

TEMPLETON
ROBINSON



60A Windmill Road,
Millisle,
NEWTOWNARDS,
BT22 2EE

Offers Around
£550,000

Viewing by
appointment with
& through agent
028 90 424747



This impressive country home is the epitome of tranquil rural living. Set amidst formal gardens and a paddock of circa two acres the property is approached by a picturesque tree-lined drive, just off the Windmill Road, so named after the scenic Ballycopeland Windmill. Designed as a family home, the wealth of accommodation extends onto two floors with many of the rooms benefiting from the charming open aspects over the surrounding countryside. Situated only a few minutes' drive from Newtownards, Bangor and Donaghadee the convenience of the location is easily appreciated, providing the ideal environment for those who wish to enjoy country life while not being far removed from the necessities of life.

The formal lounge enjoys a limestone fireplace with multi-fuel cast iron stove, dining room leading to family room with cast iron stove are further complimented by a well-appointed garden room which overlooks the garden and surrounding countryside. With four bedrooms, guest bedroom with ensuite on the ground floor and on the first floor principal room with ensuite shower room, two bedrooms and family bathroom.

The interesting gardens offer a variety of relaxing areas and for the equestrian enthusiast a paddock and four purpose-built stables. This is a most attractive property that offers an immediate appeal on first sight.



- Superb Country Home in circa 2 acres
- Excellent Standard of Decor Throughout
- Lounge with Limestone Fireplace and Cast Iron Multi Fuel Stove
- Dining Room leading to Family Room with Cast Iron Stove
- Garden Room - overlooking the garden and surrounding countryside
 - Maple Kitchen with Casual Dining Area, Utility Room
 - Cloaks with "Heritage" wash hand basin
- Guest Bedroom on Ground Floor with Ensuite Shower Room
- Three First Floor Bedrooms, Principal Room with Ensuite Shower Room and Potential for Dressing Room subject to Planning Approvals
 - Family Bathroom
 - Double Glazed Windows / Oil Fired Central Heating
- Ample Driveway Parking / Detached Double Garage/ Garden Shed
- Formal Gardens and Patio Areas surround the property
- Paddock & Purpose Built Stable Block with 4 Stables
 - Superb Countryside Location

The Property Comprises:

Ground Floor

Hardwood front door, glazed side lights.

ENTRANCE HALL: Solid oak herringbone flooring. Part panelled walls, ceramic tiled floor.

Cloaks under stairs.

CLOAKROOM: Heritage wash hand basin, low flush wc, part wood panelled walls, black and white ceramic tiled floor.



From hall, glazed door to:

LOUNGE: 22' 12" x 18' 1" (7m x 5.5m) (into bay). Solid oak herringbone floor, limestone fireplace, cast iron multi-fuel burning stove, slate hearth. Cornice ceiling.



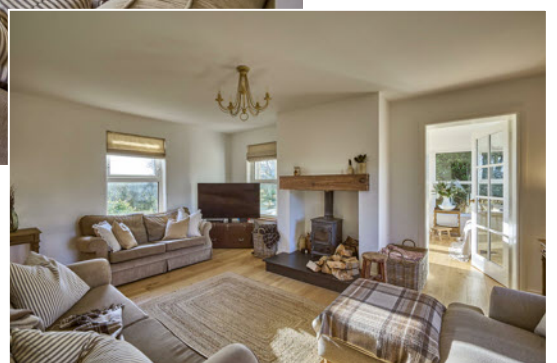
From hall, double doors to:

DINING ROOM: 13' 9" x 11' 6" (4.2m x 3.5m) Herringbone solid wood flooring, cornice ceiling.



Glazed door to:

FAMILY ROOM: 16' 9" x 11' 10" (5.1m x 3.6m) Hole in the wall fireplace with Morso cast iron wood burning stove, stone slate hearth, sleeper mantle, wood flooring



Glazed door to:

GARDEN ROOM: 18' 1" x 11' 2" (5.5m x 3.4m) Wood flooring, double doors to patio/garden.



