

New Grove

House and Estate | Drumbo







New Grove

House and Estate | Drumbo

191 Ballylesson Road, Co Down

Lisburn 4 miles · Belfast 6 miles · Belfast City Airport 10 miles · Belfast International Airport 18 miles
(All distances are approximate)

Residential and Agricultural Estate with productive farmland and an accessible location

Ground Floor Accommodation:

Reception Hall | Dining Room | Sitting Room | Drawing Room | Study | Kitchen
Laundry Room | Two Ground Floor Bedrooms with Jack and Jill En suite

First Floor Accommodation

Five Bedrooms | Family Bathroom

Basement

Large Basement Subdivided into Eight Rooms

Outside

Courtyard | Garaging | Workshops | Stores | Byres | Stables | Former Cottage | Former Dairy | Silos

Land

126 acres Arable Lands | 14 acres Pasture | 7 acres of Mixed Woodland
Frontage on to the River Lagan

About 149.92 acres (60.67 hectares) in total.
For sale as a whole or in three lots.

Tim Martin & Company
27 Castle Street, Comber, BT23 5DY

Tim Martin
.co.uk

T: +44 (0) 28 9187 8956
E: nmartin@timmartin.co.uk

Summary

New Grove Estate is an exceptional residential and agricultural estate with amenity extending to about 149 acres (60 hectares) in total. It has a favoured situation, being only 6 miles south of Belfast city centre.

The historic, category B listed house occupies a commanding position within the heart of the estate. The front of the House is constructed in a Georgian style and includes well-apportioned principal accommodation.

Adjoining the house is an extensive range of traditional outbuildings. A farmyard lies to the rear of the house.

The agricultural element of the estate is a key feature and comprises productive arable land which has the ability to grow the full range.

History

New Grove House is believed to have been built between 1760 and 1779 as an addition to the front of an existing earlier two-storey settlers house (Brett p172).

New Grove appears on the 1778 Taylor and Skinners roadbook and was the residence of Roger McNeill Esq. According to CEB Brett the residence was the home of the agent for Purdysburn Estate of which Narcissus Batt a pioneering banker of the time was the owner. New Grove House changed little during the later part of the 19th and early 20th century.

The residence is situated on an elevated position adjacent to an ancient path which now forms part of the gardens.

Description

New Grove Estate is an exceptional residential and agricultural estate extending to circa 149 acres in total. Approached via a sweeping shared bitmac drive rising to the front of the residence, it has a favoured position being only 6 miles south of Belfast city centre.

The historic category 'B1' listed house occupies a commanding position within the heart of the estate. The front of the house, constructed in the Georgian period and style, includes well-appointed principal accommodation.

A court yard is situated immediately to the rear of the residence with a farm yard and extensive range of stabling and agricultural outbuilding clustered around concrete yards.

The high-quality agricultural lands, bounded by the River Lagan, are renowned for providing high-yielding crops of carrots, potatoes and cereals.

Mature amenity and wood lands surround the approach to the residence and provide a pleasing setting for the residence and outbuildings.

Situation

New Grove House occupies a wonderful, elevated position above the River Lagan. The estate has a private situation, created by the mature woods and yet is only six miles from Belfast city centre and four miles from Northern Ireland's third largest city of Lisburn. The M1 is situated four miles to the west and connects Belfast with Dublin. Both cities offer a desirable range of shopping, educational and cultural facilities. Sprucefield Shopping Centre and Retail Park is 6 miles to the southwest.

Lisburn train station (4 miles) provides services to Belfast and Dublin. The port of Belfast is 10 miles to the northeast and provides daily sailings to Scotland and England. Belfast City and Belfast International airports are 10 miles and 18 miles distant, respectively.

The area has plenty of sporting opportunities. New Grove Estate overlooks Malone Golf Club which lies on the opposite bank of the River Lagan and is widely considered as one of the best parkland courses in Ireland. In addition to a selection of golf courses locally, the Championship course of Royal County Down is 25 miles to the south. The estate lies between Lough Neagh and Strangford Lough, both of which offer sailing. For those with equestrian interests, Down Royal Racecourse is 9 miles to the southwest and there is a number of hunts within boxing distance of the estate.

