

HILLCREEELY ESTATE,
18 HILLSBOROUGH ROAD,
COMBER, NEWTOWNARDS, BT23 5PQ



TEMPLETON
ROBINSON



PRICE: OFFERS AROUND £995,000

Hillcreely Estate is an exquisite family residence that perfectly blends contemporary living with the charm of country life. Set on approximately 9 acres of breathtaking countryside, this property boasts an exceptional outdoor entertainment area with stunning views over a freshwater lake, pastureland, an orchard, and a planting scheme with 2,500 indigenous trees. Located just a short distance from Comber town centre, Strangford Lough, and with excellent transport links to Belfast and beyond, this home offers a rare opportunity to enjoy an exceptional lifestyle in a highly sought-after location.

The interior of the home is equally impressive, designed for modern family living. The expansive entrance hall, bathed in natural light through roof-mounted V-Lux windows, leads to an open-plan kitchen, living, and dining area. Bi-fold doors seamlessly connect this space to the outdoor entertainment area, making it perfect for both everyday living and entertaining. The ground floor also includes a state-of-the-art home cinema, a boot room, utility room, garage, library, gym, and home office. Upstairs, the five bedrooms offer breathtaking views across the estate, with the principal suite featuring a luxurious ensuite bathroom.

What truly distinguishes Hillcreely Estate is its design, crafted to embrace the surrounding natural beauty. The 0.25 miles driveway provides spectacular views of the estate, while the outdoor entertainment area offers uninterrupted vistas stretching to Scrabo Tower. This expansive space features a large patio, hot tub, water feature, BBQ area, lighting system, and a garden room. Additionally, the lower paddock houses a spacious, fully insulated Kingspan warehouse, ideal for a variety of uses.

Properties of this calibre rarely come to market, and viewing is essential to fully appreciate the quality and lifestyle on offer. Contact us today to arrange a private viewing.





- A spectacular estate with breathtaking views of the countryside, extending to Scrabo Tower
- Approximately 9 acres of farmland with a planting scheme including 2,500 indigenous trees, a freshwater lake, and an orchard
- Five bedrooms, including a luxurious principal suite with an elegant ensuite, all offering panoramic views
- Spacious open-plan kitchen, living, and dining area with bi-fold doors leading to an extraordinary outdoor entertainment space
- Cinema room, home office, garage, gym, and library
- Large, fully insulated Kingspan warehouse with electronic sliding door, full electrical setup, and lighting system
- Comprehensive CCTV PreControl+ system covering the grounds, along with a full internal, zoned alarm system
- Beam vacuum system and two hypoallergenic Beam air exchange systems
- Energy-efficient uPVC double-glazed windows
- Oil-fired central heating with underfloor heating on the ground floor, featuring a triple-zoned system.
- Recently installed high-speed Fibrus broadband and telecommunications system
- Ideally located close to Comber town centre, and just 20 minutes from Belfast City centre and Belfast City Airport





THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC composite front door with glazing to . . .

ENTRANCE HALL: Double storey entrance hall with ceramic tiled floor.

KITCHEN/LIVING/DINING: 40' 4" x 14' 9" (12.3m x 4.5m) (at widest points). Excellent range of high and low level units, double oven, work surfaces, integrated fridge freezer, island with storage units, stainless steel sink with mixer tap, double sided wood burning stove, patio doors to outside dining area, dual aspect floor to ceiling windows overlooking countryside, bi-folding doors to patio and entertainment area.

DOWNSTAIRS W.C.: Comprising low flush wc, large wash hand basin with chrome mixer tap, low voltage spotlights, ceramic tiled floor.

OFFICE/GYM: 11' 10" x 9' 2" (3.6m x 2.8m) Plumbed for ensuite.

UTILITY/BOOT ROOM: 12' 2" x 9' 2" (3.7m x 2.8m) Excellent range of high and low level units, space for double fridge, plumbed for washing machine and tumble dryer, ceramic sink with chrome mixer tap, access to front patio, large understairs storage area, ceramic tiled floor. low voltage spotlights.

LIBRARY NOOK/CASUAL DINING AREA: Views over fields, ceramic tiled floor, low voltage spotlights.

