



68 GROVE ROAD

DROMORE, COUNTY DOWN, BT25 1QX

savills



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Hillsborough 5.4 miles, Banbridge 8.2 miles, Lisburn 9.8 miles, Ballynahinch 11.6 miles, Craigavon 12.0 miles, Downpatrick 20.0 miles, Belfast 17.7 miles,
Belfast International Airport 25.6 miles, Derry/Londonderry 87.0 miles & Dublin 87.5 miles

(All Distances Approximate)

PRISTINE EQUESTRIAN PROPERTY WITH AN ABUNDANCE OF FACILITIES IN IDEAL COUNTRYSIDE LOCATION

Well-proportioned family residence constructed in 2000 with 3 reception rooms and 4 double bedrooms

Located in a mature and secluded setting with views of the surrounding countryside

*Excellent equestrian facilities to include 12 stables (6 indoor), flood lit sand and fibre arena,
machinery/lorry parking shed, and indoor tack room and wash bay*

About 10.6 acres of grazing lands to include gallops laid to sand

Ideally located just off the A1 road network connecting Belfast & Dublin

ABOUT 13.70 ACRES / 5.54 HECTARES IN TOTAL

FOR SALE BY PRIVATE TREATY

Savills Belfast

2nd Floor, Longbridge House

16-24 Waring Street

Belfast, BT1 2DX

+44 (0) 28 9026 7820

Email: belfast@savills.ie

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SITUATION

The subject property is located on the outskirts of Dromore and Royal Hillsborough in County Down. Dromore is a small market town and civil parish within the district of Armagh City, Banbridge and Craigavon, which is only about 2.3 miles from the subject property. The town provides all amenities needed including a number of convenience stores, restaurants/cafes, post office, library and local shops.

Royal Hillsborough is a village and civil parish only about 3.3 miles distant, which is noted for its Georgian architecture. Notably the village has a fantastic range of attractions and amenities which include Hillsborough Castle as well as the Hillsborough Fort and Historic Parish Church. For walking enthusiasts, Hillsborough Forest Park and Lake offers fantastic scenery and picturesque setting.

The subject property's situation offers an excellent opportunity for commuting to both Dublin (1 hr 35 mins) and Belfast (25 mins) via the A1 Carriageway, as well as commuting to Craigavon and Downpatrick via B2 Lurgan Road and B2 Ballynahinch Road.

Belfast City Airport is only about 20.7 miles distant which provides flights to destinations throughout Europe and the rest of the UK. Belfast International Airport is about 25.6 miles distant, while Dublin Airport is about 80.5 miles.

The area has a reputation for agriculture with Dromore being the home of Henry George Ferguson who is noted as the inventor of the modern tractor. The area is well known for productive, high quality farmland at low altitude with many agricultural merchants, machinery suppliers and markets. For those with equestrian interests, the property is easily accessible to a number of registered SJL venues and eventing Ireland tracks.

The location has the benefit of being in close proximity to the amenities offered at Sprucefield Shopping Centre and The Boulevard Shopping Centre, which offers a range of different retailers from fashion to food. The local area also boasts a range of excellent schooling including Downshire Primary School, Banbridge Academy, Wallace High School and Friend's School to name a few.



DESCRIPTION

Situated in the heart of the County Down countryside, 68 Grove Road is a detached, two storey family residence constructed in 2000. Extending to approximately 7,225 sq ft, the property boasts spacious and well proportioned accommodation as shown on the accompanying plans.

The property is accessed via a stone pillared entrance with cast iron electric gates and approached via a tarmacadam sweeping driveway flanked with lawn offering a grand sense of arrival.

Upon entry you will be led through to the spacious entrance hall with rear dining area, which features a beautiful central staircase along with a limestone fireplace and solid oak flooring throughout. There are 2 reception rooms leading off the entrance hall to include the drawing room and living room which offer exceptional space for entertaining guests. The kitchen forms the heart of the property and features an excellent range of floor and wall mounted units, central island, 4 oven aga and granite worktops. The sunroom/additional lounge area adjoins the kitchen and living room and offers direct access to the rear gardens and patio area through double doors. The sunroom benefits from an abundance of natural light and features decorative wooden beams and a full height brick fireplace with wood burning stove. Further accommodation on the ground floor includes a utility room, WC and home office. The home office benefits from own door rear access, ideal for those looking to run a business from home.