The area is characterised by its rolling, productive farmland on either side of the Lagan Valley interspersed by impressive country houses arising from the wealth created from local industry. There are many attractive walks locally, while the Mountains of Mourne (situated at the south east of the country) provide more challenging walks.

Method of Sale

New Grove Estate is offered as a whole or in three lots.

New Grove House

The house is entered through bell-mouthed stone walls, with small stone piers. A sweeping driveway is partially lined by mature trees and rises gently to a parking area at the front of the house.

New Grove House occupies a private, elevated position, with its front having a south-easterly facing aspect. The accommodation is predominantly laid out over two storeys, beneath a pitched slate roof.

A key characteristic of the house is the extent and flexibility of the internal accommodation, with the ability to host large house parties, as well as providing family accommodation.

Equally the residence and estate are ideal for those with a desire to create a stunning boutique hotel, championship golf course, private nursing home, spa or prime corporate headquarters.

The house would benefit from renovation but retains period features both internally and externally.

The house is entered from the front via paved steps and through glazed doors with a radial fanlight above and painted stone surrounds. A broad segmental bow on the western elevation is a feature. Notable internal features include cornicing, sash windows, hardwood floors, impressive fireplaces, and architraves. There is an Aga range cooker and a wood-burning stove.



A basement provides useful storage to front and rear of the house. An enclosed courtyard is situated to the rear and includes a range of stores.

There is a mains water supply, a mains electricity supply and private drainage. The house has oil-fired central heating.

There is a small area of lawns to the front and side of the house.



Ground Floor

Reception Hall | 18'7 x 18'1 (5.66m x 5.51m)
Corniced ceiling.

Dining Room | 27'1 x 18'5 (8.26m x 5.61m)
Cast iron and brass fireplace and matching fire box; embossed marble chimney piece; corniced ceiling.

Sitting Room | 20'9 x 18'4 (6.32m x 5.59m)
Inglenook fireplace with enclosed cast iron stone linked to hot water system; painted slate surround; slate tiled hearth; corniced ceiling.

Study | 18'4 x 8'11 (5.59m x 2.72m)
Corniced ceiling; built in cupboard with glazed doors; fluorescent light; tiled fireplace with built in electric heater; steps down to:

Kitchen | 14'1 x 13'0 (4.29m x 3.96m)
Double-drainer stainless steel sink unit; a range of painted-finish eye- and floor-level cupboards; cream 2 oven oil fired AGA; part tiled walls; Terrazzo floor.

Laundry Room | 17'2 x 7'2 (5.23m x 2.18m)
2 glazed Belfast sinks.

Store | 12'4 x 4'11 (3.76m x 1.50m)
Leading to:

Larder 1 | 11'6 x 11'3 (3.51m x 3.43m)

Bathroom
White suite with roll top bath; wash hand basin; close coupled WC.

Larder 2 | 13'6 x 7'5 (4.11m x 2.26m)
Glazed sink; built in cupboard and storage shelves.

WC | 13'2 x 4'3 (4.01m x 1.30m)
Low flush WC; wash hand basin; painted tongue and groove panelling.

Bedroom 2 | 18'2 x 13'3 (5.54m x 4.04m)
Corniced ceiling; inglenook fireplace with carved stone surround and tiled hearth; two wall lights; steps down to:

En suite | 10'6 x 9'2 (3.20m x 2.79m)
Cream suite with panelled bath and chrome pillar mixer taps and telephone shower attachment; pedestal wash hand basin; low flush WC; quadrant tiled shower with thermostatically controlled shower; glass sliding doors and side panel; door to dressing room.

Bedroom 1 | 16'11 x 15'8 (5.16m x 4.78m)
Tiled fireplace; corniced ceiling; two wall lights.

