

simon**BRIEN**
RESIDENTIAL

142b Movilla Road,
Newtownards, BT23 8RJ



Offers Around £449,000

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A fabulous, individual, and designer style detached country home
- Resting on a circa 0.3 of an acre site, surrounding by farmland
- Easy 3 min access to the bustling market town of Newtownards, 6 mins to Bangor and Donaghadee
- Situated at the gateway to the natural beauty of Strangford Lough and all it has to offer. Numerous equestrian facilities nearby
- Completed to a tasteful and high-end specification with hints of Scandinavia throughout
- Natural oak reclaimed floor with contrasting teak trim elegantly cut into a curve to reflect the fanlight above the hall door
- Many featured and curved surfaces softening and bouncing the light throughout the home
- Five double bedrooms, all with countryside views
- Master and bedroom 2 with luxury ensembles fitted in White suites
- Substantial open plan living room, kitchen, and dining area
- Bespoke freestanding Beech kitchen units, White Quartz tops, professional 'Falcon' range, feature Belgian Blue stone tiled floor and large French door leading to the rear gardens
- The open plan living area offers an inglenook style fireplace with 12kw multi fuel boiler stove, Belgian Blue stone hearth and feature reclaimed American Oak floor
- Separate utility room handmade Acacia wood tops and shelving
- Two luxury bathrooms comprising White suite
- Large first floor sitting room with feature circular window
- All tiling in the bathrooms and ensembles have individually sourced hand cut tiles from Indonesia

- Triple Glazed Rational windows in Scandinavian Pine with Grey aluminium exterior cladding. Grey composite front door
- Zoned Heat recovery system, Prepared for Beam vacuum system
- Feature hand crafted interior doors in English Oak, interior window sills in American Oak, beautiful curved internal windows reveals
- B84 Energy rating, 4.35 Air Permeability test result

SUMMARY

An exceptional and recently constructed detached residence, resting on circa 0.3 of an acre and set within a beautiful drumlin countryside on the edge Newtownards. This is a unique opportunity to acquire an individual and designer style home in an idyllic location.

Enjoying all the usual aspects of country living, privacy and the convenience of reaching Belfast City within 30 mins, this property offers a bespoke interior and will have a strong appeal to modern growing families. Constructed by our clients, an extreme amount of planned detail has been executed perfectly with its exceptional level of finish with no expense being spared and features an excellent use of space that maximises natural light. The property is spacious and welcoming with light and airy rooms.

Created to utilise the enjoyment of this pleasant semi-rural site, both inside and out, the property is accessed via a private lane leading to traditional five bar timber gates and follows onto an extensive gravel drive, which offers exceptional parking facilities for all the family, guests plus plenty of room for a leisure boat or a caravan, should you require. There are surrounding gardens laid out in large, lawns and native hedging.

To arrange your private viewing appraisal, please contact our Newtownards branch on 02891 800700 at your convenience.

THE PROPERTY COMPRISES:

GROUND FLOOR

Grey composite front door with twin outside lights to:

OPEN ENTRANCE HALL:

Belgian blue limestone floor, open to:



LARGE OPEN PLAN KITCHEN/DINING AND LIVING ROOM: 40' 7" x 19' 6" (12.37m x 5.94m)

Attractive Inglenook style fireplace with 12 kw multi fuel stove, Belgian Blue limestone hearth, American oak mantle and matching shelving, triple aspect, reclaimed oak floor, television and telephone points, LED recessed spotlighting, brushed steel covered floor sockets in centre of living room floor to eliminate trailing flexes. Luxury kitchen area with an excellent range of free standing Beech units from Habitat, white ceramic 1.75 tub sink unit with mixer taps, white Quartz work surfaces, free standing 'Falcon' professional range cooker, Rangemaster black extractor hood, plumbed for American style fridge freezer, Belgian Blue limestone floor, LED recessed spotlighting, electric and water in floor in preparation for an island, feature wall tiling, French doors to rear.









HALL:

Belgian Blue limestone floor, concealed hotpress with large hot water cylinder and immersion heater.

BEDROOM (3):

14' 9" x 11' 7" (4.5m x 3.53m)

Telephone point, LED recessed spotlighting, countryside views.