On the first floor the extensive accommodation continues with an impressive master bedroom with double doors to a Juliette balcony, ensuite shower room and walk-in wardrobe. There are a further 3 well portioned double bedrooms, each with walk-in wardrobes and 1 offering a shower ensuite. The first floor landing is extremely spacious and features a unique circular stained glass horse window. The family bathroom is accessed off the landing and contains a freestanding bath with mixer taps and twin hand basins.

The property further boasts an integral triple garage with electric roller shutter doors and an upper level comprising of a gym area and snooker room. There is planning permission passed under reference LA05/2023/0429/F for the demolition of the existing garage and sunroom for the erection of a single storey rear extension, new storey and a half garage and gym. The proposed extension has been designed by award winning architect Des Ewing and Johnny Knox Garden Design. Full plans and drawing can be made available upon request.

The gardens are beautifully manicured and feature a garden house with stove which could be converted to a small studio subject to the relevant permissions.

Externally the property offers excellent equestrian facilities with a total of 12 stables across an immaculate yard with separate road access. There are a range of outbuildings to include a 23 m x 12 m shed with 6 indoor stables, indoor wash bay and tack room and a 23 m x 7 m shed with roller shutter door, ideal for storing horse lorries/trailers. There is a further stone clad building hosting 4 outdoor stables with a decorative red brick archway leading through to the rear yard which features an additional 9 m x 23 m lean to shed with 2 further stables. All stables benefit from automatic water drinkers.

Further facilities include a 28 m x 18 m sand and fibre arena with surrounding floodlights for evening/winter riding and approximately 10.6 acres of grazing lands which are currently laid across 5 paddocks and 5 larger fields with a gallop track laid to sand. The current set up would be suitable for a private or professional yard.

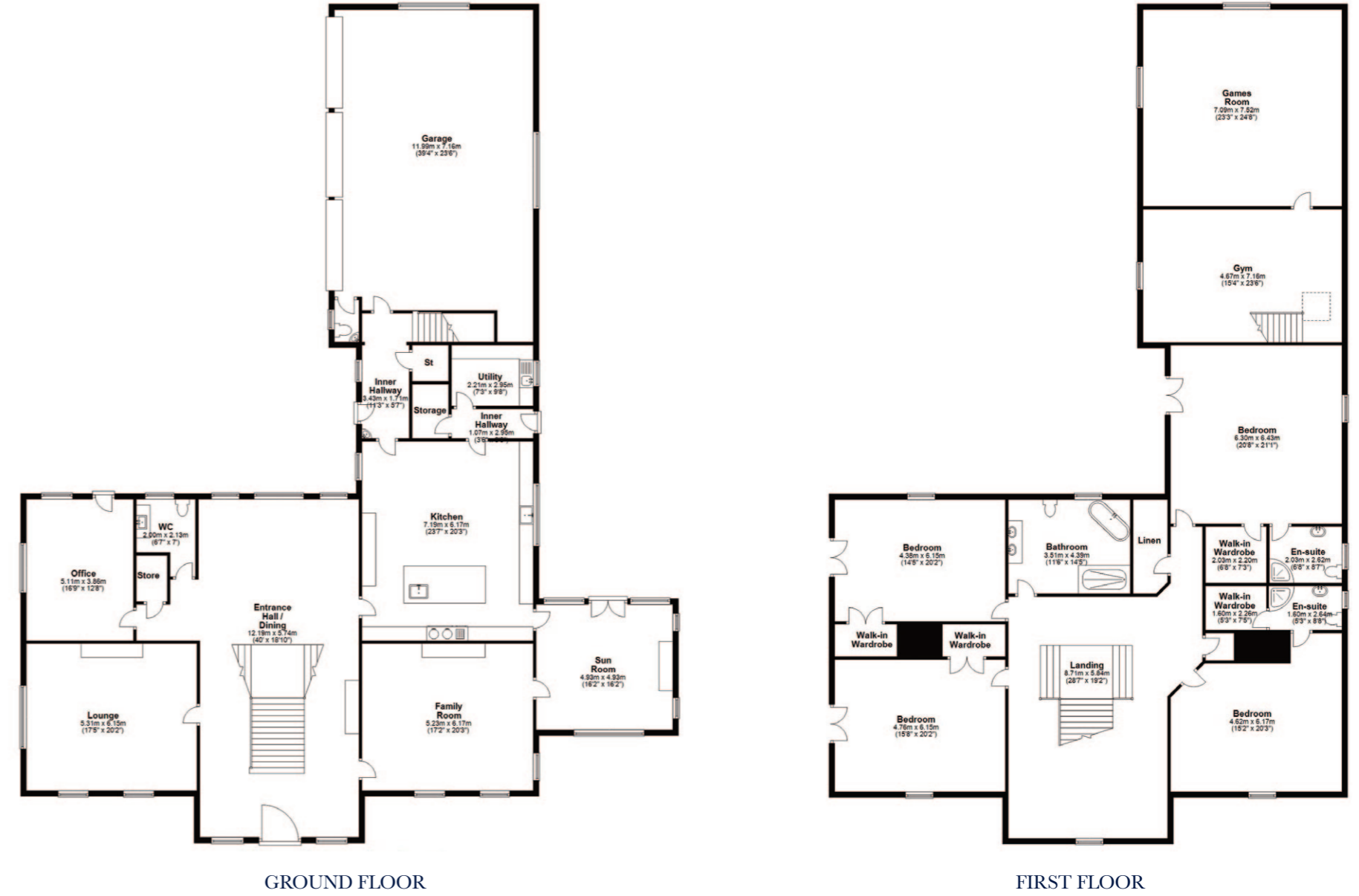
This represents a unique opportunity to purchase an immaculate property with excellent equestrian facilities, and early viewing is recommended.



