and parking for several cars. Electric wrought iron gates.  
  
Gardens to front and rear in lawns and hedges.



Bedroom three



Ensuite shower room



Bedroom two



Bathroom



Double garage and loft playroom / office / gym

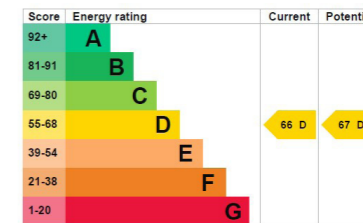
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			■
Is there an annual service charge?			■
Any lease restrictions (no AirBnB etc) ?			■
On site parking?	■		
Is the property 'listed'?		■	
Is it in a conservation area?		■	
Is there a Tree Preservation Order?		■	
Have there been any structural alterations?		■	
Has an EWS1 Form been completed?			■
Are there any existing planning applications?		■	
Is the property of standard construction?	■		
Is the property timber framed?		■	
Is the property connected to mains drains?			
Are contributions required towards maintenance?			■
Any flooding issues?		■	
Any mining or quarrying nearby?		■	
Any restrictive covenants in Title?			

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	YES - SEVERAL PROVIDERS
Mains gas	NO
LPG	IF REQUIRED
Mains water	YES
Cable TV or satellite	SEVERAL PROVIDERS
Mobile Telephone	SEVERAL PROVIDERS
Broadband and speed	SEVERAL PROVIDERS

ENERGY EFFICIENCY RATING (EPC)



**STAMP DUTY** From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold / freehold / term / ground rent TBC

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is TBC.

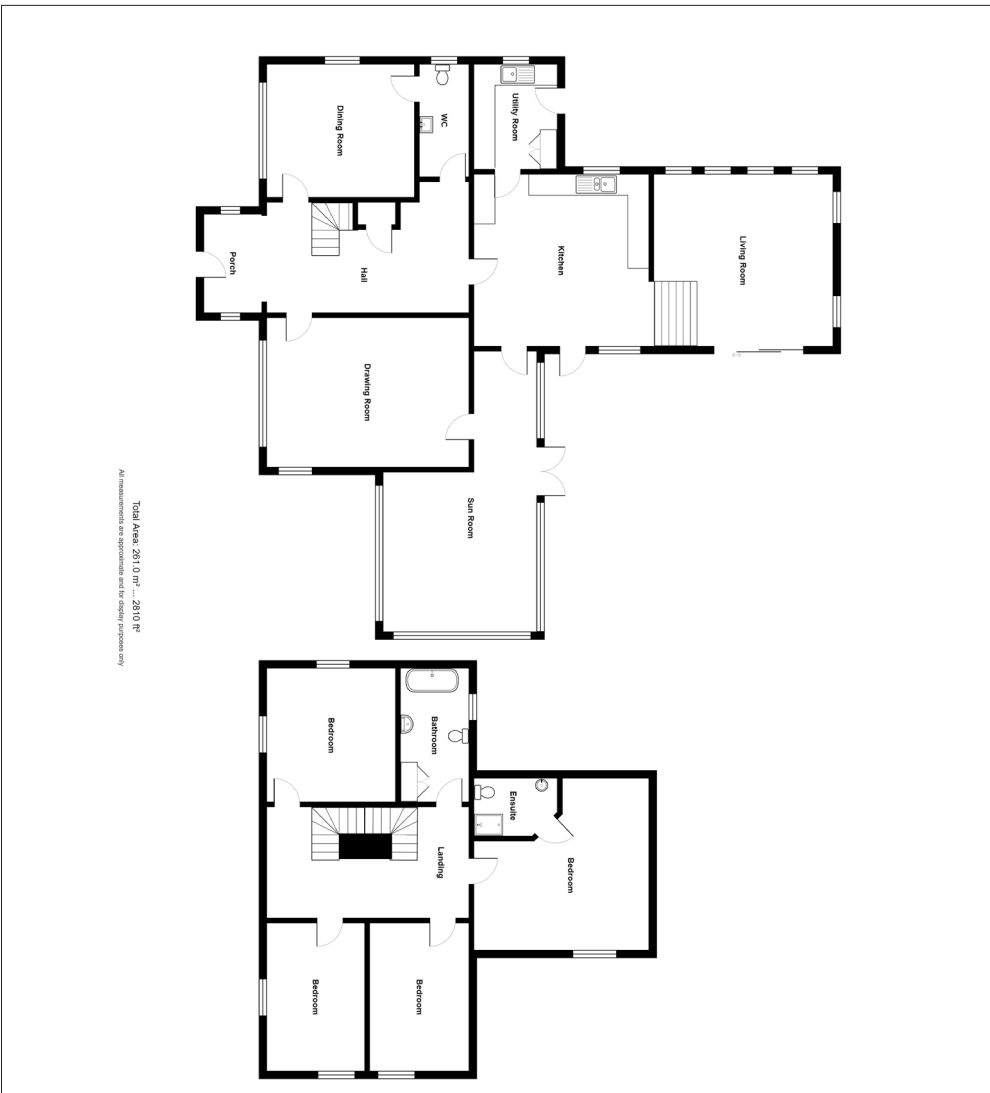
**VIEWING:** By appointment with **RODGERS & BROWNE**.

# Location

From Ballydrain Road, two miles on right hand side.



# Floor plan



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