

# STONE CIRCLE

COMBER, NEWTOWNARDS







# STONE CIRCLE

28 BALLYNICHOL ROAD, COMBER, NEWTOWNARDS, BT23 5NW

Comber (2.0 miles), Killinchy (5.8 miles), Newtownards (6.0 miles), Saintfield (6.8 miles), Belfast City Airport (10.5 miles), Belfast (12.3 miles), Downpatrick (16.6 miles), Belfast International Airport (31.0 miles),  
(All Distances Approximate)

## SPECTACULAR COUNTRY RESIDENCE ON A PRIVATE, ELEVATED SITE WITH EXCELLENT EQUESTRIAN FACILITIES

Situated on an elevated site with magnificent views over the surrounding countryside, across to Scrabo Tower and Strangford Lough

Extensive & versatile accommodation

Equestrian facilities to include stable block, 55m x 34m sand school and 3 paddocks

Range of outbuildings offering potential for further uses, subject to the relevant permissions

About 5.5 acres (2.23 ha) in total

For Sale by Private Treaty







## — SITUATION —

The subject property is located on an elevated position on Ballynichol Road. This secluded and peaceful setting offers uninterrupted views of the surrounding countryside extending to Scrabo Tower and Strangford lough. The subject property is located only a short distance of about 2 miles from Comber.

Comber is a town located in County Down which lies about 6.0 miles south of Newtownards. The town is located along the edge of Strangford Lough, at the northern tip which offers excellent views and amenities to that area.

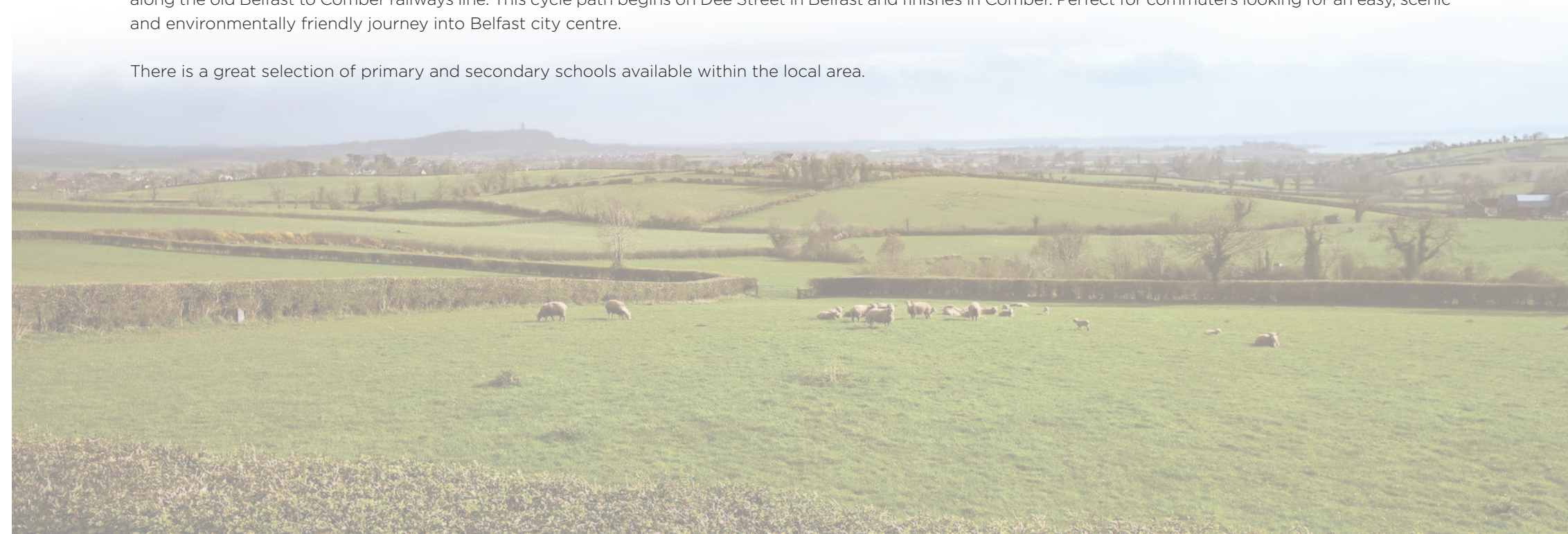
Comber started out as a small market town throughout the 19th and 20th century, with the town still boasting a number of artisan stores. The town hosts a famous, award winning farmers market on the first Thursday of every month providing fresh, seasonal goods and plant products. The town recently benefitted from a £2.4 million public realm scheme which encompassed High Street, The Square, Bridge Street, Bridge Street Link, Killinchy Street and Castle Street.

