



35 BALLYMACORMICK ROAD  
BANGOR



STUNNING VIEWS OVER BELFAST LOUGH,  
COUNTRYSIDE, BALLYHOLME & BANGOR CITY CENTRE

## 35 BALLYMACORMICK ROAD BANGOR

INDEPENDENT PROPERTY ESTATES ARE TRULY HONoured TO RECEIVE INSTRUCTIONS TO INTRODUCE TO THE SALES MARKET “BALLYMACORMICK HOUSE”, NUMBER 35 BALLYMACORMICK ROAD, BANGOR A MAGNIFICENT FAMILY HOME SET ON CIRCA 2 ACRES WITH STUNNING COUNTRYSIDE VIEWS, SEA VIEWS AND VIEWS ACROSS BALLYHOLME AND BANGOR.

Ballymacormick House is arguably one of the most iconic Properties to be introduced to the Sales Market within the North Down Area for many years and with this in mind we would recommend an early viewing to truly appreciate what this magnificent Property has to offer.

This commanding and spacious family home, provides exceptional accommodation for entertaining, offering ideal family living for today’s modern & growing family or for simply sitting back and taking in the stunning Sea Views, Countryside Views and Views over Ballyholme and Bangor City Centre.

- Detached Family Residence
- Stunning views over Belfast Lough, Countryside, Ballyholme & Bangor City Centre
- Four Double Bedrooms (three with access to Ensuite)
- Three Reception Rooms
- Luxury Open Plan Kitchen / Living / Dining Area
- Utility Room leading to Courtyard
- Ground Floor W.C.
- First Floor Deluxe Shower Room Suite
- uPVC Double Glazing
- Oil Fired Central Heating
- Field for Equestrian Facilities to the Front of Circa 2 Acres
- Mixture of Rolling Lawn Gardens, hidden Lawn Gardens with Small Trees and Flower Beds
- Mixture of Outbuildings / Stables / Tack Room / Garage
- Sweeping Driveway for off Road Parking

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WITH SPECTACULAR SEA VIEWS OVER BELFAST LOUGH & SCOTLAND BEYOND, BALLYMACORMICK HOUSE IS RECOGNISED AS ONE OF THE FOREMOST LANDMARK PROPERTIES IN NORTH DOWN.

A magnificent Family Residence located on the outskirts of Ballyholme, this home is perfect for the ever-growing family and is within walking distance from both Ballyholme Yacht Club and Royal Ulster Yacht Club, the latter being recognised as the centre of excellence for Yachting on Belfast Lough.

Ballyholme Village with its myriad of Coffee Shops & Restaurants is minutes away on foot and Bangor City Centre is also close by.

The coastal path walks, to Bangor, Ballymacormick Point & beyond to Groomsport are widely recognised as providing some of the most amazing views on offer in Northern Ireland.

**OFFERS OVER - £895,000**

Ballymacormick House will without doubt be one of the most sought-after Properties in Bangor and is within close proximity to Ballyholme Primary School, Ballyholme Village, Ballyholme Beach and The Esplanade Bar and Restaurant.

The interior of Ballymacormick House combines classic formality with contemporary everyday living spaces, including an open plan Kitchen / Living / Dining area, which sympathetically adds to the spacious array of reception accommodation.

From entering the gracious Reception Hall, one cannot help but to be overwhelmed by the grandeur of Ballymacormick House.

The Ground floor of this commanding Residence comprises of three separate stunning Reception Rooms, linked by the grandiose Reception Hall, a luxury fitted Kitchen open plan to a spacious Dining Area as well as access to a Utility Room and Ground Floor W.C.



# ACCOMMODATION

## GROUND FLOOR

### Entrance Porch (8' 00" x 6' 09")

Access via a uPVC Door, stunning Sea Views and views over Ballyholme and Bangor City Centre. Complete with feature Tiled Flooring.

### Grand Reception Hall (17' 07" x 10' 10")

Access via a Wood and Glazed Door, complete with Herringbone Laminate Wooden Flooring, part Panel Walls, feature Ceiling Rose and access to under Stair Storage.

### Lounge (18' 11" x 18' 09")

Front aspect reception room with part Panel Walls, feature Ceiling Rose, an open Fire with a Stone Hearth and Surround and an oversized Wooden Mantle. Complete with stunning Countryside Views, Sea views and views over Ballyholme and Bangor City Centre.

### Rear Hallway (6' 01" x 4' 08")

Complete with Tiled Flooring, part Panel Walls and a recessed Spotlight.

