

**simonBRIEN**  
RESIDENTIAL

'Whincroft'  
123 Mountstewart Road,  
Newtownards, BT22 2ES



Asking Price £495,000

Telephone 02891 800700  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- A deceptively spacious detached country residence
- Set on beautifully tended, landscaped gardens or approx. 3 acres
- Large entrance hall
- Lounge offering attractive Belfast brick fireplace with multi fuel stove
- Home office
- Downstairs cloakroom comprising modern White suite
- Large open plan luxury kitchen/ dining/ sitting room
- Kitchen fitted with beautiful Oak shaker units, island and range of integrated appliances
- Sitting room off kitchen with attractive Belfast brick fireplace, and wood burning stove
- Separate utility room in Oak shaker units
- Four double bedrooms
- Master with dressing room
- Luxury family bathroom comprising modern White suite on ground floor
- Luxury shower room comprising modern White suite on first floor
- Large enclosed Barn - provides secure storage of family vehicles, motorhome, hobby tractor or leisure boat
- Approached via extensive gravel drive, setting the property well off the Mountstewart Road, plus superb parking area
- Gardens of approx. 3 acres surrounding the dwelling laid out in manicured lawns, flowerbeds, trees, vegetable plot with raised beds, extensive patio area's and garden pond

#### SUMMARY

This truly impressive detached family home is situated in a quiet rural setting on the Newtownards Peninsula, set on fabulous gardens of approx. 3 acres and also benefits from a large barn outbuilding. Altogether the subject property holds all the attributes to provide a relaxed rural lifestyle whilst pertaining excellent convenience to Newtownards, Bangor and Donaghadee towns. Accommodation on the ground floor comprises of large entrance hall, lounge with feature Belfast brick fireplace and multi fuel stove, home office, cloakroom with modern White suite, large open plan luxury fitted kitchen/ dining and family room with solid Oak shaker units, island, range of integrated appliances and French door to landscaped gardens. There are two well-proportioned bedrooms on the ground floor and a modern luxury bathroom. On the first floor there is a good sized landing approached via a beautiful Oak staircase and offers space for reading, there are a further two large bedrooms located on the first floor, master with dressing room and a modern shower room in modern White suite.

The property is set well off the Mountstewart Road and is approached via a gravel drive. There is the fantastic barn measuring 46'7" x 23'0" which is accessed to the rear of the driveway and offers vast secure storage, should you have vehicles you wish to tuck away, or you require storage. Overall the site extends to approx. 3 acres with landscaped, mature surrounding gardens laid out in large manicured lawns, well stocked flower beds and borders, entertainment sized patio feature rockery and garden pond vegetable plot with raised beds. The garden may be suitable for the installation of a manège for clients with an equestrian interest, along with the installation of stables either within the Barn or a new stable block behind the barn, subject to relevant planning approvals.

All in all this really is a fabulous property, and needs to be viewed to be fully appreciated. Please contact our Newtownards office on 02891 800700 to arrange a private viewing appraisal.



**THE PROPERTY COMPRISES:**

**GROUND FLOOR**

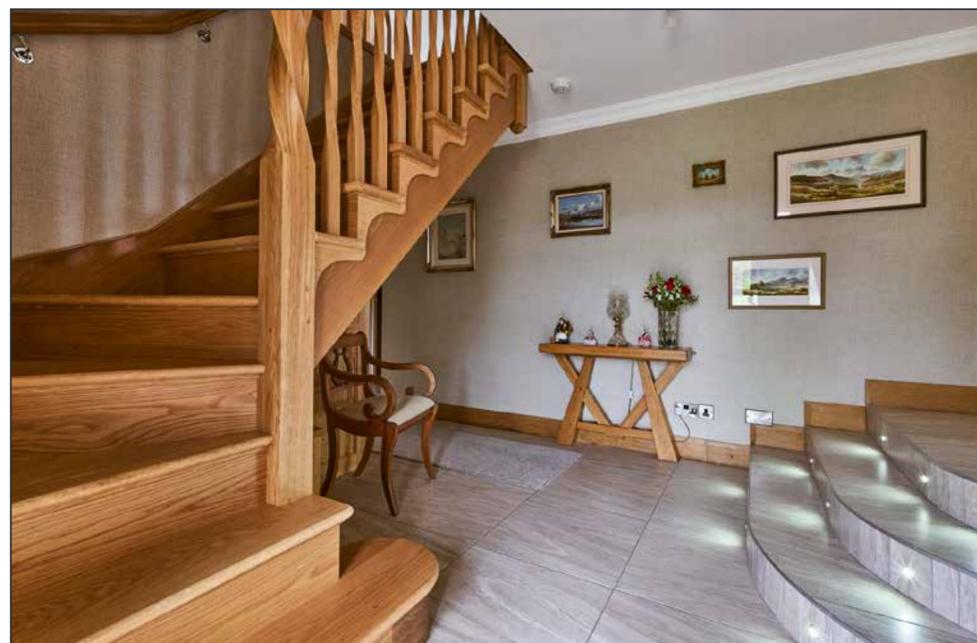
uPVC double glazed front door to:

**ENTRANCE PORCH:**

Ceramic tiled floor, modern wall tiling and lighting, glazed oak door to:

**ENTRANCE HALL:**

Ceramic tiled floor, LED recessed spotlighting, double built in robe, corniced ceiling, LED lighting to steps, concealed hotpress with high efficiency water cylinder. Glazed double doors to:



**LOUNGE:**

19' 7" x 17' 9" (5.97m x 5.41m)

Attractive Belfast brick fireplace, sleeper mantle, multi fuel stove, slate hearth, polished oak floor, triple aspect.



**OFFICE:**

12' 0" x 9' 8" (3.66m x 2.95m)

L shaped room, ceramic tiled floor, LED recessed spotlighting.

**CLOAKROOM:**

Modern white suite comprising: Wall mounted wash hand basin with mixer taps, push button WC, ceramic tiled floor, LED recessed spotlighting.



**OPEN PLAN LUXURY FITTED KITCHEN/DINING/SITTING ROOM:**

27' 11" x 25' 3" (8.51m x 7.7m)

1.5 tub Blanco single drainer stainless steel sink unit with mixer taps, excellent range of high and low level oak shaker style units, Silestone work surfaces, integrated built in oven and built in steam oven, integrated dishwasher, larder cupboard, wine fridge, pot drawers, island unit with Miele Induction hob, Silestone work surface and matching oak units, breakfast bar, integrated ceiling extractor fan, free standing American style Samsung fridge freezer, display cabinets, wall tiling, concealed lighting, ceramic tiled floor, recessed spotlighting. Attractive Belfast brick fireplace, sleeper mantle, wood burning stove, two sets of uPVC doors to garden, corniced ceiling.



**UTILITY ROOM:**

**11' 2" x 7' 1" (3.4m x 2.16m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level oak shaker style units, Formica roll edge work surfaces, broom cupboard, plumbed for washing machine, wall tiling, ceramic tiled floor, LED recessed spotlighting, uPVC double glazed door to rear, walk in pantry.