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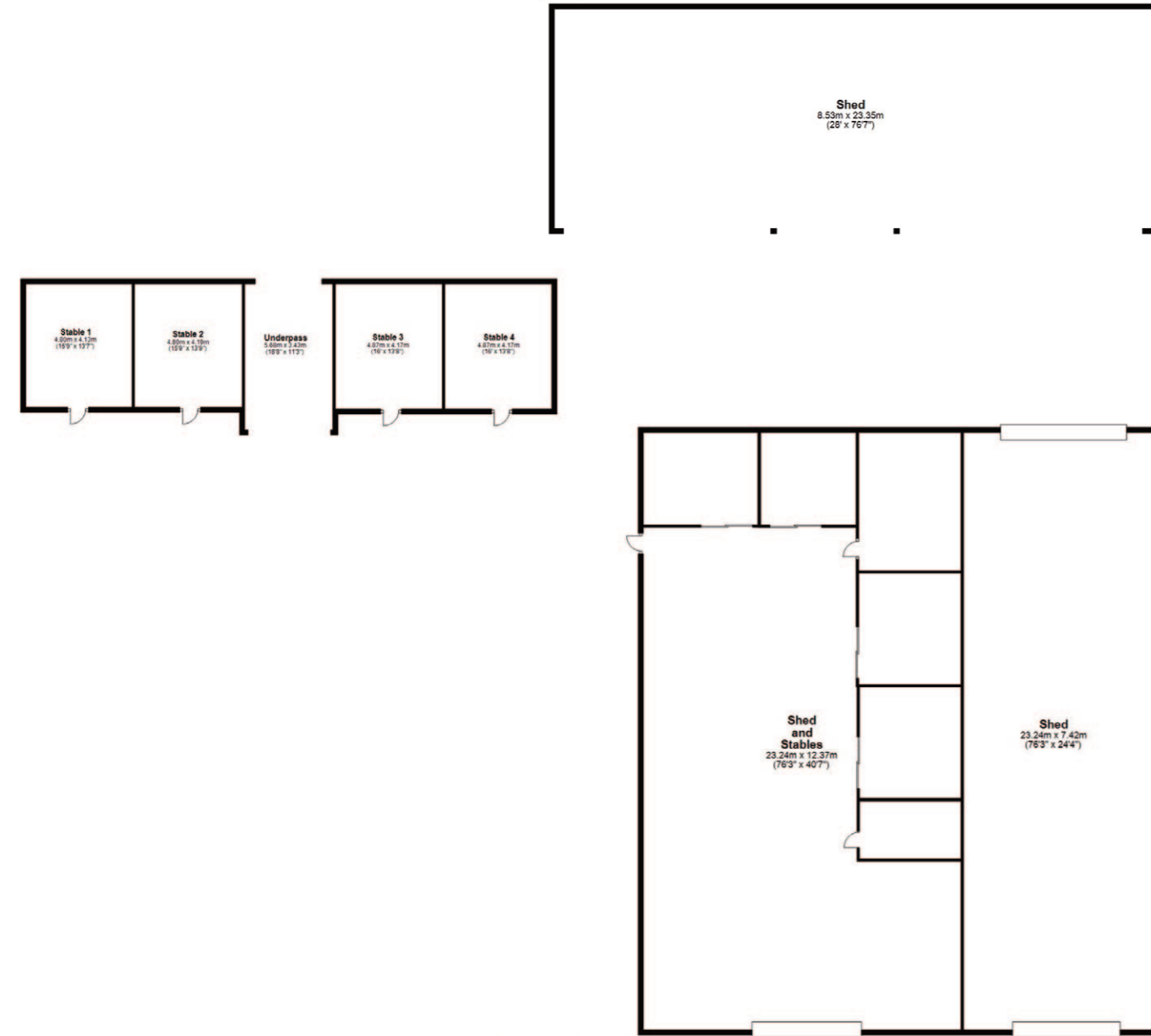
Total Area: approx 671.2 sq. metres (7,224.5 sq. feet)