An abundance of amenities are located within close proximity. The property is located about 6.5 miles from Ards Shopping Centre which offers grocery, clothing stores, household items and eateries. The vibrant and thriving capital city of Belfast is within daily commuting distance via the A22 (13.4 miles) and offers the complete range of shopping, educational and cultural facilities. Belfast City Airport is 10.5 miles southeast, while Belfast International Airport is 31 miles northwest.

For lovers of the outdoors, Castle Espie is located about 2.8 miles away with its three time award winning wetland. Located on the Estate are a variety of nature walks allowing visitors to take in the beautiful scenery and various wild birds.

For cyclists, this area offers an excellent facility for cycling with The Comber Greenway, which is a 7 mile stretch of traffic free section of the National Cycle Network along the old Belfast to Comber railways line. This cycle path begins on Dee Street in Belfast and finishes in Comber. Perfect for commuters looking for an easy, scenic and environmentally friendly journey into Belfast city centre.

There is a great selection of primary and secondary schools available within the local area.







— DESCRIPTION —

Stone Circle is a beautiful country residence in a tranquil setting with uninterrupted views of the surrounding countryside extending to Scrabo Tower and Strangford Lough. The property occupies an elevated site and is positioned facing northeast to take full advantage of the surrounding scenery.

The property is accessed off the Ballynichol road from a private, well maintained tarmac laneway which is lined with a low stone wall and hedgerow, leading to an abundance of private car parking. Upon approaching, there are beautiful landscaped gardens and shrubbery enhancing the elegant sense of arrival.

The property offers well-proportioned and generous accommodation throughout, which has been set out in the accompanying plans. The bright, spacious entrance hall leads through double doors to the impressive lounge which benefits from large bay windows with stunning views of the surrounding countryside and Strangford Lough. The lounge further boasts an impressive marble fireplace with granite inset and hearth. Further entertaining accommodation is provided by the drawing room with marble open fireplace and elegant cornicing ceiling, which leads through to the boot room with double patio doors, and the study/library. To the left side of the entrance hall is the utility room which benefits from separate external access, and leads through to the vast kitchen. The kitchen features an impressive vaulted tongue and groove beamed ceiling, with a range of low and high level units. Double doors lead out from the kitchen to the rear patio area, ideal for entertaining in the summer months. The spacious dining room is connected from the kitchen area and has cornicing features, and further WC facilities located on ground floor.

