

13 KILLYVOLGAN ROAD,
BALLYWALTER, NEWTOWNARDS, BT22 2NX



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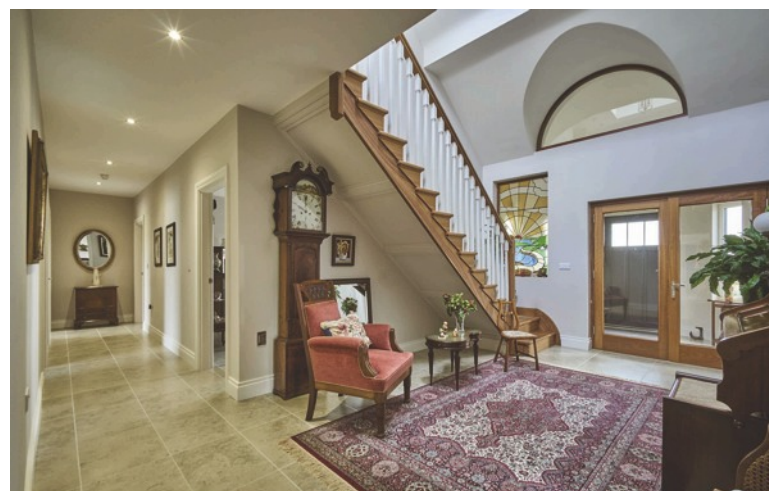


PRICE: OFFERS IN THE REGION OF £950,000

Templeton Robinson are thrilled to bring to market 'The Ashgrove'. This collective residence offers a vast array of buildings and great potential – from the extensive newly built main house (Approx 5,000 sq ft) with 5 or 6 bedrooms and separate downstairs bathroom to the showroom, garages, outbuildings to the further Stone Barn (currently going through planning for three townhouses) and the further offering of a new detached dwelling (Approx 4,800 sq ft) which has Full Planning Permission.

The Ashgrove is situated on a quiet country road and a stone's throw from the village of Ballywalter in the heart of the Ards Peninsula. The location is protected from the noise and bustle of everyday life with it's tranquil and relaxing setting, surrounded by farmland and unspoilt countryside; yet both Bangor and Newtownards are only a 20 minute drive away respectively. Belfast City Airport is also approximately a 40 minute drive.

With so much on offer from the potential of running a small holiday business with Air B&B potential with the Stone Barn to full guest house potential with the main house – all on your doorstep or perhaps long term rentals this is a unique opportunity not to be missed. To note – The Showroom would also make an ideal country shop or for example an Architect's office. We strongly recommend contacting the Agent to arrange an early viewing and to fully understand the complete assets on offer.



- 'THE ASHGROVE ' - Collective Asset Offering with Fantastic Potential
 - Superb Investment Opportunity not to be missed
- Magnificent Detached New Build (finished in 2018) Family Residence - Approx 5,000 sq ft with Bangor blue slate roof and underfloor heating throughout
 - Extensive Gardens in Lawns & Patio Areas enjoying sunny aspect - Ideal for Al Fresco Dining and Entertaining
 - Countryside location yet only a short drive from the village of Ballywalter
 - Emphasis on Natural Light & Entertaining Space
 - Lounge with Hole in Wall Fire Place
 - Kitchen with Full Sized Aga / Working Kitchen / Pantry
 - Living Room / Sunroom / Dining Room Plus Separate Dining Room which could be a 6th Bedroom
 - Downstairs Bathroom plus Shower
 - Two Ground Floor Bedrooms both with Ensuites
 - First Floor - Principal Bedroom with Dressing Room and Ensuite Bathroom; plus Lounge seating areas
 - Two further First Floor Ensuite Bedrooms one with Ensuite Bath and one with Ensuite Shower
 - Oil Heating / uPVC Triple Glazed / Utility Room / Separate Cloaks WC / Beam Vacuum System
 - Detached Double Garage - Electric Roller Doors, Underfloor Heating, Beam Vacuum System
- Stone Barn (Planning Ref - LA06 / 2023 / 2037F) - for Three Stone Houses - 1 x 3 Bedroom & 2 x 2 Bedroom (approx sizes below) - Garages & Gardens and ample parking too
 - Stone House sizes: No1: 3 Bed - 1,345 sq ft approx. No 2: 2 Bed - 1,076 sq ft approx. No.3 2 Bed - 1,076 approx
 - Proposed Detached Property (Planning Ref - LA06 / 2017 / 0175RM) - Property Approx 4,800 sq ft
 - Barn / Outbuildings
 - General Purpose Shed - Approx 73 ft x 33ft
 - Three Large Stores
 - Workshop
 - Paddock and Separate Field to the front of property for use as a field or Proposed Detached Property
 - Belfast City Airport only 40 minutes drive
 - Showroom / Mega Games Room - Ideal as a Country Store / Shop or Ideal Home Office eg Architect's office
- Business Opportunity with Air B&B potential with the Stone Barns to full Guest House potential with the Main House or perhaps long term rentals
 - To Summarise - This is an Ideal position to 'get away from it all' and yet close to Coastal Routes and Bangor & Newtownards





The Property Comprises:

Ground Floor

Composite front door.

ENTRANCE PORCH: Double doors to:

ENTRANCE HALL: Ceramic tiled floor. Cloaks cupboard.

LOUNGE: 22' 0" x 17' 0" (6.71m x 5.18m) Herringbone flooring, marble fireplace (option for gas).

DINING ROOM: 13' 0" x 12' 11" (3.96m x 3.94m) (or potential 6th bedroom/home office) Ceramic tiled floor.

BATHROOM: White bathroom suite comprising slipper bath, separate fully tiled shower cubicle with thermostatic shower unit, bidet, low flush wc, vanity unit with drawer below, LED lighting, ceramic tiled floor.