For illustrative purposes only



OUTBUILDINGS

For illustrative purposes only





PROPOSED PLANNING PERMISSION



PROPOSED PLANNING PERMISSION



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION

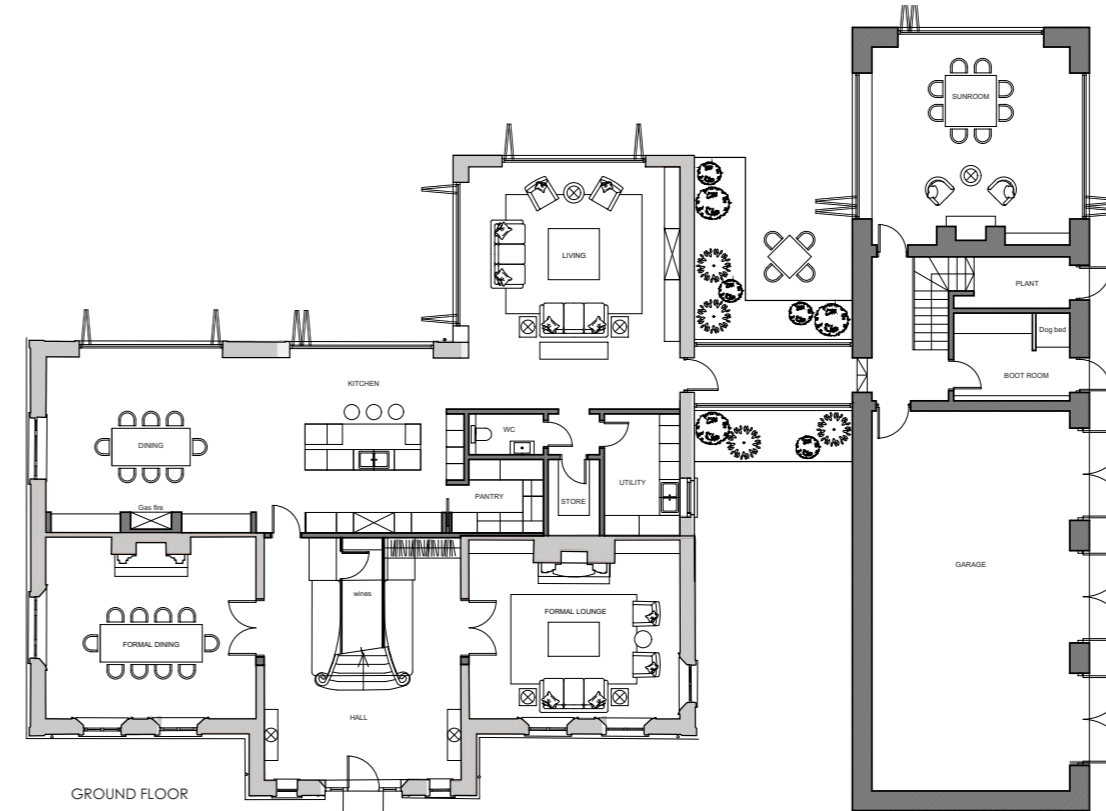


SOUTH-WEST ELEVATION

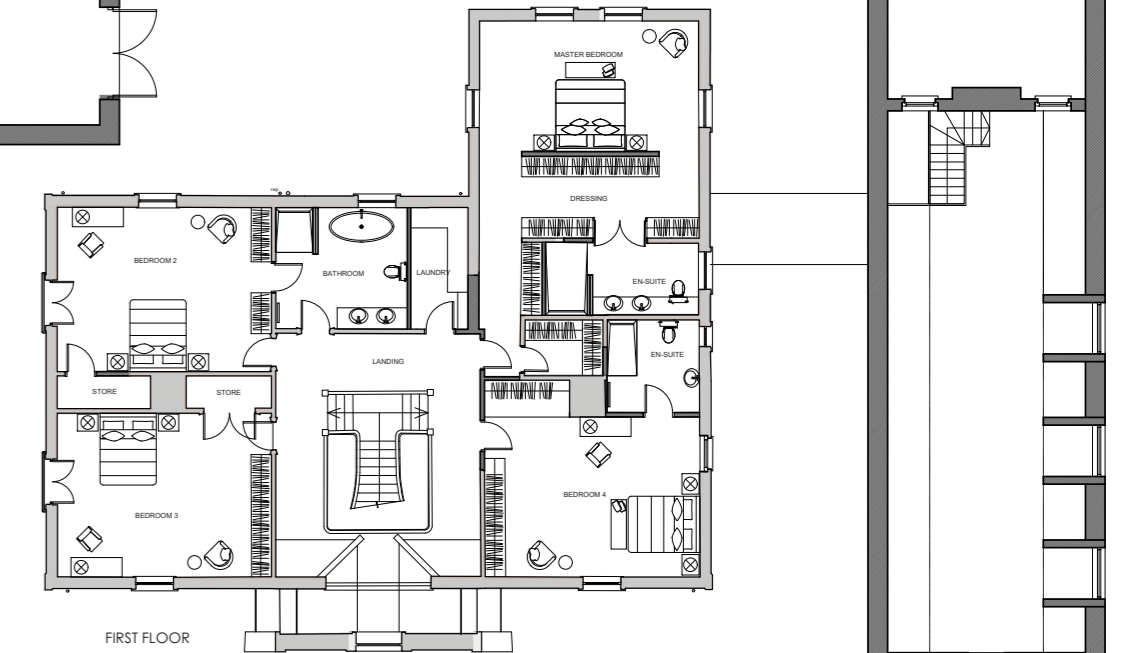


SOUTH-EAST ELEVATION

PROPOSED PLANNING PERMISSION



GROUND FLOOR



FIRST FLOOR

GENERAL REMARKS & STIPULATIONS

Viewings

Strictly by appointment by the sole selling agents:

Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX

Tel: +44 (0) 28 9026 7820 Email: belfast@savills.ie

Directions

The postcode for the property is BT25 1QX.

Airports

Belfast International Airport (www.belfastairport.com)

Belfast City Airport (www.belfastcityairport.com)

Dublin Airport (<https://www.dublinairport.com/>)

Fixtures & Fittings

All fixtures and fittings are included in the sale.

Solicitors

Thompsons Solicitors, 4th Floor, City Exchange, 11-13 Gloucester Street, Belfast, BT1 4LS.

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 £1,500,000 (One Million and Five Hundred 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 further 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 are £3,480 for 2024/2025.

Energy Performance Certification

E40

Services

Oil fired central heating, underfloor heating, Fibrus Wi-Fi, central vacuum, 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.