### W.C. (6' 02" x 6' 01")

Two-piece Suite comprising a Wash Hand Basin with storage under and a W.C. Complete with part Panel Walls, Tiled Flooring and recessed Spotlights.



LOUNGE



GRAND RECEPTION HALL



PORCH



W.C

# ACCOMMODATION

## GROUND FLOOR CONTINUED...

### Living / Dining Area (26' 09" x 16' 00")

Dual access front aspect reception room with Herringbone Wooden Flooring, a feature Wood Burning Stove with a Tiled Hearth and stunning Countryside Views, Sea views and views over Ballyholme and Bangor City Centre. Complete with recessed spotlights and a uPVC and double-Glazed double Doors providing access to the front and side Gardens. Open plan to:

### Kitchen / Dining Area (24' 06" x 13' 10")

Luxury fitted Kitchen with a range of high and low level fitted units with Stone Worktops and Upstands and a Breakfast Bar area ideal for casual Dining. Comprising a Franke 1 & ½ Bowl Stainless Steel Sink and Drainer Unit, an integrated Whirlpool Dishwasher, pull out Bins storage, plumbed for an American Fridge Freezer, a Rangemaster Five Ring Electric Hob with under Ovens and a Glass Splashback over and an Extractor Hood over. Complete with Tiled Flooring and recessed Spotlights.

### Snug / Sitting Room (12' 08" x 11' 00")

Rear aspect reception room with a feature exposed Stone Wall and recessed Spotlights.

### Utility Room (12' 08" x 11' 09")

Comprising a range of high and low level fitted units with solid Wooden Worktops, an oversized Stainless-Steel Sink and Drainer Unit, plumbed for a Washing Machine and space for a Tumble-dryer. Complete with Tiled Flooring, recessed Spotlights and a bespoke fitted Storage and Seating area. Access to the rear Courtyard.



# ACCOMMODATION

## FIRST FLOOR

### Landing (43' 00" x 11' 10")

Bright and spacious with part Panel Walls, stunning Countryside Views, Sea views and views over Ballyholme and Bangor City Centre.

### Primary Bedroom Suite (22' 03" x 18' 08")

Rear aspect double Bedroom with stunning rolling Countryside views and access to the Roof space. Complete with access to:

### Ensuite Shower Room (9' 00" x 6' 03")

Three-piece Suite comprising a Low Flush W.C., a Sink with Storage under and a walk-in Mains Shower. Complete with Tiled Flooring, part Tiled Walls, recessed Spotlights and an Extractor Fan.

### Bedroom Two (front left) (19' 01" x 18' 09")

Front aspect double Bedroom with a built-in Wardrobe, recessed Spotlights and stunning Countryside Views, Sea views and views over Ballyholme and Bangor City Centre. Access to:

### Ensuite Shower Room (10' 00" x 4' 10")

Three-piece Suite comprising a walk-in Mains Shower, a Pedestal Wash Hand Basin and a Low Flush W.C. Complete with Tiled Flooring, part Tiled Walls, a Chrome Heated Towel Rail and recessed Spotlights.

### Bedroom Three (front right) (19' 03" x 14' 11")

Front aspect double Bedroom with recessed Spotlights, stunning Countryside Views, Sea views and views over Ballyholme and Bangor City Centre. Access to:

### Ensuite Shower Room & Dressing Area (14' 11" x 7' 00")

Three-piece Suite comprising a Low Flush W.C., a corner Mira Sport Electric Shower and a Wash Hand Basin with storage under. Complete with Spotlights, an Extractor Fan, part Tiled Flooring and part Tiled Walls.

### Bedroom Four (13' 05" x 10' 07")

Rear aspect double Bedroom with part Panel Walls and a feature decorative Cast Iron Fireplace.

### Shower Room (9' 10" x 6' 07")

Three-piece Suite comprising a Low Flush W.C., a walk-in Mains Shower, a Wash Hand Basin with Storage under and access to the hot press. Complete with part Tiled Walls, Tiled Flooring, recessed Spotlights and an Extractor Fan.



BEDROOM ONE



BEDROOM THREE



BEDROOM TWO



ENSUITE SHOWER ROOM



BEDROOM FOUR



ENSUITE SHOWER ROOM & DRESSING AREA

# OUTSIDE

## Front

To the front of the Property is there a large Tarmac Driveway providing ample Parking for multiple Vehicles.