Dressing / En suite | 10'6 x 7'3 (3.20m x 2.21m)
Door to Jack and Jill En suite.

First Floor / Landing

Bedroom 5 | 16'0 x 14'2 (4.88m x 4.32m)

Bathroom | 12'5 x 6'6 (3.78m x 1.98m)
White suite comprising panel bath with pillar mixer taps and telephone shower attachment; pedestal wash hand basin; close coupled WC.

Bedroom 3 | 17'10 x 13'1 (5.44m x 3.99m)
Painted metal fireplace.

Bedroom 4 | 20'2 x 13'2 (6.15m x 4.01m)
Painted cast iron embossed fireplace with tiled panels; inset electric fire; built in wardrobe.

Attics

Landing
Two built in cupboards.

Attic 1 | 10'0 x 8'6 (3.05m x 2.59m)
Max measurements. Access to attic 2.

Attic 2 | 14'9 x 10'0 (4.50m x 3.05m)

Attic 3 | 21'7 x 10'0 (6.58m x 3.05m)

Steps from Hall adjacent to Larder 2 leading to:

Bedroom 6 | 14'6 x 13'6 (4.42m x 4.11m)
Embossed cast iron fireplace; built in cupboard and wardrobe.

Bedroom 7 | 17'9 x 9'4 (5.41m x 2.84m)
Wash hand basin.

Basement
Approached from steps leading off hallway adjacent to larder 2.

Subdivided into 8 rooms as per plan.