BEDROOM (4): 14' 11" x 11' 0" (4.55m x 3.35m)

ENSUITE SHOWER ROOM: Walk-in shower cubicle with thermostatic shower unit and rain shower head, vanity sink unit, low flush wc, LED lighting, extractor fan, heated towel rail.

BEDROOM (5): 14' 0" x 12' 11" (4.27m x 3.94m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with rain shower head, vanity sink unit, low flush wc, heated towel rail, LED lighting, ceramic tiled floor.

CLOAKROOM: Heated towel rail, ceramic tiled floor, low flush wc, vanity unit, built-in cupboard with media wiring/controls for underfloor heating.

REAR HALLWAY: Access to outside. Ceramic tiled floor.

UTILITY ROOM: Range of units, Quartz worktops, plumbed for washing machine, ceramic tiled floor, built-in cupboard, oil fired boiler.

KITCHEN: 15' 10" x 0" (4.83m x 0m) Luxury hand crafted kitchen by Drennans. Excellent range of units, Quartz worktops, oil fired four oven Aga, plumbed for American style fridge/freezer, island unit with breakfast area, vegetable sink, Franke Minerva tap (instant hot water tap), LED lighting.

WALK IN PANTRY: with further cupboards and shelving.

WORKING KITCHEN: 10' 0" x 6' 0" (3.05m x 1.83m) Further range of cupboards, Quartz work surfaces, stainless steel sink unit with drainer, plumbed for dishwasher, Bosch oven, Neff ceramic hob, LED lighting, ceramic tiled floor.

LIVING ROOM: 23' 0" x 14' 0" (7.01m x 4.27m) Ceramic tiled floor, hole in the wall fireplace, granite surround and hearth, electric fire, LED lighting, open plan to:

SUN ROOM/DINING ROOM: 15' 10" x 15' 0" (4.83m x 4.57m) Ceramic tiled floor, double doors to patio/garden.

First Floor

GALLERY LANDING:

PRINCIPAL BEDROOM: 24' 0" x 17' 0" (7.32m x 5.18m) (at widest points). Range of built-in robes, drawers etc. Juliette balcony.

DRESSING ROOM: Built-in drawers, rails and shelving.

ENSUITE BATHROOM: Ball and claw foot bath with mixer taps and telephone hand shower, vanity unit, bidet, low flush wc, walk-in double shower cubicle with rain shower head, bathroom mirror with integrated bluetooth speaker. Ceramic wood effect tiles. LED lighting, Velux window.

BEDROOM (2): 14' 0" x 14' 0" (4.27m x 4.27m) Velux window, storage into eaves. Walk-in wardrobe and double built-in wardrobe and storage into eaves.

ENSUITE BATHROOM: Slipper bath, shower cubicle with thermostatic shower unit with rain head shower, low flush wc, vanity unit, LED lighting.

LINEN ROOM: Built-in shelving. Pressurized water system.

BEDROOM (3): 14' 11" x 13' 0" (4.55m x 3.96m) Twin double built-in robe.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit with rain head shower, low flush wc, heated towel rail, ceramic tiled floor. Velux window, LED lighting.







OUTSIDE

DETACHED GARAGE: 30' 10" x 20' 0" (9.4m x 6.1m) Electric roller shutter door. Underfloor heating, Grant oil fired boiler. Beam vacuum system.

SHOWER ROOM: Fully tiled shower cubicle with bodyjet shower, wash hand basin, low flush wc, ceramic tiled floor. Stairs to:

FIRST FLOOR

26' 0" x 12' 0" (7.92m x 3.66m) Built-in cupboard, pressurized water system.

OUTSIDE

Plastic oil tank.

STORE/SHOWROOM: 48' 0" x 28' 0" (14.63m x 8.53m) Electric roller shutter door.

WORKSHOP: 28' 0" x 9' 0" (8.53m x 2.74m) Workshop for machinery, roller shutter door.

STORE ROOM (1): 19' 0" x 18' 0" (5.79m x 5.49m)

STORE ROOM (2): 19' 0" x 9' 0" (5.79m x 2.74m)

STORE ROOM (3): 27' 11" x 19' 0" (8.51m x 5.79m) Electric roller shutter door, plumbed for shower room.





GENERAL PURPOSE SHED: 73' 0" x 33' 0" (22.25m x 10.06m) Light and power.

STORE (1) 49' 0" x 34' 0" (14.94m x 10.36m)

WORKSHOP: 47' 11" x 24' 11" (14.61m x 7.59m) Electric roller shutter door, light and power.

STORE (2): 37' 0" x 27' 0" (11.28m x 8.23m) Light and power. Adjoining ...

FARM WORKSHOP: 27' 0" x 19' 0" (8.23m x 5.79m) Car pit, light and power.

STORE (3): 30' 0" x 28' 0" (9.14m x 8.53m) Light and power.

PIGGERY: 100' 0" x 25' 0" (30.48m x 7.62m) (approx.) Light and power.

The driveway to the Ashgrove divides allowing separate access to the house and yard. Front garden laid in lawn, paved patio area to rear.

Paddock. Lower field has planning permission for a detached villa.

SITE TO FRONT WITH FULL PLANNING PERMISSION

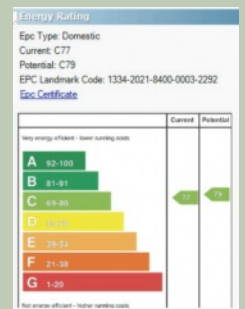


LOCATION:

Leaving Ballywalter travelling towards Ballyhalbert on the Springvale Road, approx 3/4 mile turn right into Ballyatwood Road and then first left into Killyvolgan Road.



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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