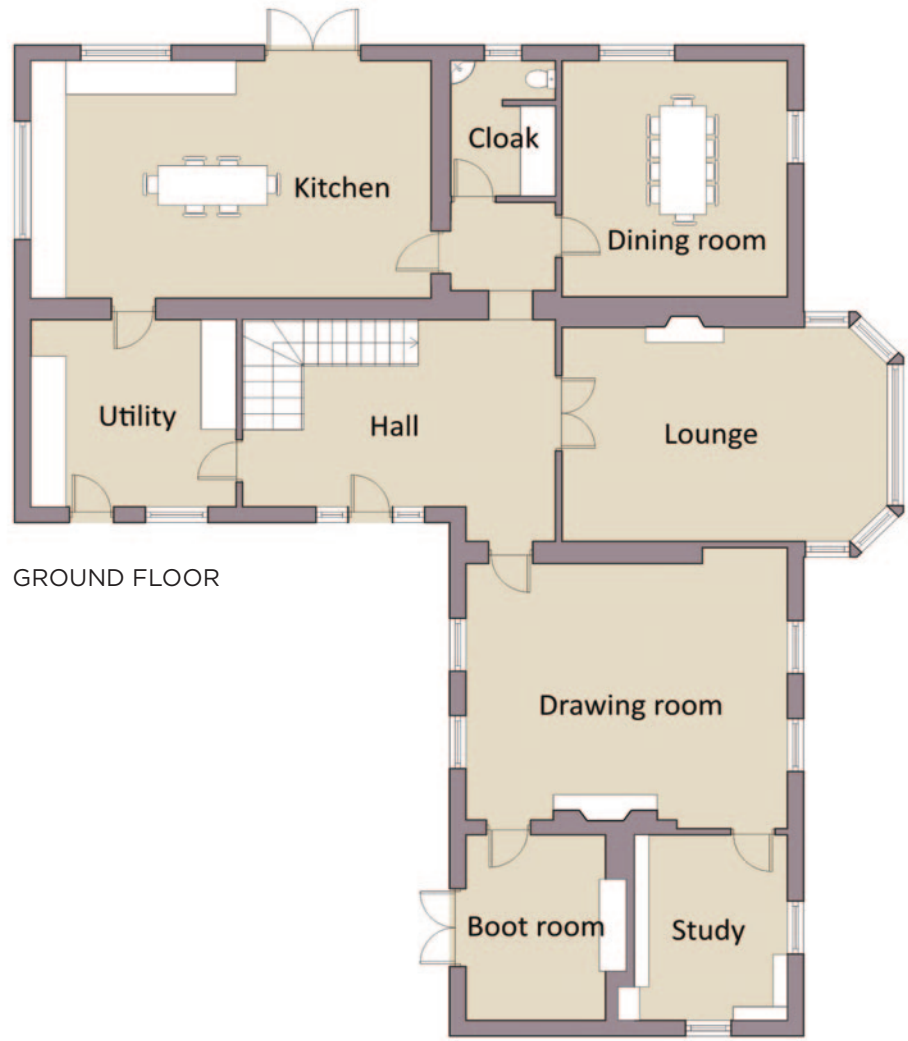
The bedroom accommodation is laid out on the first floor and comprises of the master bedroom and spacious ensuite with pedestal wash basin, fully tiled shower cubicle with Mira shower unit and bath with mixer taps/telephone handle shower, as well as a further 3 double bedrooms. The family bathroom includes a panelled bath with mixer taps/telephone hand shower and pedestal wash basin.

Externally, the property benefits from a tarmac turning circle with mature trees and shrubs, and gardens to the front and side of the property which are laid in lawn and bordered by raised flowerbeds. The subject property is set on about 5.5 acres (2.23 ha) in total and features excellent equestrian facilities including a stable block, 55m x 34m sand school and 3 paddocks. There are a number of outbuildings which have been utilised for equestrian interests, however they offer potential for a number of other uses, subject to planning.



# STONE CIRCLE

For Identification Purposes Only





## GENERAL REMARKS

### Viewings

Strictly by appointment by the joint selling agents:  
Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX  
Tel: +44 (0) 28 9026 7820 Email: belfast@savills.ie  
Templeton Robinson, 54 High Street, Holywood, BT18 9AE  
Tel: +44 (0) 28 9042 4747

### Directions

The postcode for the property is BT23 5NW.

### Airports

Belfast International Airport ([www.belfastairport.com](http://www.belfastairport.com))  
Belfast City Airport ([www.belfastcityairport.com](http://www.belfastcityairport.com))

### Fixtures & Fittings

All fixtures and fittings are excluded from the sale.

### Solicitors

King & Gowdy, 298 Upper Newtownards Road, Belfast, BT4 3EJ

### Plans, Areas, and Schedules

These are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof

### Sale details

The property is being offered for sale as a whole for £799,000 (Seven Hundred and Ninety-Nine Thousand Pounds Sterling).

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

### Ratable Value

We are advised by the land and property services website that the rates payable for 2024/25 are £3,655.

### Energy Performance Rating

F29.

### Services

Oil fired central heating, private sewerage.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

### Entry & Possession

Entry is by agreement.

### Offers

Offers may be submitted to the selling agents Savills, Longbridge House, 16-24 Waring Street, Belfast or Templeton Robinson, 54 High Street, Holywood, BT18 9AE.

### Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

### Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

### VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

### Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

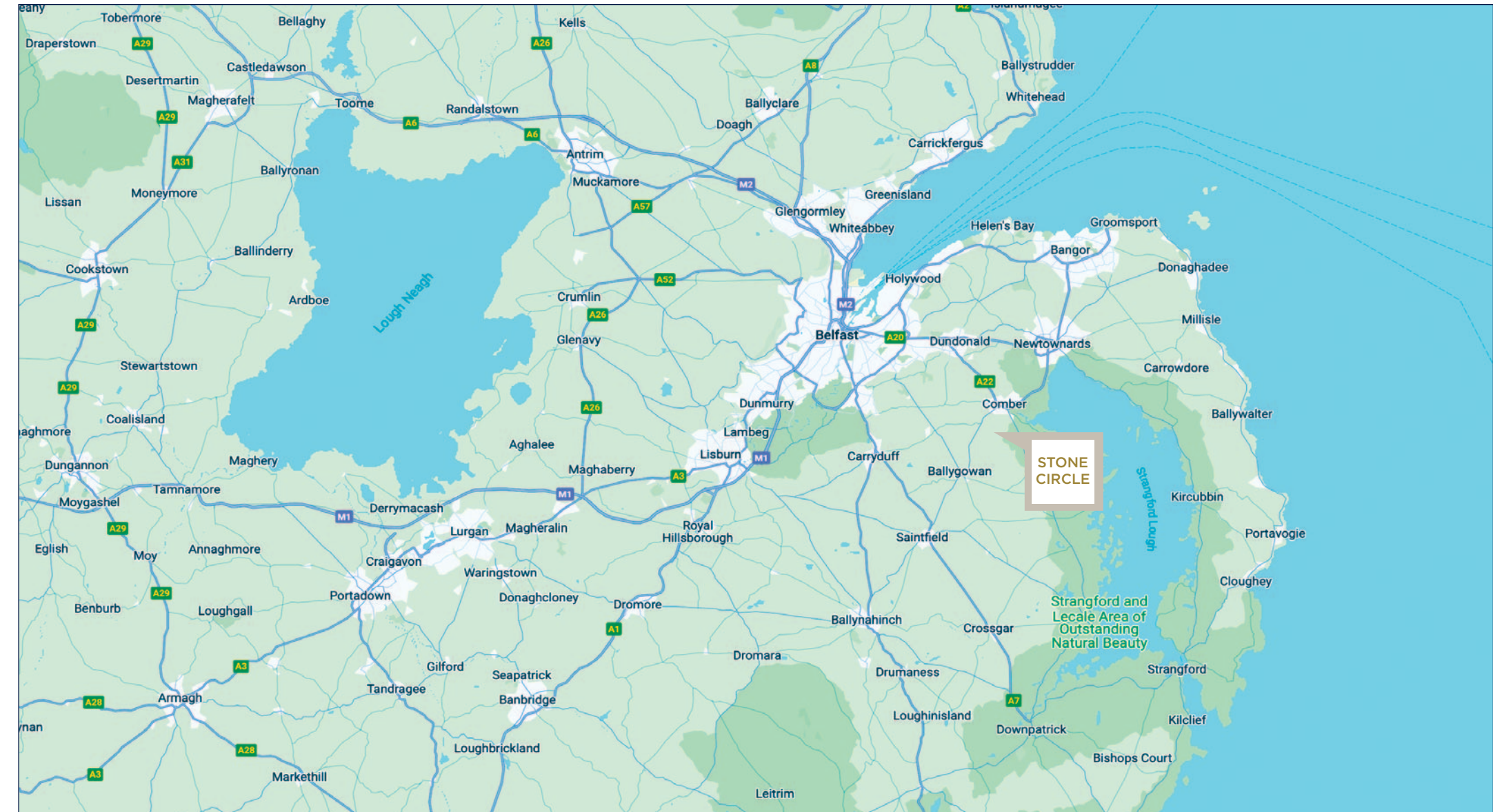
### Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



Boundary for indicative purposes only.

**Disclaimer Savills:** These particulars are issued by Savills & Templeton Robinson on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Savills and Templeton Robinson for themselves and for the vendor/lessor whose agents they are, given notice that - (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither Savills, Templeton Robinson, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property, September 2024.



Savills (UK) Ltd AC0000822290

## FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:

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