CINEMA ROOM: 17' 9" x 11' 10" (5.4m x 3.6m) (at widest points). Access to patio, large window overlooking the fields.

FIRST FLOOR

PRINCIPAL BEDROOM SUITE: 23' 7" x 17' 1" (7.2m x 5.2m) (at widest points). Triple aspect windows with excellent views over the countryside, carpeted.

ENSUITE BATHROOM: Large bath, low flush wc, heated towel rail, twin wash hand basins with storage beneath and chrome mixer taps, shower cubicle with large rain shower head and body spray attachment, laminate wood effect floor.

BEDROOM (2): 11' 10" x 8' 6" (3.6m x 2.6m) Large built-in wardrobes, outlook to front, laminate wood effect flooring, low voltage spotlights.

BEDROOM (3): 11' 10" x 9' 10" (3.6m x 3m) Laminate wood effect flooring, low voltage spotlights.

ENSUITE SHOWER ROOM: Comprising low flush wc, fully tiled shower enclosure with rain head shower and body spray attachment, vanity unit with wash hand basin with chrome mixer tap, heated towel rail, ceramic tiled floor, low voltage spotlights.

BEDROOM (4): 12' 2" x 11' 6" (3.7m x 3.5m) (at widest points). Laminate wood effect flooring, low voltage spotlights.

ENSUITE SHOWER ROOM: Comprising low flush wc, large wash hand basin with chrome mixer tap, fully tiled shower cubicle with rain head and body spray attachments, heated towel rail.

BEDROOM (5): 11' 10" x 4' 11" (3.6m x 1.5m) (at widest points). Dual aspect windows, laminate wood effect floor, low voltage spotlights.

LANDING: Atrium down to hallway, access to two fully floored attic rooms with heating and light, Beam vacuum system, six Keylight Velux style windows.

WALK-IN WARDROBE: 7' 3" x 5' 11" (2.2m x 1.8m) (at widest points). Shelving and hot water tank.









OUTSIDE

Stone driveway of approximately 0.25 miles, stone parking area to front.

Large paved area with fantastic views over surrounding land of approximately 9 acres, water feature, hot tub, barbecue.