Ballymacormick House is accessed via a Treelined sweeping Tarmac Driveway, which runs past the front Field and Multiple Lawn Gardens.

To the rear of the Property there are multiple Outbuildings and three Stables for those with Equestrian interests, a Tack Room, a separate Store, a Garage and a Courtyard Area.

## Garage (24' 06" x 20' 00")

Access via double sliding Doors, complete with Light and Power.



# FLOORPLANS

## GROUND FLOOR



## FIRST FLOOR



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TO THE FRONT OF THE PROPERTY THERE IS A LARGE TARMAC DRIVEWAY PROVIDING AMPLE PARKING FOR MULTIPLE VEHICLES.

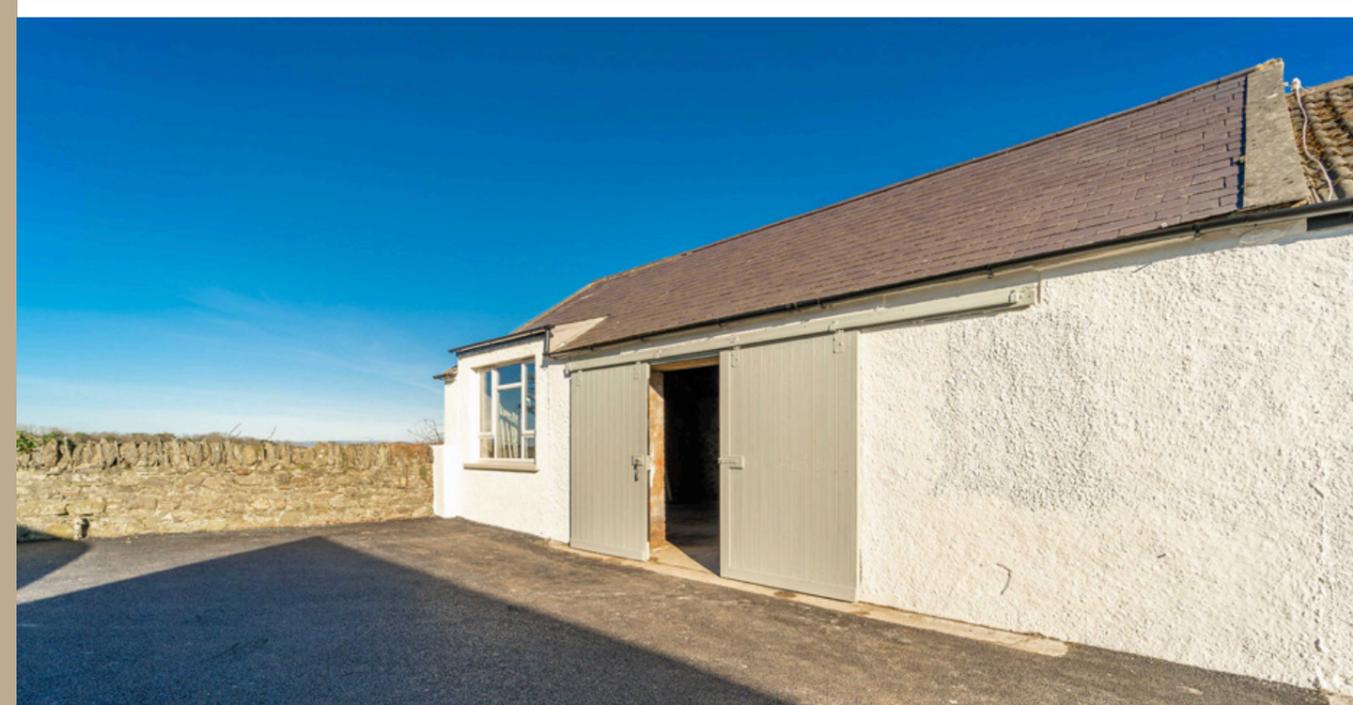
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Ballyholme as a residential area is in huge demand, not least because of the leisurely coastal walks it provides but also convenience to local shopping, schools and commuter routes, with Belfast and the City Airport twenty minutes' drive away.

It is with this in mind that we believe that it is very likely that the new owners of Ballymacormick House, Bangor, may well be currently residing overseas and are patiently waiting for this magnificent home to come to the Open-Market; well now is the chance.

We really have run out of superlatives for this property and its true magnificence can only be appreciated by a personal private viewing.





THE HOUSE **SOLD** NAME IN ESTATE AGENCY

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OFFERS OVER - £895,000

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▶ SCAN FOR VIDEO



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