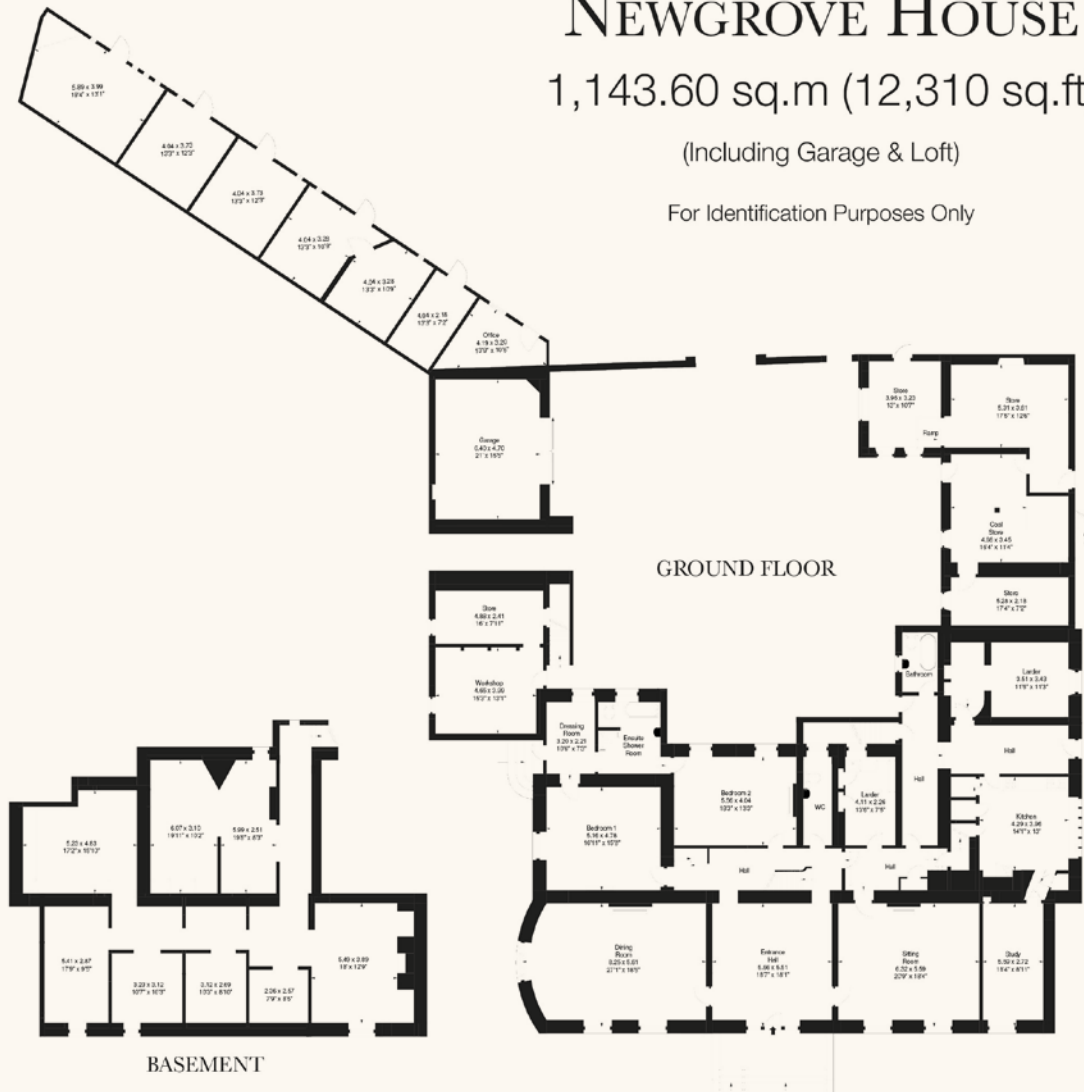


NEWGROVE HOUSE

1,143.60 sq.m (12,310 sq.ft)

(Including Garage & Loft)

For Identification Purposes Only



Court Yard

Store 1 | 13'0 x 10'7 (3.96m x 3.23m)

Store 2 | 17'5 x 12'6 (5.31m x 3.81m)

Coal Store | 16'4 x 11'3 (4.98m x 3.43m)
Max measurements. Door to coal store 4.

Coal Store 4 | 17'4 x 7'2 (5.28m x 2.18m)

Workshop | 15'3 x 13'1 (4.65m x 3.99m)

Store 5 | 16'0 x 7'11 (4.88m x 2.41m)

Garaging | 21'0 x 15'5 (6.40m x 4.70m)

Farm Buildings

Situated to the rear of the house is an extensive range of farm buildings, as laid out on the accompanying plans.

They are mostly of traditional construction beneath corrugated roofs. Some of the buildings were at the forefront of agricultural design techniques when constructed; however, the farm buildings at New Grove are presently used for storage.

Within the farmyard is a former farm worker's, single-storey cottage.

The buildings have a separate access which forks off the main driveway. There is ample hardstanding. Situated at the northeast of the estate is the site of former lock keepers cottages. A mill race passes through the northern boundary.





Stable Yard

Office | 13'9 x 10'6 (4.19m x 3.20m)

Stable 1 | 13'3 x 7'2 (4.04m x 2.18m)

Stable 2 & 3 | 13'3 x 10'9 (4.04m x 3.28m)

Stable 4 & 5 | 13'3 x 12'3 (4.04m x 3.73m)

Stable 6 | 19'4 x 13'1 (5.89m x 3.99m)

Stables 7-12 | 13'5 x 12'4 (4.09m x 3.76m)

Store | 28'3 x 14'0 (8.61m x 4.27m)

Meal House | 62'11 x 16'3 (19.18m x 4.95m)

Dairy | 25'5 x 16'9 (7.75m x 5.11m)

Enclosed Cattle Yard

Former Milking Parlour | 34'9 x 30'0
(10.59m x 9.14m)

16 Stall Byre | 61'8 x 19'1 (18.80m x 5.82m)

Calf House | Approx 57'0 x 14'8
(17.37m x 4.47m)

Bull Pen 1 | 23'11 x 16'0 (7.29m x 4.88m)

Bull Pen 2 | 28'0 x 16'0 (8.53m x 4.88m)

Low Yard

6 Former Pig Pens | Approx 26'2 x 11'11
(7.98m x 3.38m)

2 Lofts | Approx each 47'3 x 26'0 (14.40m x 7.92m)

Byre | 47'2 x 26'10 (14.38m x 8.18m)