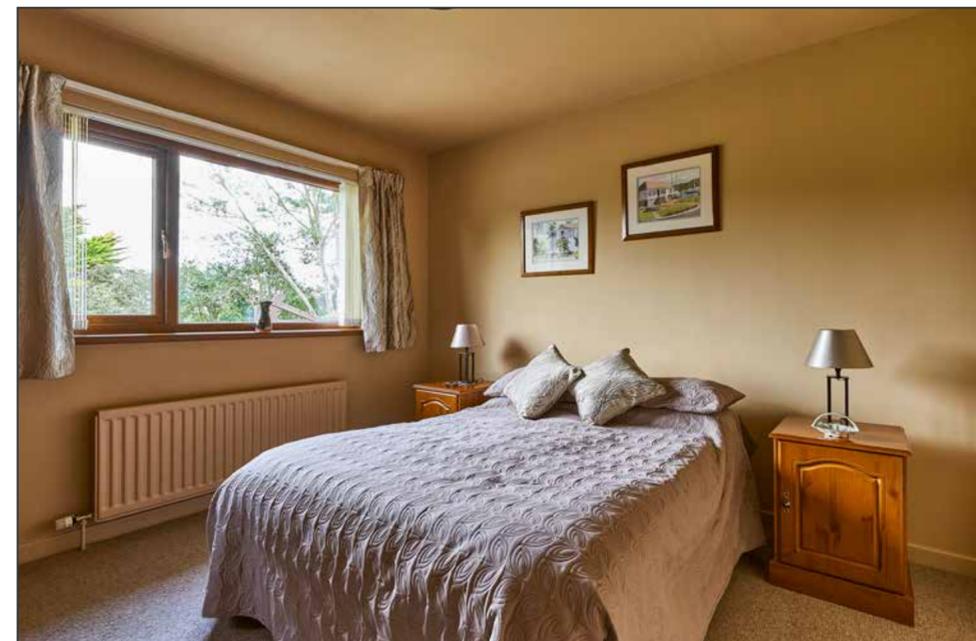
**BEDROOM (3):**

**15' 7" x 13' 9" (4.75m x 4.19m)**

Dual aspect, range of built in robes.

**BEDROOM (4):**

**11' 5" x 11' 0" (3.48m x 3.35m)**



**LUXURY BATHROOM:**

Modern white suite comprising: free standing slipper bath with mixer taps and telephone hand shower, large fully tiled shower cubicle with thermostatically controlled shower, floating wash hand basin with mixer taps, push button WC, chrome towel radiator, fully tiled walls, ceramic tiled floor, LED recessed spotlighting, extractor fan.

Feature oak staircase leading to: **FIRST FLOOR**

**LANDING**

**MASTER BEDROOM:**

**22' 3" x 14' 7" (6.78m x 4.44m) At widest points.**

Triple aspect.

**DRESSING ROOM:**

**8' 8" x 7' 4" (2.64m x 2.24m)**

**LUXURY ENSUITE SHOWER ROOM:**

Modern white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, floating wash hand basin with mixer taps, push button WC, chrome towel radiator, fully tiled walls, ceramic tiled floor, LED recessed spotlighting, extractor fan, Keylite window.



**BEDROOM (2):**

**17' 0" x 13' 7" (5.18m x 4.14m)**

L shaped room. Built in robe.



**OUTSIDE**

**BARN:**

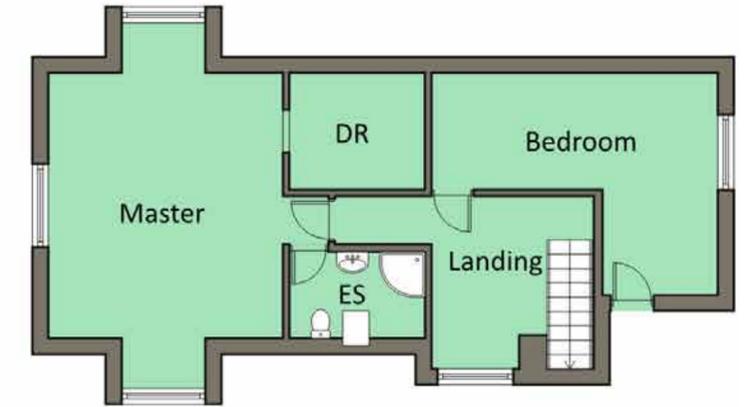
**46' 7" x 23' 0" (14.2m x 7.01m)**

Sliding door, light and power. The Barn has a separate electrical circuit.

Extensive gardens to front, side and rear of circa 3 acres of landscaped parkland style gardens laid out in lawns, range of well stocked flowerbeds in trees, plants, shrub beds, rockery, extensive paved patio areas, pebbled areas with garden pond, large vegetable plot with raised beds for ease of use. Water taps and partial porous pipe for irrigation.

