

Strawberry Cottage

24 Ballyatwood Road • Ballywalter • BT22 2PB





Strawberry Cottage is a beautiful detached country residence, set within its own grounds, extending to approximately 1.5 acres or thereabouts.

Dating back to circa 1850's, the property was originally part of the Dunleath Estate and has been lovingly restored and extended over the years by the current vendor, yet still exudes character and charm of its era with a contemporary twist.

The accommodation throughout is perfect for the growing and established families, with the heart of the home starting in the beautifully appointed kitchen, which opens out to the family room and sun room, both of which overlook the fabulous gardens and entertaining areas. The ground floor is further complimented by a spacious lounge / dining room, utility room and WC. The first floor comprises of the principal bedroom, which boasts a spacious living area, en suite bathroom and his and her dressing rooms while enjoying private access on to the balcony. A further three bedrooms (one en suite) and family bathroom fitted with a stunning white suite, complete the first floor.

For those looking additional accommodation the triple garage is currently being used as ground and first floor apartments with a gym area attached, both of which have the potential to generate additional income, if desired or ideal for visiting relatives.

A recently built stable block comprising of 2 stables and tack room enjoy access on to the separate paddock, perfect for those wishing to keep a pony.

The beautiful, landscaped gardens with patio and BBQ/bar areas provide the ideal entertaining space for all ages, whilst taking in the stunning views over the surrounding countryside.

Situated within close proximity to Greyabbey and Ballywalter, the property affords a convenient commute to Newtownards and Belfast, whilst many of the primary and secondary schools in the surrounding area are easily accessible.

This is undoubtedly a superb country residence in beautiful surroundings and one that must be viewed, to appreciate all the attributes on offer.

Accommodation

Family Room • Kitchen with Dining Area • Sun Room • Utility Room • Living / Dining
Master Suite with Living Area, Dressing Room and Shower Room • 3 Further Bedrooms (1 En Suite) • Bathroom

Outside

Triple Garage Currently used as Ground and First Floor Apartments • Gym • Stable Block • Two Stores / Offices • Separate Paddock

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ENTRANCE PORCH

Stained glass windows, hardwood front door with glazed side panel leading to:-

ENTRANCE HALL Travertine tiled floor; cast iron fireplace.



FAMILY ROOM 4.93m (16'2) x 3.86m (12'8) maximum measurements
Solid oak wood floor; recessed low voltage spotlighting; glazed double doors to:-

KITCHEN / DINING 5.84m (19'2) x 1.83m (6')

Excellent range of painted finish high and low level cupboards and drawers with glazed display cupboards incorporating recessed Belfast sink unit with swan neck mixer taps; Travertine tiled floor; recessed low voltage lighting; Bosch electric under oven with 4 ring ceramic hob; concealed extractor fan over; Rayburn range; space and plumbing for American fridge / freezer; integrated Bosch dishwasher; central island unit with cupboards over; open shelving and pull out wicker baskets; granite worktops; glazed double doors to:-



SUN ROOM 5.36m (17'7) x 4.19m (13'9)

Travertine tiled floor; recess low voltage lighting; French doors to patio area and gardens.

INNER HALLWAY

Travertine tiled floor; under stairs storage cupboard.



UTILITY ROOM 2.95m (9'8) x 2.21m (7'3)

Travertine tiled floor; excellent range of painted finish high and low level cupboards and drawers with matching glazed display cupboards and open shelving; recessed glazed Belfast sink with swan neck mixer taps; space and plumbing for washing machine and tumble dryer; wood laminate worktops; pine tongue and groove ceiling.

CLOAKROOM

White suite comprising of high flush wc; wash hand basin; Travertine tiled floor; tiled walls; hotpress with insulated copper cylinder.

LIVING / DINING ROOM 9.7m (31'10) x 4.34m (14'3)

Polished pine floor boards; exposed brick fireplace with wood burning stove and tiled hearth; sleeper mantle over; wiring for wall lights.



STORE

FIRST FLOOR / LANDING

Cast iron fireplace; feature skylight.