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

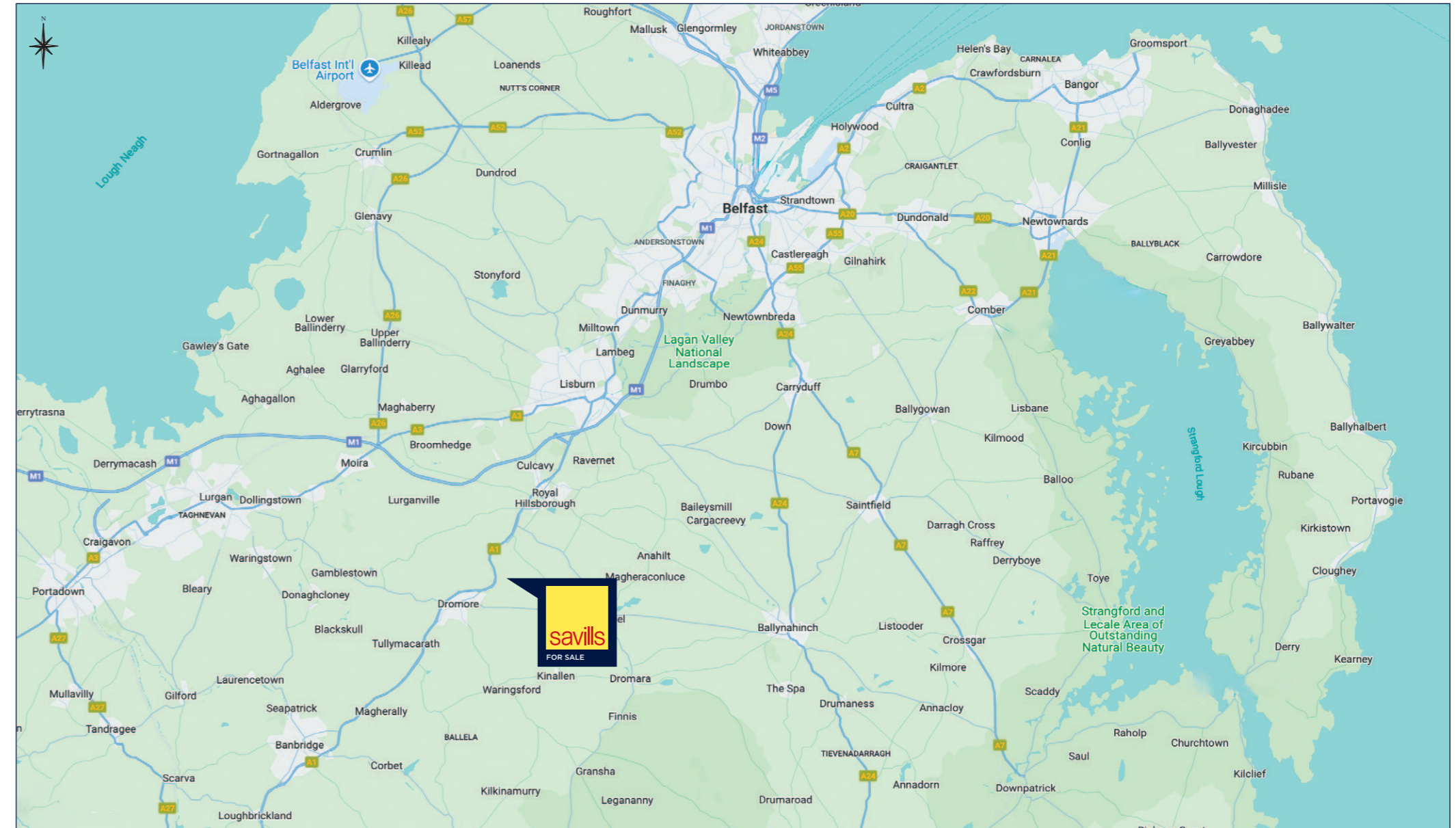
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

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.



Savills (UK) Ltd AC0000822290

Disclaimer Savills: These particulars are issued by Savills on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Savills 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, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. December 2024.



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

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