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ESTATE AGENTS &
LETTING SPECIALISTS

"April Cottage" 104 KILLINCHY ROAD | COMBER, BT23 5NE
OFFERS OVER £975,000



The Property

A wonderful opportunity to purchase April Cottage and substantial adjoining lands and stables, the total site encompassing 14 acres. Ballygraffan has operated for many years both as a private eventing yard and also an equestrian business. The yard consists of a maximum of nine stables, four horse walker, field shelters, sand manège and exceptionally dry grazing land. This detached family residence enjoys an elevated position approached off a long lane from Killinchy Road. The secluded position commands views over rolling countryside to Strangford Lough and surrounding countryside. This is the ideal opportunity for those with equestrian interests.

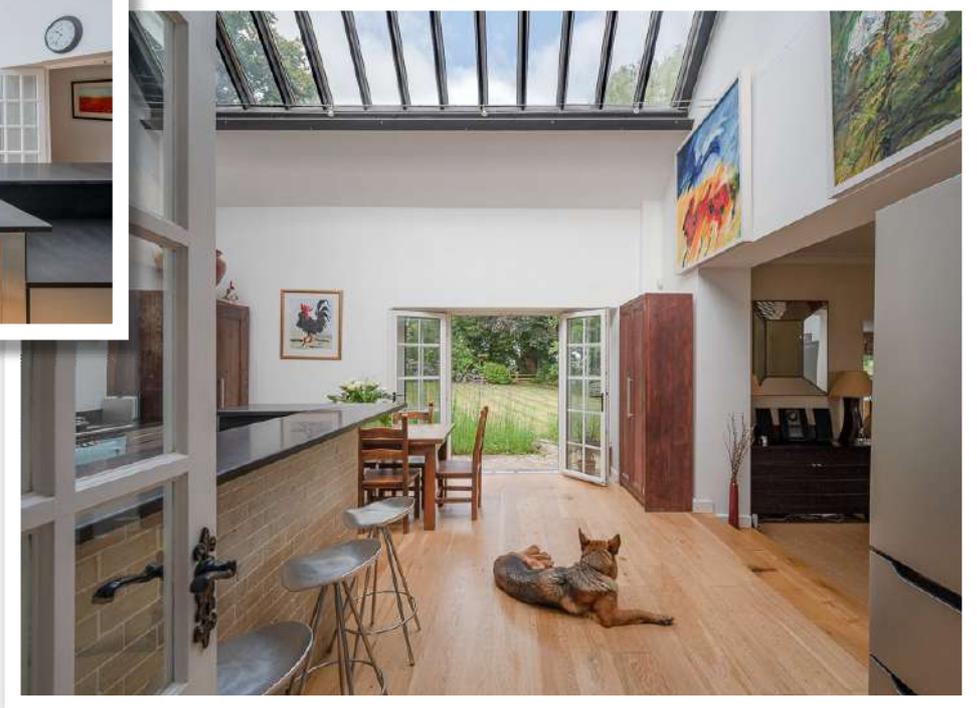
This family home is exceptionally well presented throughout where bright and spacious accommodation combines with tasteful internal design ensuring this home will appeal to even the most discerning of purchaser. The large kitchen/dining/living space opens to the rear formal gardens, a perfect spot to enjoy the birdsong and sunshine. There are two well proportioned first floor bedrooms as well as two ground floor bedrooms, the principal bedroom, where there are views to the Mourne Mountains and to Strangford Lough, boasting an en suite dressing room and en suite bathroom. Of particular note is the fabulous dining room with wood burning stove whilst the kitchen is complimented with an Aga oil fired range. To the front, the property enjoys a paved and landscaped courtyard with a southerly aspect. To the upper yard are two purpose built studio apartments in the guise of Maurice's and Harry's stables, perfect as Air bnb's with a five star rating and registered with Tourism NI. There are also four stables to the upper yard, wash bay with solarium, tack room and feed store as well as garage. The lower yard provides additional parking, barn, four horse walker, sand arena and up to five large additional stables.

Purpose built and extremely well organised, it is rare to see an equestrian small holding of such calibre present itself to the open market. The accompanying land to the surrounding adjacent fields provides total area of circa 14 acres of some of the driest fields in the country enabling year-round turn out. The location of this property benefits from direct access to the main arterial routes and is only five minutes' drive to Comber town centre and Lisbane and Balloo are close by. Belfast City Centre is a 30 minute drive away, the shores of Strangford Lough are also within walking distance or a short drive, all in an Area of truly Outstanding Natural Beauty. With excellent proximity to main road networks and public transport links for commuting to work and schools in Belfast, Newtownards and Bangor ensures this property has wide appeal to a family market.