Cottage Yard (Former Cottage)

Kitchen | 12'6 x 8'0 (3.81m x 2.44m)

Living Room | 12'6 x 11'3 (3.81m x 3.43m)
Door to Bedroom 1

Bedroom 1 | 12'6 x 11'0 (3.81m x 3.35m)

Bedroom 2 | 13'3 x 12'7 (4.04m x 3.84m)

6 Stall Byre | 27'6 x 12'7 (8.38m x 3.84m)

Store 1 | 18'0 x 12'6 (5.49m x 3.81m)

Store 2 | 17'9 x 12'6 (5.41m x 3.81m)

Store 3 | 15'0 x 12'7 (4.57m x 3.84m)

Store 4 | 14'6 x 12'7 (4.42m x 3.84m)

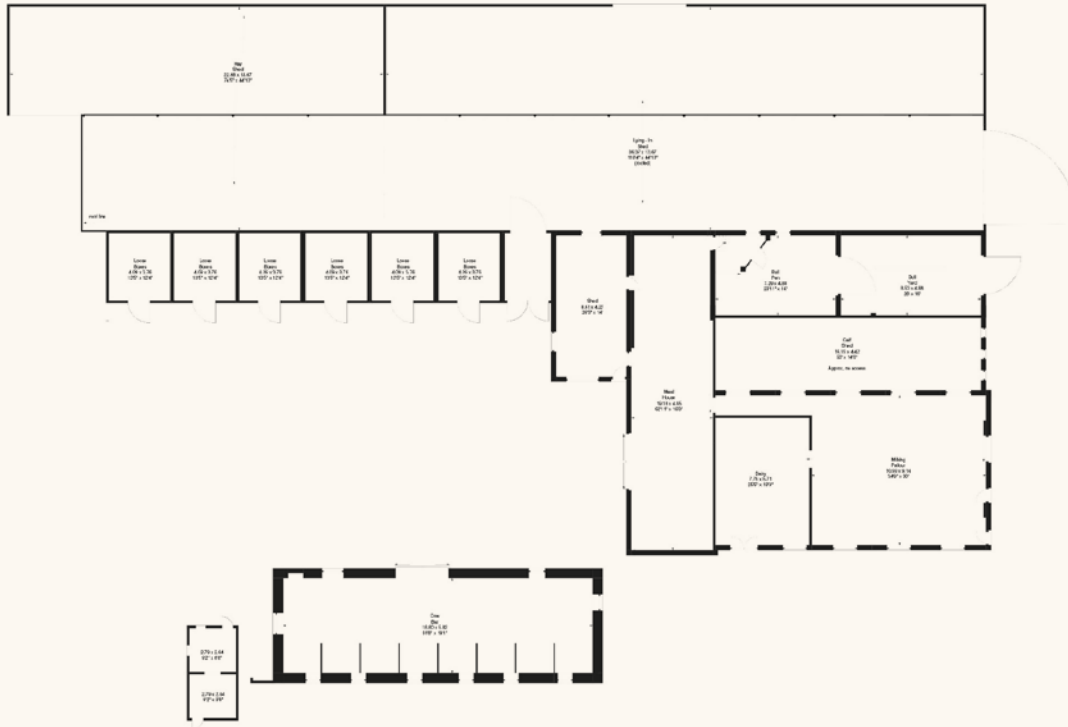
Two Tower Silos | Approx 15'0 x 15'0 (4.57m x 4.57m)

Silo 1 | 82'0 x 27'7 (24.99m x 8.41m)

Silo 2 | 82'0 x 26'8 (24.99m x 8.13m)

Silo 3 | 79'8 x 18'10 (24.28m x 5.74m)