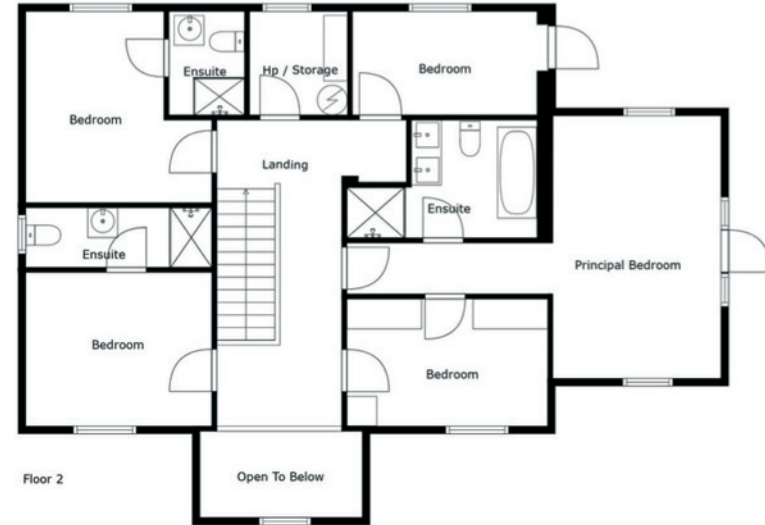
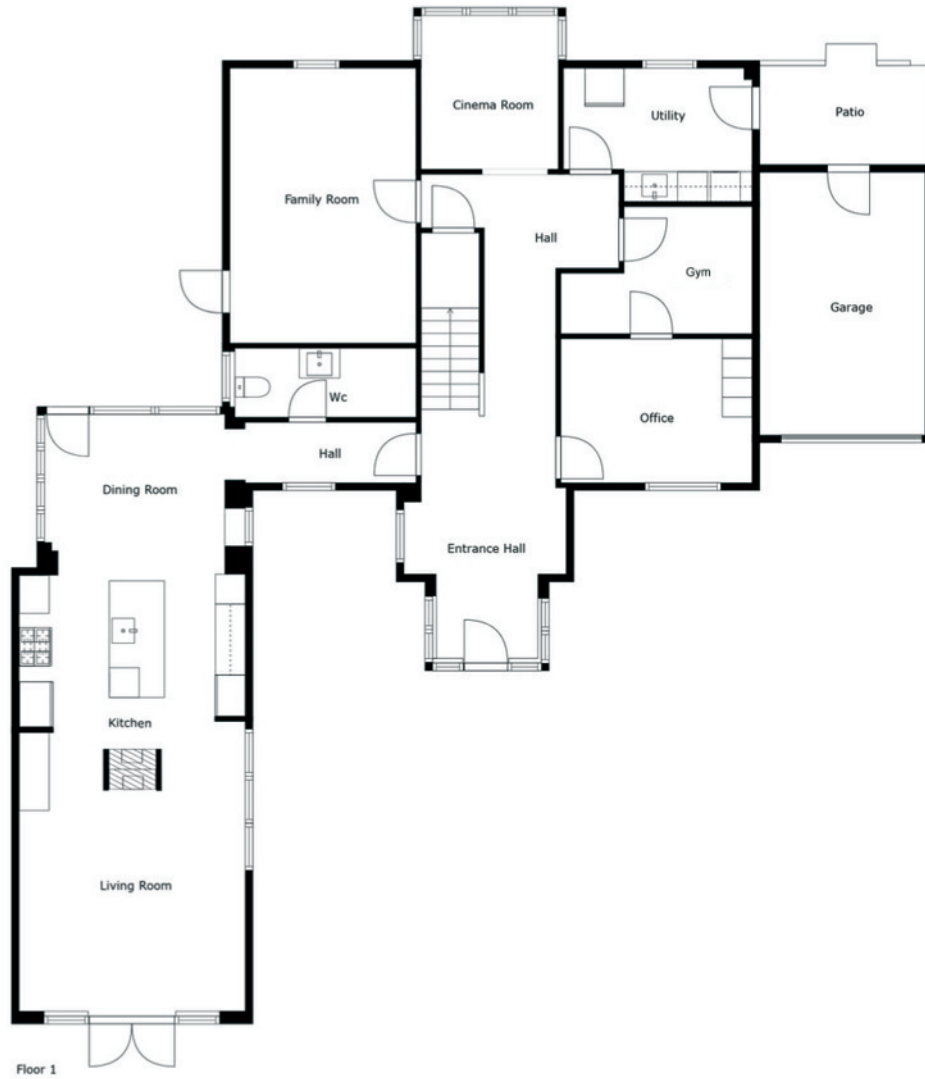
BAR: 19' 0" x 12' 6" (5.8m x 3.8m) Fully heated with power, water, large double fridge, bar and seating area, electric stove, large windows overlooking the fields.

INTEGRAL GARAGE: 16' 9" x 10' 6" (5.1m x 3.2m) Roller shutter door, door to patio area.

Potential passive income from field rental and Daera tree scheme is circa £13,000 over an 8 year period.



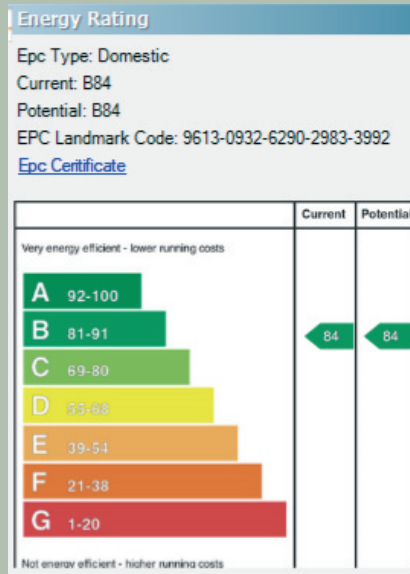




Sizes And Dimensions Are Approximate. Actual May Vary.

LOCATION:

From Comber, head out on the Ballygowan Road for approximately one mile, then turn left onto Hillsborough Road. After 0.5 miles, Hillcreely Estate (No. 18) will be on your right.



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

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