'GROHE' LUXURY BATHROOM:

Modern white suite comprising: panelled bath, large fully tiled shower cubicle with thermostatically controlled shower, telephone hand shower, pedestal wash hand basin with mixer taps, push button WC, feature chrome towel radiator, feature natural stone fully tiled walls and floor, LED recessed spotlighting, shaver point.



BEDROOM (5):
12' 5" x 9' 7" (3.78m x 2.92m)

Countryside views.



HALLWAY:

Belgian Blue limestone floor.

UTILITY ROOM:
9' 1" x 8' 5" (2.77m x 2.57m)

White Butler sink with mixer taps, range of bespoke hand crafted Acacia wood work surfaces and matching shelving, plumbed for washing machine, Belgian Blue limestone floor, feature wall tiling, concealed Beam Heat Recovery System. Tongue and groove stable door to rear.



MASTER BEDROOM:
14' 8" x 14' 0" (4.47m x 4.27m)

Dual aspect, telephone point, LED recessed spotlighting, countryside views.

LUXURY ENSUITE:

Modern white suite comprising: Large walk in shower cubicle, 'Grohe' thermostatically controlled shower and telephone hand shower, glass panel, pedestal wash hand basin with mixer taps, push button WC, additional telephone hand shower for cleaning, feature natural stone fully tiled walls and floors, LED recessed spotlighting, shaver point.

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FIRST FLOOR

OPEN PLAN LANDING:

Dual aspect, velux window, access to eaves.

SITTING ROOM:

23' 2" x 19' 5" (7.06m x 5.92m)

Triple aspect, two velux windows and porthole window, countryside views.



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BEDROOM (2):

20' 11" x 14' 9" (6.38m x 4.5m)

Triple aspect, two velux windows, four eaves access points, LED recessed spot lighting, countryside views.



LUXURY ENSUITE:

Modern white suite comprising: Free standing bath recessed chrome mixer taps, separate fully tiled shower cubicle with 'Grohe' thermostatically controlled shower, telephone hand shower, pedestal wash hand basin with mixer taps, push button WC, additional telephone hand shower for cleaning, polished chrome radiator, built in cupboard, eaves access point, velux window, LED recessed spot lighting.





BEDROOM (4):

14' 8" x 10' 2" (4.47m x 3.1m)

Dual aspect, velux window, two eaves access points, led recessed spotlighting, countryside views.



SHOWER ROOM:

Luxury Shower room comprising modern White suite, separate fully tiled shower cubicle, 'Grohe' thermostatically controlled shower, telephone hand shower, pedestal wash hand basin – mixer taps, push button WC, polished chrome towel radiator, Velux window. LED recessed spotlighting.