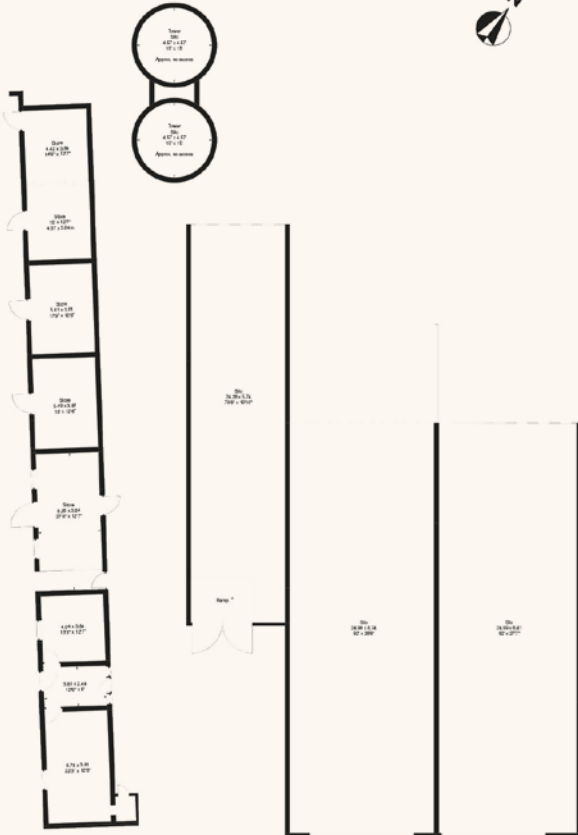


NEWGROVE ESTATE

Outbuildings

2,863.64 sq.m (30,825 sq.ft)

For Identification Purposes Only



Farmland

The farmland is let on a conacre basis to two farmers who have cropped the lands on a rotational basis for potatoes, carrots, wheat and barley crops in recent years. The farm previously carried a dairy herd of 100 milking cows, as well as pigs, chickens and horses.

The land is situated within a continuous block and with a gently undulating topography, rises from about 40 feet above sea level on the River Lagan to about 120 feet above sea level on the southern boundary.

The arable land is generally free-draining and is laid out in fields of a good size and shape for modern agriculture. The depth and quality of the soil make it capable of growing a wide variety of arable crops, which have in recent years, included potatoes, carrots, cereals and excellent grass swards.

There are three fields of permanent pasture which provide useful grazing. The land can be classified as follows:

Type	Acres
Arable	126
Pasture	14
Woods	7

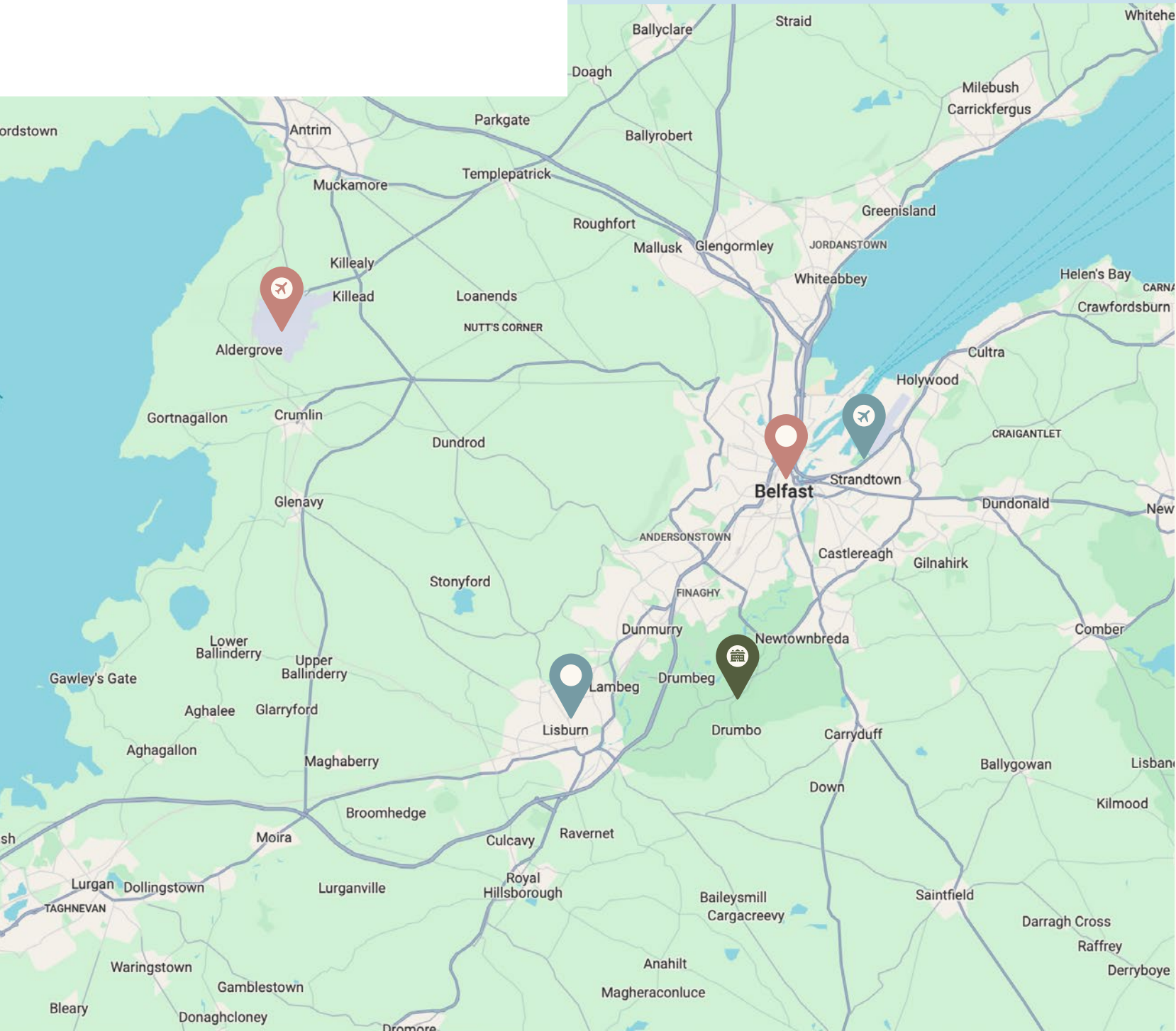


Forestry

The woods at New Grove Estate include some outstanding specimen trees which provide shelter, amenity, timber and privacy.

Extending to about 7 acres in total, they are spread throughout the estate and are a key part of the landscape. The woods comprise a variety of mature deciduous species.










New Grove

House and Estate | Drumbo

191 Ballylesson Road, Co Down

-  New Grove Drumbo, Co Down
-  Lisburn
Approx 4 miles
-  Belfast Centre
Approx 6 miles
-  Belfast City Airport
Approx 10 miles
-  Belfast International Airport
Approx 18 miles



General Remarks

Viewing

Strictly by appointment with the selling agents.

Health and Safety

Given the hazards of a working estate, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

Travel

Belfast International Airport (www.belfastairport.com)

Belfast City Airport (www.belfastcityairport.com)

The nearest railway station is at Dunmurray. For timetables www.translink.co.uk.

Fixtures and Fittings

The fitted carpets and curtains in New Grove House are included in the sale.

Listing and Environmental Designations

New Grove House & Outbuildings are listed as buildings of architectural and historic interest.

Employees

There are no estate employees.

Basic Payment Scheme

There are no Entitlements to the Basic Payment Scheme included in the sale.

Entry and Possession

Entry is by agreement, subject to the Conacre Agreements.

Closing Date

A date may be fixed for best offers 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.



Stipulations

Wayleaves and Rights of Access

The estate 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(s) will be held to have satisfied themselves as to the nature of all such rights and others.

Plans, Area and Schedules

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself 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.

Lotting

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

Generally

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

Important Notice

Tim Martin & Co and their clients give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Tim Martin & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared in August 2024 and photographs taken in August 2024.

New Grove

House and Estate | Drumbo