MASTER SUITE 5.11m (16'9) x 4.83m (15'10)

Oak wood strip floor; glazed doors through to:-



LIVING ROOM 5.33m (17'6) x 4.29m (14'1)

Oak wood strip floor; French doors to balcony and decked area with glass panels; super countryside views.



DRESSING ROOM 3.15m (10'4) x 2.21m (7'3)

Solid wooden floor; fitted wardrobes.

EN SUITE BATHROOM 4.01m (13'2) x 3.53m (11'7)

Luxury white suite comprising of low flush wc; wash hand basin with mixer taps; tiled bath with swan neck mixer taps and telephone hand shower; fully tiled shower cubicle with Mira Sport electric shower unit and wall mounted telephone shower attachment; fully tiled walls; ceramic tiled floor; recessed low voltage lighting; heated towel rail; electric shaver point; extractor fan.

SEPARATE DRESSING ROOM 3.53m (11'7) x 1.85m (6'1)

Wood strip floor.

STORE / STUDY 5.26m (17'3) x 1.45m (4'9)

Built in cupboards.



BEDROOM 2 3.28m (10'9) x 2.21m (7'3)

Solid wooden floor.

BEDROOM 3 4.93m (16'2) x 3.28m (10'9)

Cast iron fireplace.



BEDROOM 4 5.23m (17'2) x 3.28m (10'9)

Exposed and treated floorboards; cast iron fireplace; exposed ceiling beam.

EN SUITE SHOWER ROOM 2.36m (7'9) x 1.45m (4'9)

White suite comprising of low flush wc; wash hand basin with mixer taps and vanity unit under; fully tiled shower cubicle with Triton Cara electric shower unit and wall mounted telephone shower attachment; fully tiled walls; ceramic tiled floor.

BATHROOM 3.07m (10'1) x 2.01m (6'7)

White suite comprising of low flush wc; wash hand basin with mixer taps; freestanding roll top bath with raised pillar mixer taps and telephone shower attachment; fully tiled walls; ceramic tiled floor; exposed ceiling beam; wall lights.



OUTSIDE

Beautiful red brick pillars with double gates leading to:-

Spacious pebbled driveway with ample turning and parking space.

Beautiful private landscaped gardens surround the property and are laid out in lawn, planted with a wealth of mature trees, hedging and a wonderful selection of ornamental and flowering shrubs providing fabulous colour all year round; circular decorative pebbled entertaining / sitting area; covered BBQ and bar area with brick patio and brick built BBQ; outside lights.



Apartment 1 – Ground Floor

KITCHEN / LIVING / DINING 5.99m (19'8) x 4.62m (15'2)

Laminate wooden floor; recessed low voltage lighting excellent range of modern laminate high and low level cupboards and drawers incorporating stainless steel sink unit with mixer taps; laminate works surface; integrated Smeg 4 ring hob; Smeg electric under oven; space for dishwasher and fridge / freezer; tiled splashback; upvc rear door; door to patio garden.

BEDROOM 1 3.53m (11'7) x 2.84m (9'4)

SHOWER ROOM 2.24m (7'4) x 2.08m (6'10)

White suite comprising of low flush wc; wash hand basin with Winterheat hot water tap; separate tiled walk in shower with Bristan electric shower unit and wall mounted telephone shower attachment; tiled floor and walls; heated towel rail; extractor fan.

EXTERNAL AREAS Paved and pebbled patio area.



Apartment 2 – First Floor

KITCHEN / LIVING / DINING 7.67m (25'2) x 5.79m (19'0) max measurements

Range of high and low level units; wood effect work surfaces; single drainer stainless steel sink unit with mixer taps; plumbed for washing machine; space for electric cooker with extractor hood over; exposed brick fireplace with open fire; laminate wooden floor; recessed low voltage lighting.

BEDROOM 1 3.48m (11'5) x 2.79m (9'2)

Laminate wooden floor.

