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Estate Agent of the Year  
Northern Ireland 2016

Tim Martin  
.co.uk

CELEBRATING 30 YEARS IN BUSINESS



**Scrabo View**  
**20 Lisleen Road South, Comber BT23 5PT**

OFFERS  
AROUND

**£485,000**

Ideally located a short drive to Castlereagh, Belfast City Centre and George Best Airport this quality agricultural holding includes spacious farmhouse set in mature gardens, compact range of outbuildings, high quality agricultural lands extending to about 16 acres and building site with planning permission for a circa 3000 sqft residence and garaging.

The property has been well maintained offers spacious well appointed accommodation on two floors and is fitted with oil fired heating and double glazing.

A compact range of outbuildings including stabling and stores are clustered around concrete yards.

The high quality lands are located in an area renowned for growing vegetable and cereal crops and are all currently in grass providing grazing or cropping for hay or silage, as required.

It is rare that a property of this quality in this highly desirable area comes to the market.

## ACCOMMODATION

### ENTRANCE PORCH

Quality tiled floor; 2 wall lights.

### ENTRANCE HALL

Ceramic tiled floor; pitch pine tongue and groove ceiling; dado rail; telephone connection point; 2 wall lights.



### LOUNGE 4.11m (13'6) x 4.04m (13'3)

Sandstone fireplace with tiled hearth; built in bookshelves with matching mahogany mantle; 3 wall lights; pitch pine tongue and groove ceiling.

### DINING ROOM

4.09m (13'5) x 2.97m (9'9) maximum measurement  
Corniced ceiling.



### FAMILY ROOM

4.11m (13'6) x 4.09m (13'5) maximum measurement  
Inglenook fireplace with enclosed cast iron stove in surround; slate hearth; engineered wood floor; corniced ceiling; 12 volt spot lights; TV connection point.

### KITCHEN 3.99m (13'1) x 3.07m (10'1)

1½ tub single drainer stainless steel sink unit with mixer taps; good range of pine eye and floor level cupboards and drawers; matching illuminated and glazed display cupboard; bookshelves and wine rack; formica worktops; integrated Hotpoint double electric oven and 4 ring ceramic hob with canopy concealing extractor unit and light over; dado rail; ceramic tiled floor and part tiled walls; cedar tongue and groove ceiling.



## REAR HALL

Built in double cloak cupboard; ceramic tiled floor; cedar tongue and groove ceiling; storage cupboards under stairs.

## LAUNDRY ROOM 3.43m (11'3) x 2.46m (8'1)

Single drainer stainless steel sink unit with mixer taps; range of eye and floor level cupboards and drawers; formica worktops; plumbed for washing machine; ceramic tiled floor.

Staircase with turned oak newel posts and handrail leading to:-

## 1ST FLOOR / LANDING

Dado rail; 2 wall lights; pine tongue and groove ceiling.

## BEDROOM 1 4.24m (13'11) x 4.22m (13'10)

Two double built in wardrobes to either side of double bed space with range of cupboards over; corniced ceiling.



## BEDROOM 2 4.24m (13'11) x 3.94m (12'11)

Two double built in wardrobes; matching dressing table with fitted mirror and next of three drawers; matching vanity unit with recessed wash hand basin; mirror, strip light and shaver socket over; cupboards under.

## BATHROOM 3.2m (10'6) x 2.29m (7'6) maximum measurements

White suite comprising panelled bath with chrome mono mixer tap, Redring electric shower over and fitted glass shower panel; pedestal wash hand basin; close coupled wc; built in eye and floor level cupboards; walk in hotpress with insulated copper cylinder and Willis type immersion heater; ample storage shelves; ceramic tiled walls and floor; chrome wall mounted vertical towel radiator; corniced ceiling; 12 volt ceiling lighting.