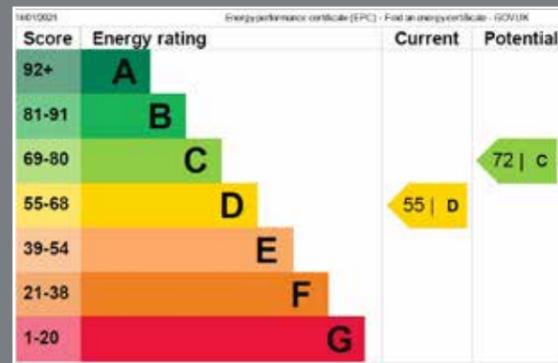
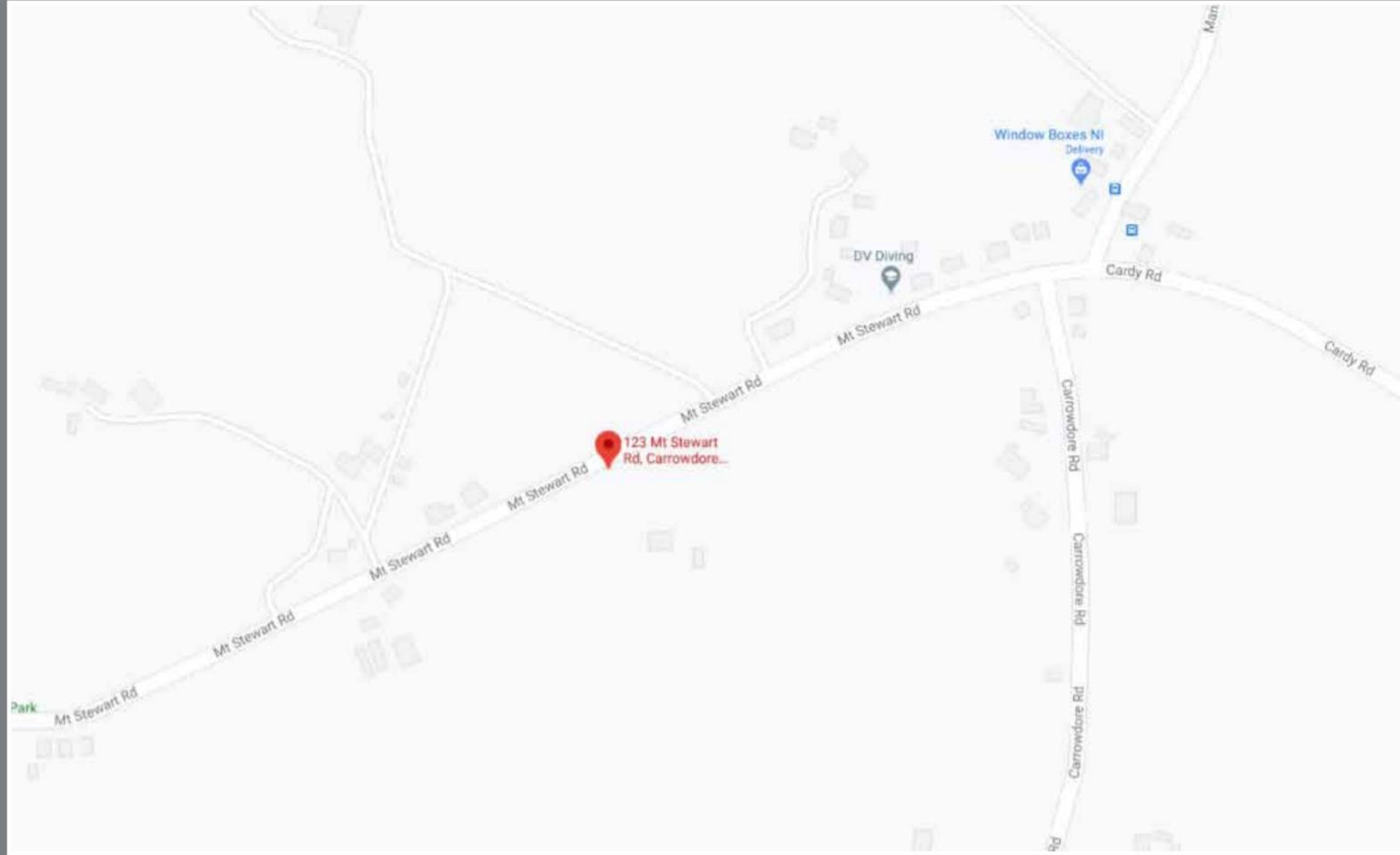






All measurements are approximate and for display purposes only.

# Location



EPC REFERENCE NUMBER:  
2749-3976-0292-6372-9990



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REF: RO/A/21/AN



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