OUTSIDE

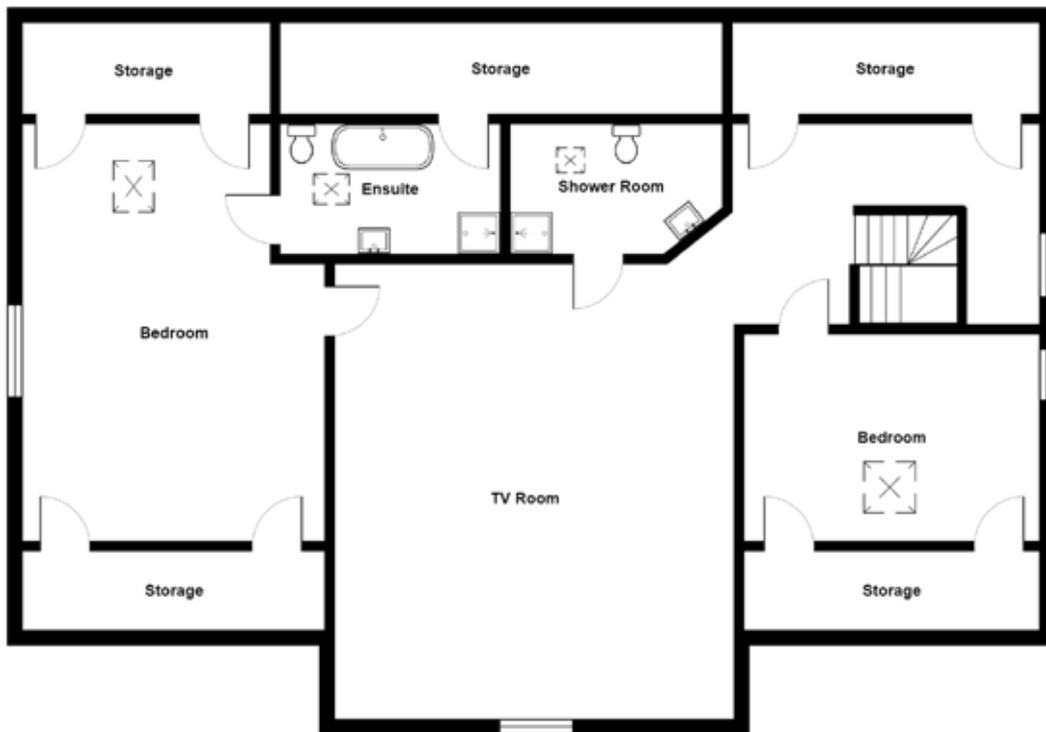
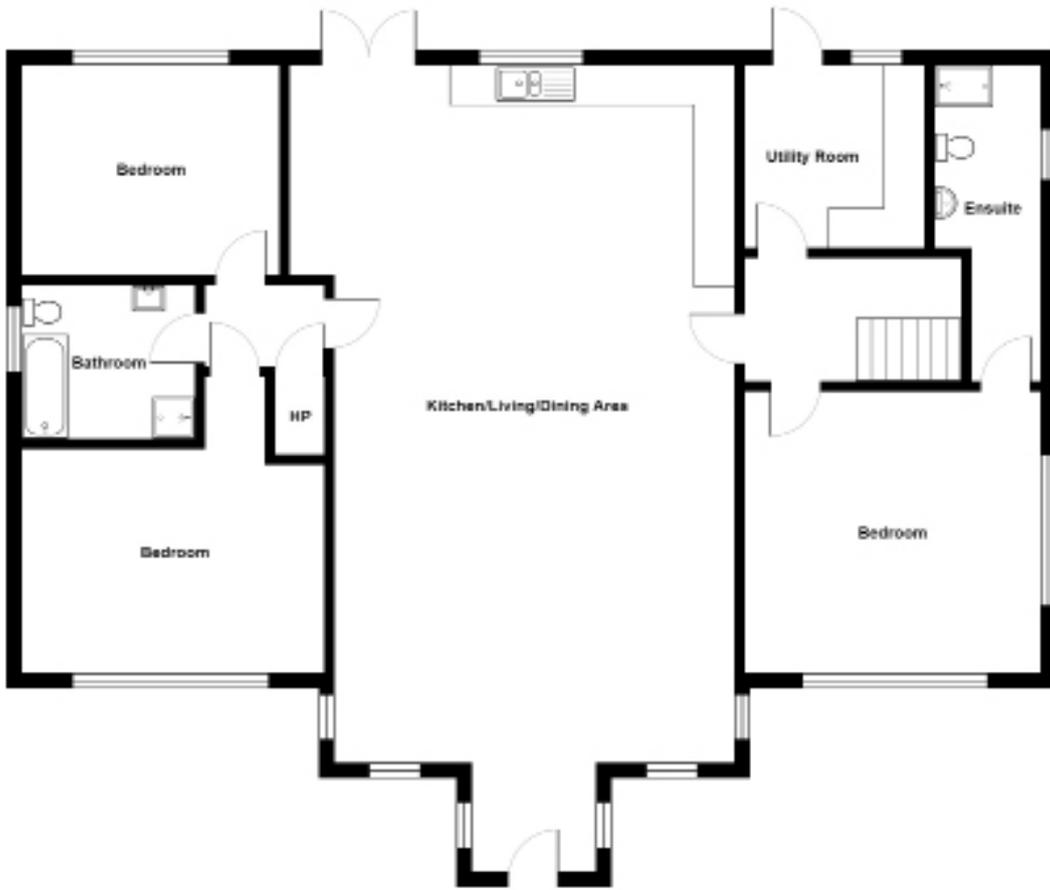
Gardens to front, side and rear of circa 0.5 of an acre, laid out in lawns and native hedging plenty of parking with space to erect a couple of stables or a double garage (subject to planning).





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Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/F/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9610-0638-7450-4069-4296

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