From hall, door to:

KITCHEN: 20' 4" x 10' 6" (6.2m x 3.2m) Maple Shaker style kitchen with excellent range of high and low level units, laminate work surfaces, one and a half bowl ceramic sink unit with mixer tap, integrated dishwasher, housing for hob, extractor fan and canopy. Double oven, LED lighting, integrated fridge. Casual dining area. Glazed display cabinets, ceramic tiled floor, part tiled walls.



UTILITY ROOM: 10' 6" x 5' 11" (3.2m x 1.8m) Further range of units, stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, ceramic tiled floor. Door to outside.

GUEST BEDROOM: 14' 1" x 11' 10" (4.3m x 3.6m) (at widest points). Solid oak herringbone floor.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, low flush wc, pedestal wash hand basin, ceramic tiled floor, fully tiled walls, extractor fan.



First Floor

GALLERY LANDING: Built-in cupboard x 2. Further storage into eaves.

BEDROOM (4): 19' 0" x 13' 9" (5.8m x 4.2m) Walk-in robe. Linen cupboard, built-in storage. Megaflo pressurized water system.



BEDROOM (3): 12' 2" x 9' 10" (3.7m x 3m) Double built-in robes.



BATHROOM: Soft cream bathroom suite comprising panelled bath with telephone hand shower, low flush wc, pedestal wash hand basin, ceramic tiled floor, part tiled walls. Extractor fan, LED lighting.

PRINCIPAL BEDROOM: 16' 9" x 11' 6" (5.1m x 3.5m) Wall-to-wall range of built-in robes with mirror fronted doors.

ENSUITE SHOWER ROOM: Fully tiled shower room with thermostatic shower unit, vanity unit, bidet, low flush wc, heated towel rail, ceramic tiled floor. Fully tiled walls. LED lighting. Access to eaves. (Potential for walk-in dressing room).



Outside

Pebbled shared driveway to 60A.

DETACHED DOUBLE GARAGE: 19' 8" x 19' 8" (6m x 6m) Twin up and over door. Light and power, oil fired boiler.

Front and rear gardens circa 2 acres. Side garden laid in lawn. Garden shed, paddock, four stables with light, power, water and camera.

Patio area, outside tap.







Location:

Travelling out of Donaghadee on the Killaughey Road at approximately 2 miles turn left into Windmill Road turn right onto concrete laneway opposite Craigboy Road.



Energy Rating

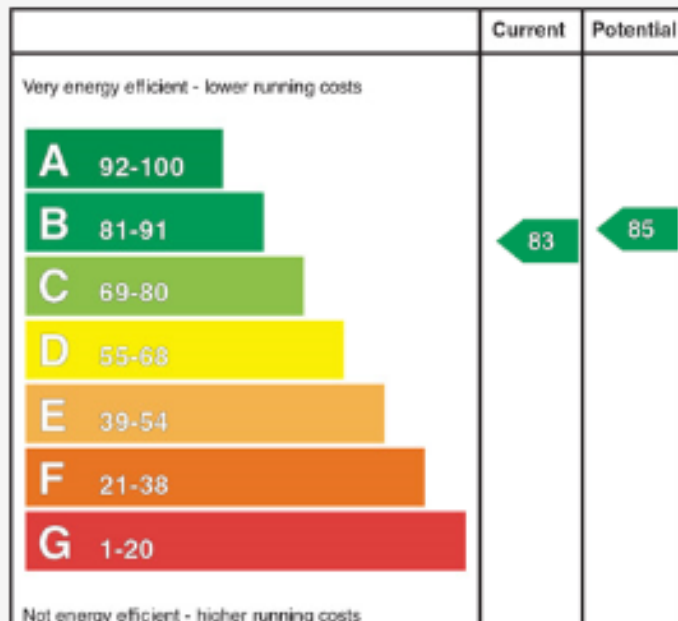
Epc Type: Domestic

Current: B83

Potential: B85

EPC Landmark Code: 9099-3944-2202-1174-9200

[Epc Certificate](#)



North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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