BEDROOM 2 3.35m (11'0) x 2.74m (9'0)

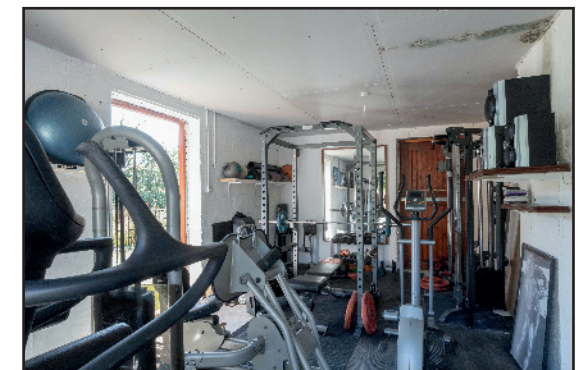
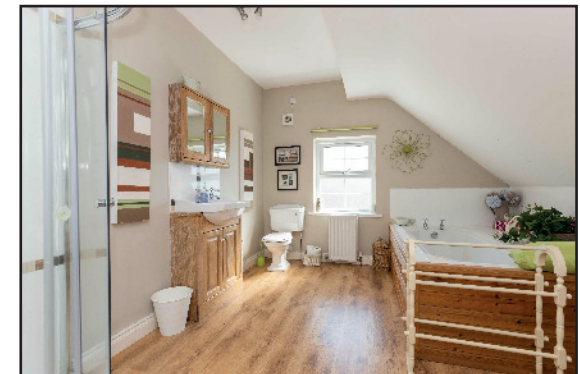
Laminate wooden floor.

BATHROOM 3.53m (11'7) x 3.2m (10'6)

White suite comprising of low flush wc; wash basin with vanity unit under; panelled Jacuzzi bath; fully tiled shower cubicle with Mira Vie electric shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; extractor fan.

GYM 6.12m (20'1) x 3.99m (13'1)

Concrete floor; light and power points.



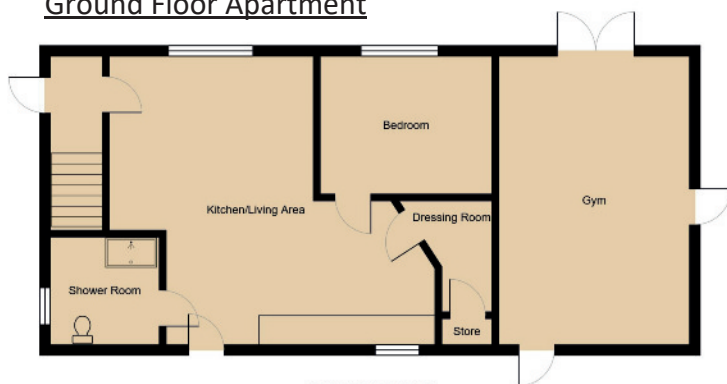
Ground Floor



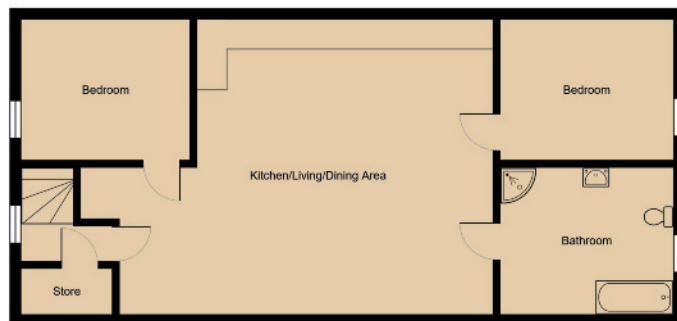
First Floor



Ground Floor Apartment



First Floor Apartment



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	46	55
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

STABLE BLOCK 8.99m (29'6) x 3.61m (11'10) approximately
Split into two stables and tack room.

STORE / OFFICE 5.92m (19'5) x 2.36m (7'9)

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Single drainer stainless steel sink with mixer tap; built in cupboards.

SEPARATE PADDOCK Laid down to grass; ideal for pony, grazing etc.

CAPITAL / RATEABLE VALUE

House - £350,000. Rates Payable = £2,807 per annum (approx)

First Floor Apartment - £40,000. Rates Payable = £320.80 per annum (approx)





