



49 Blackstaff Road Kircubbin, Newtownards, BT22 1AG

Located in tranquil countryside almost midway between Kircubbin and Cloughey villages, this unique property consists of a detached bungalow, extensive range of stone outbuildings & stables, a metal barn and a paddock totalling approximately 1.8 acres. It is a real "Lifestyle purchase" opportunity, only limited by your imagination (and of course budget) but potentially ideal for those with kennelling or stabling in mind or even, following conversion, holiday lets.

The bungalow has benefitted from complete renovation over the past 12 - 18 months including full re-wire, new oil fired central heating system, a new kitchen, a new bathroom and redecoration throughout. Personally I would extend the rear conservatory to create a double glazed "breakfast/dining room" and that would be that.

The layout of the bungalow is versatile offering 3 or 4 bedrooms depending on your needs whilst the range of outbuildings is huge.

Take a drive past and see the surroundings for yourself and, if you're still interested, give us a call to book an internal viewing and start making plans.

Offers Around £299,950

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- House and outbuildings on approx 1.8 acre site.
- Lounge with tiled fireplace
- Lean-to conservatory (scope to extend and improve with uPVC double glazing)
- Unique "lifestyle purchase" opportunity for a variety of potential buyers
- Fully renovated bungalow
- Newly fitted kitchen with casual dining area
- uPVC double glazing - Oil fired central heating
- 3 or 4 bedrooms depending on needs
- Newly fitted shower room with modern walk in "Rain Shower"
- Generous range of outbuildings, barn & workshops with variety of uses

Entrance

Lounge

15'7x14'4 (4.75mx4.37m)

Kitchen/diner

11'5x11'3 (3.48mx3.43m)

Lean-to conservatory

11'1x5 (3.38mx1.52m)

Bathroom

8'3x8 (2.51mx2.44m)

Bedroom 1/Dining room

15'3x10'5 (4.65mx3.18m)

Bedroom 2

14x9'7 (4.27mx2.92m)

Bedroom 3

13'2x7'2 (4.01mx2.18m)

Bedroom 4

11'3x8 (3.43mx2.44m)

Outside

Outbuilding 1

15'1x14'9 (4.60mx4.50m)

Outbuilding 2

14'9x10'2 (4.50mx3.10m)

Outbuilding 3

23'10x14'9 (7.26mx4.50m)

Outbuilding 4

10'9x9'5 (3.28mx2.87m)

Outbuilding 5 & 6

16x10 (4.88mx3.05m)

Garage/workshop

18x16 (5.49mx4.88m)

Outbuilding 7

13'11x11'8 (4.24mx3.56m)

Store

13'11x6 (4.24mx1.83m)

Barn

45x24'6 (13.72mx7.47m)

Outbuilding 8 & Workshop

35'6x18 (10.82mx5.49m)

Stables x 4

35'6x14'6 (10.82mx4.42m)

Outbuilding 9

17'3x11'4 (5.26mx3.45m)

Buyers notes

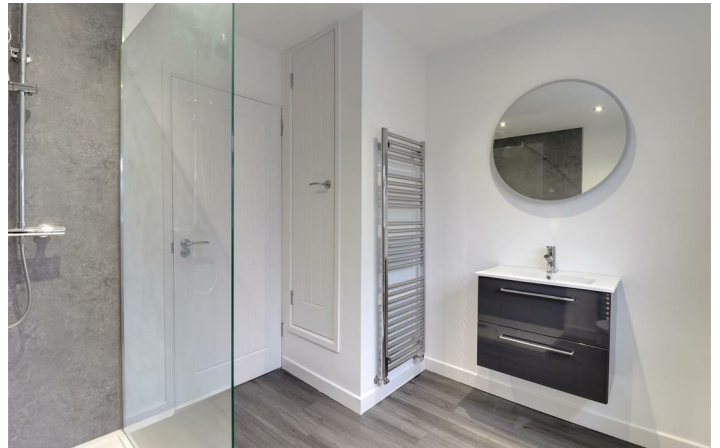
Tenure

Property misdescriptions

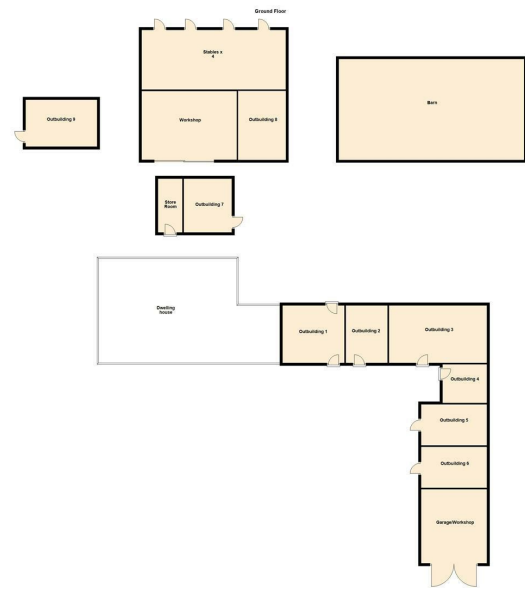
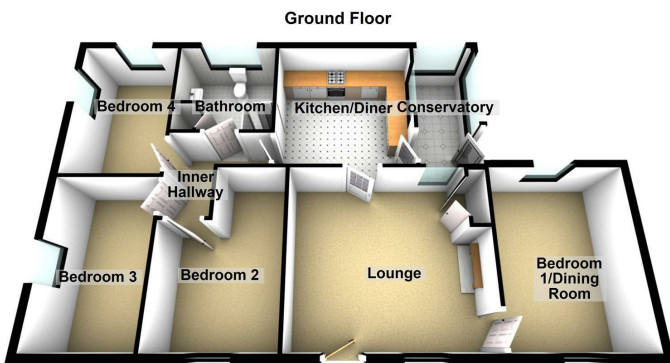


Directions

There are many ways to reach 49 Blackstaff Road but for those unfamiliar with the area start at Kirkistown Race Course and take Ballyeasborough Road, opposite the track entrance, towards "The Quarter". At the crossroads turn right and proceed towards the hamlet of "Ballycran". Number 49 is located on the left.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland	EU Directive 2002/91/EC		Northern Ireland	EU Directive 2002/91/EC	