

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

33 Parade, Donaghadee, BT21 0HE

028 9188 8000

donaghadee@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**HAWTHORN LODGE, 277  
KILLAUGHEY ROAD,**

**OFFERS AROUND £450,000**



Located on the picturesque Killaughey Road in Donaghadee, Hawthorn Lodge presents a unique opportunity for both residential and commercial ventures. This impressive property, formerly a residential care home, boasts an expansive footprint of approximately 7000 square feet, set within a generous 5.5-acre site that includes paddocks and an outbuilding.

The house features an impressive ten bedrooms, each equipped with ensuite facilities, ensuring comfort and privacy for all occupants. The layout is thoughtfully designed with five reception areas, including two delightful conservatories that invite natural light and offer serene views of the courtyard. The living room, lounge, and dining room provide ample space for relaxation and entertaining, making this property ideal for family gatherings or social events.

The grounds are beautifully landscaped, adorned with mature plants, shrubs, and trees, creating a tranquil environment that enhances the overall appeal of the property. Additionally, the custom-built office, spanning approximately 1500 square feet, offers a perfect space for business operations or could be repurposed to suit your needs.

With two fields equipped with water drinkers, this property is well-suited for equestrian enthusiasts or those looking to embrace a rural lifestyle. The potential for conversion into a substantial residential property or the establishment of a thriving business makes Hawthorn Lodge a truly versatile investment.

Whether you are seeking a grand family home or a strategic business opportunity, Hawthorn Lodge stands as a remarkable choice in a sought-after location, combining space, comfort, and the charm of the countryside.



# Key Features

- Former Residential Care Home Circa 7000 Sq Ft In A Semi Rural Location
- Nine Residential Bedrooms, All With Ensuites And Built In Wardrobes
- Two Fields With Water Drinkers, Opportunity For Equestrian Enthusiasts And Outbuilding/Office
- Rear Yard With Custom Built Office Circa 1500 Sq Ft
- Please Note: If you wish to convert this property to residential use, it will need to be reclassified, as it is currently designated as a commercial premises
- Large Site Circa 5.5 Acres With Two Fields, Office And Outbuildings
- Five Reception Areas, Including Two Conservatories, Dining Room, Living Room And Lounge
- Landscaped Gardens To Front With Mature Plants, Shrubs And Trees
- Well Located Close To Both Donaghadee And Newtownards



## Accommodation Comprises:

### Entrance Hall

Tiled flooring.

### Lounge

26'2" x 23'11"

Feature fireplace with tiled hearth, Scrabo stone surround and wood panelled detail, built in shelving, door to conservatory.

### Conservatory

11'5" x 11'1"

Stone flooring, door to rear paved courtyard area.

### Dining Room

28'6" x 16'4"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap, Aga range cooker, walk in larder, space for dining, tiled flooring.

### Kitchen

18'0" x 9'2"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap and built in drainer, beam detail, space for range cooker, tiled flooring, door to rear garden.

### Rear Hall

### Boiler House

Built in storage, tiled flooring.

### WC

White suite comprising corner wash hand basin, low flush wc, tiled flooring.

### Bedroom 8

15'5" x 14'9"

Double room, built in robe, ensuite.

### WC

White suite comprising pedestal wash hand basin and low flush wc, recessed spotlighting, vinyl flooring.

### Rear Hall

### Bedroom 7

15'5" x 14'9"

Double room, built in robe, ensuite.

### Ensuite

White suite comprising panelled bath with mixer tap, low flush wc, wash hand basin with vanity area and built in storage.

### Bedroom 6

15'8" x 9'10"

Double room, built in robe, ensuite.

### Ensuite

White suite comprising shower enclosure, low flush wc, vanity unit with sink, storage and mixer tap, vinyl flooring.

### Bedroom 5

15'8" x 9'10"

Double room, built in robe, ensuite.

### Ensuite

White suite comprising shower enclosure, low flush wc, vanity unit with sink, storage and mixer tap, vinyl flooring.

### Hall

### Bedroom 4

17'0" x 15'1"

Double room, built in robe, ensuite.

### Ensuite

White suite comprising panelled bath with mixer tap, low flush wc, wall mounted wash hand basin, vinyl flooring.

### Bedroom 3

15'8" x 14'1"

Double room, built in robe, ensuite.

### Ensuite

White suite comprising wall mounted wash hand basin, panelled bath with mixer tap, low flush wc, vinyl flooring.

### Hall

### Laundry Room/Hairdressers

13'1" x 7'2"

Range of low level units, laminate work surfaces, plumbed for washing machine, single stainless steel sink with mixer tap, vinyl flooring, door to rear garden.

### Bedroom 2

15'5" x 11'5"

Double room, built in robe, ensuite, door to conservatory.

### Ensuite

White suite comprising panelled bath, low flush wc, sink with vanity area and storage, tiled flooring.

### Bedroom 1

17'4" x 14'9"

Double room, built in robe, ensuite, door to conservatory.

### Ensuite

Coloured suite comprising panelled bath with mixer tap, pedestal wash hand basin, low flush wc, vinyl flooring.

### Conservatory

19'8" x 9'10"

Tiled flooring, door to rear garden area.

### First Floor

### Office

Galleried landing, overlooking dining room.

### Bedroom 9

15'1" x 14'9"

Double room, built in robes, ensuite.

### Ensuite

White suite comprising shower enclosure with over head shower, low flush wc and sink with vanity area and storage, extractor fan.

### Living Room

12'5" x 12'1"

### Kitchen Area

9'2" x 8'10"

Range of high and low level units, laminate work surfaces, single stainless steel sink with mixer tap, vinyl flooring.

### Bedroom

10'5" x 8'6"

Double room, ensuite.

### Ensuite

White suite comprising shower enclosure with overhead shower, low flush wc, pedestal wash hand basin with mixer tap.

### Outside

Front: Area in lawn, mature trees, shrubs, driveway in stone and semi rural views.

Side: 2 fields with water drinkers and outbuilding.

Rear: Yard area, outside lights, outside tap, access to office.

### Office

38'0" x 33'5" @ widest points

Main office 11.6m x 7.8m

Kitchen area 3.4 x 3.3

Office 3.9m x 3.4m

Bathroom - white suite comprising bath with mixer tap, low flush wc, pedestal wash hand basin, tiled flooring.

Rear store 7.0m x 3.0m

Re classification from commercial to residential would be required















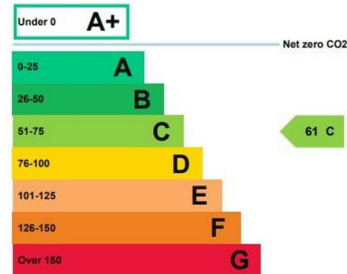






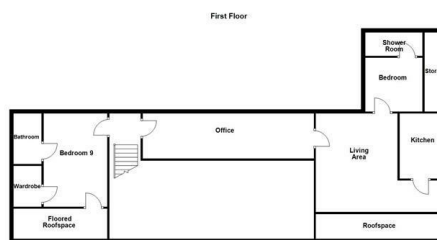
### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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