Offers Over £975,000
Detached
4 Bedrooms
3 Receptions



Accommodation

Ground Floor

Spacious Reception Hall

Walk-In Cloakroom

Separate WC

Utility Room/Pantry
9' 8" x 6' 7"

Dining and Banqueting Room
28' 1" x 14' 5"

Lounge/Drawing Room
27' 0" x 21' 0"

Kitchen
18' 4" x 14' 9"

Bedroom Three
14' 9" x 13' 3"

Shower Room
9' 7" x 8' 9"

Bedroom Four
18' 2" x 13' 3"

First Floor

Bedroom Two
14' 9" x 13' 3"

Left Handing

Bedroom One
16' 9" x 11' 5"

Walk-In Dressing Room
13' 2" x 8' 9"

En Suite Bathroom
14' 4" x 13' 2"

Roofspace

Outside

Scrabo Stone Patio Areas

Pathway to Orchard

Mature Trees

Two Air BNB's (Each self contained)

Upper Yard

Stable Block One

Stable Block Two

Lower Yard
18' 4" x 14' 9"

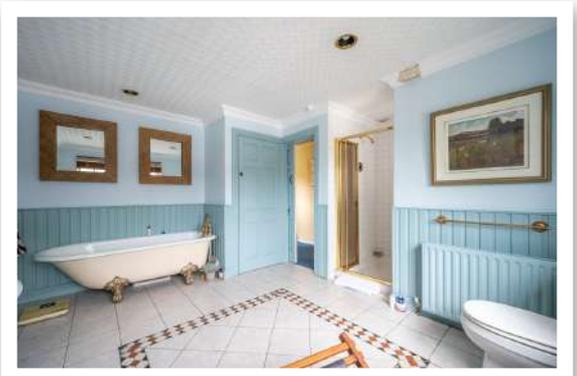
For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

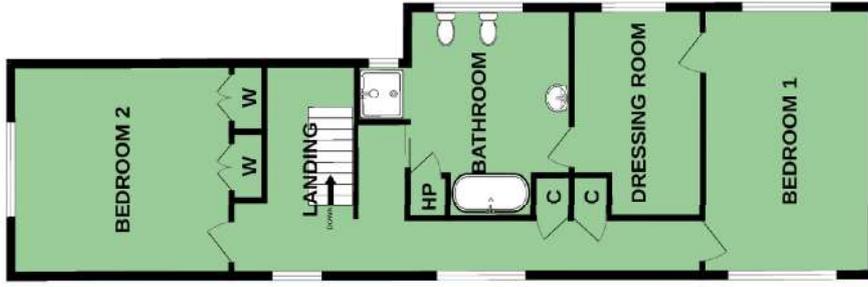




Property Features

- Charming Detached Family Home And Purpose Built Equestrian Enterprise
- Adjoining Lands of Circa 14 Acres of Free-Draining, Weed Free Paddocks Suitable for Grazing Year Round.
- Land Split Into Timber Fenced Paddocks, Each With Individual Field Shelter (10 in total)
- Secluded with Elevated Position Commanding Views Across Rolling Countryside to Strangford Lough
- Four Well Proportioned Bedrooms Including Principal Bedroom with En Suite Dressing Room and Bathroom
- Contemporary Fitted Kitchen with Glass Overhead Atrium, Aga Range and Open to Dining and Living Space With Doors Opening to Rear Formal Gardens
- Family Room
- Magnificent Dining Room with Wood Burning Stove
- Ground Floor Bathroom
- Ground Floor Cloakroom and Separate WC
- Other Benefits Include Oil Fired Central Heating and uPVC Double Glazing
- Beautifully Mature Rear Gardens Laid in Lawns with Patio Areas and Mature Trees, Ideal for Outdoor Entertaining or Children at Play
- Front Easily Maintained and Landscaped Courtyard Gardens
- Pillared Entrance To Main House with Ample Parking and Garage
- Two Purpose Built Five Star Rated Studio Apartments - Operated Currently as Air Bnbs
- Extensive Stabling, 20M x 60M Sand Manège and Four Horse Walker, Field Shelters, Horse Solarium etc.
- Within Five Minutes' Drive of Comber Town Centre And Thirty Minutes Drive to Belfast City Centre
- Ease of Access for the Commuter via Road Networks and Public Transport Links to Belfast, Dundonald, Newtownards and Bangor
- Additional Land Available Via Separate Negotiation

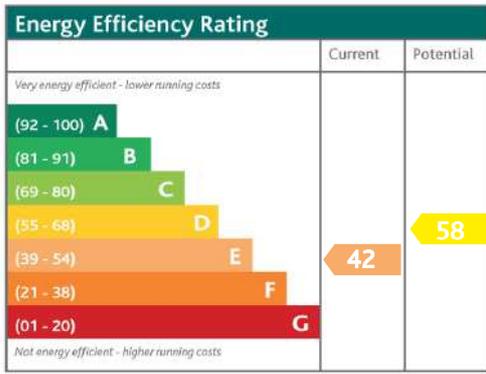




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Travelling from Comber along the Killinchy Road continue along the Killinchy Road in the direction of Balloo. Just past CTS Tyres and past Ballygrafran Road take the next left hand turn along a long lane. Continue to the top of the lane veering around the right hand bend. Number 104 is located on the right hand side.



Viewing

By appointment through agent.

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