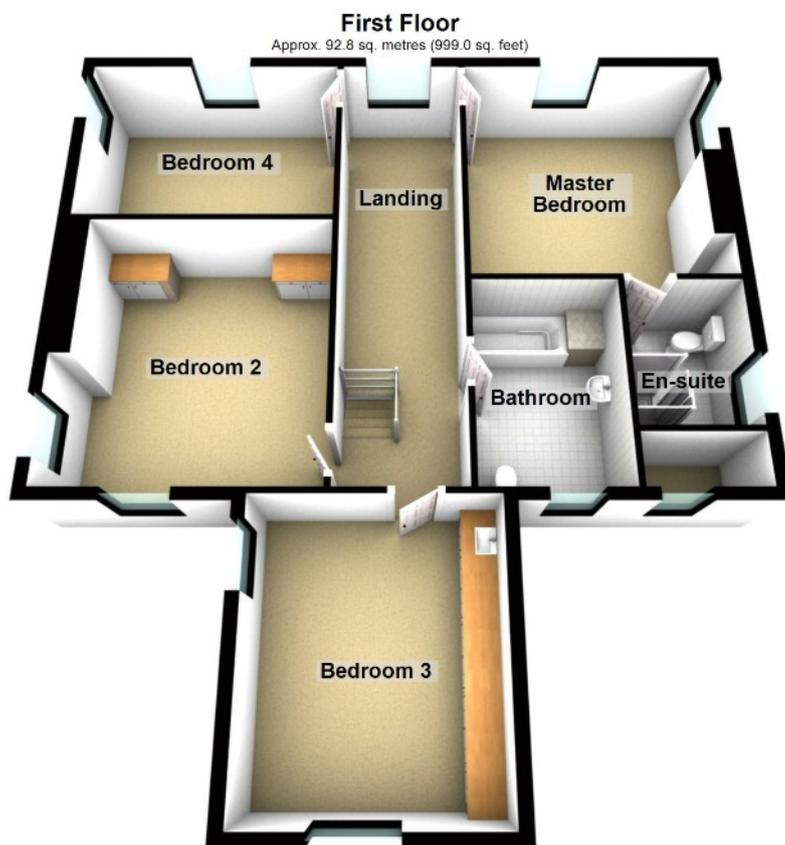
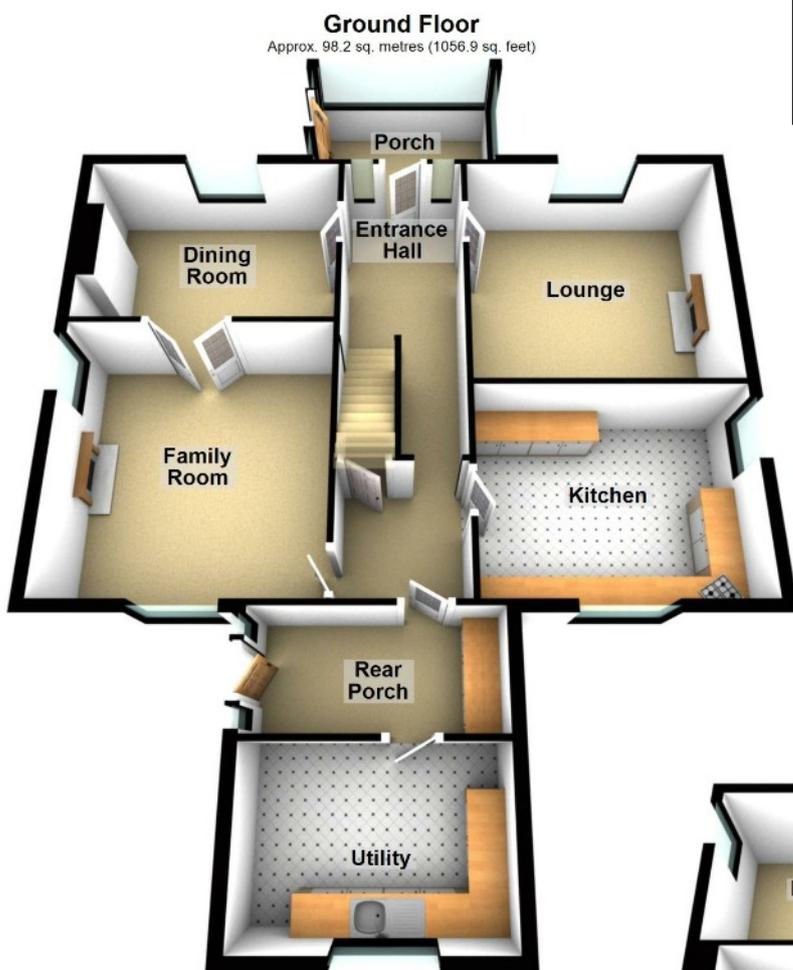
## MASTER BEDROOM 4.22m (13'10) x 4.14m (13'7)

Corniced ceiling.

## EN SUITE SHOWER ROOM 2.21m (7'3) x 1.83m (6')

White suite comprising tiled shower cubicle with enclosed drying area; Aquacital thermostatic controlled shower; glass curving shower panel and side panel; pedestal wash hand basin with chrome mono mixer tap; close coupled wc; ceramic tiled walls and floor; 12 volt ceiling lighting.

**BEDROOM 4** 4.27m (14'0) x 3.18m (10'5)  
Corniced ceiling.



## **OUTSIDE**

Double wrought iron gates to concrete yard; crazy paved patio to side and rear of residence leading to:-

## **GARDENS**

Mature gardens to front and side laid out in lawns and landscaped with a fine selection of ornamental and flowering shrubs and trees including; Flowering Cherry; Apple; Weeping Willows; Cameila; Cypress, Cotoneaster and bordered by mature Lylandi and Castlewellan Gold hedging providing good privacy; scree beds and hexagon flagged patio enclose the residence.



## BOILER HOUSE

With Warmflow oil fired boiler; Pvc oil storage tank.

## GARAGE

7.95m (26'1) x 4.47m (14'8)

maximum measurement

Roller door; fluorescent lighting.

## CONCRETE FARM YARD

Partially enclosed with range of outbuildings inc:

**FUEL STORE** 5.46m (17'11) x 3.84m (12'7)

**STABLE** 6.63m (21'9) x 3.99m (13'1)

Formally divided in two; two corner feed pots; light point.

**STABLE** 3.71m (12'2) x 2.67m (8'9)

Separate low flush wc and wash hand basin.

**HAY SHED** 18.29m (60') x 8.23m (27')

Double sliding doors.





## LOCATION

From Belfast / Ballygowan Road take road opposite Church Road ( which leads into Moneyreagh village) and proceed about ¾ a mile; the property is on the left hand side.

**CAPITAL / RATEABLE VALUE**      £370,000. Rates Payable = £2816.07 per annum (approx)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		48
<b>F</b> 21-38	29	
<b>G</b> 1-20		
Not energy efficient - higher running costs		



### VIEWING

By Appointment with Agent



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