



**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS



**159 MOVILLA ROAD, NEWTOWNARDS, BT23 8RL**  
**OFFERS AROUND £499,950**



**Scan for Property Details  
and to Arrange a Viewing**



# The Property

Here is a rare and unique opportunity to purchase a quite simply exceptional detached family home occupying an idyllic semi rural elevated site of around 2 acres with so much more than meets the eye. As well as the subject property, which we will come to later, the site also provides a paddock, self contained two bedroom apartment with its own heating system, gym, workshop, garage, three stables and a store room, providing a range of different uses for the new owners.

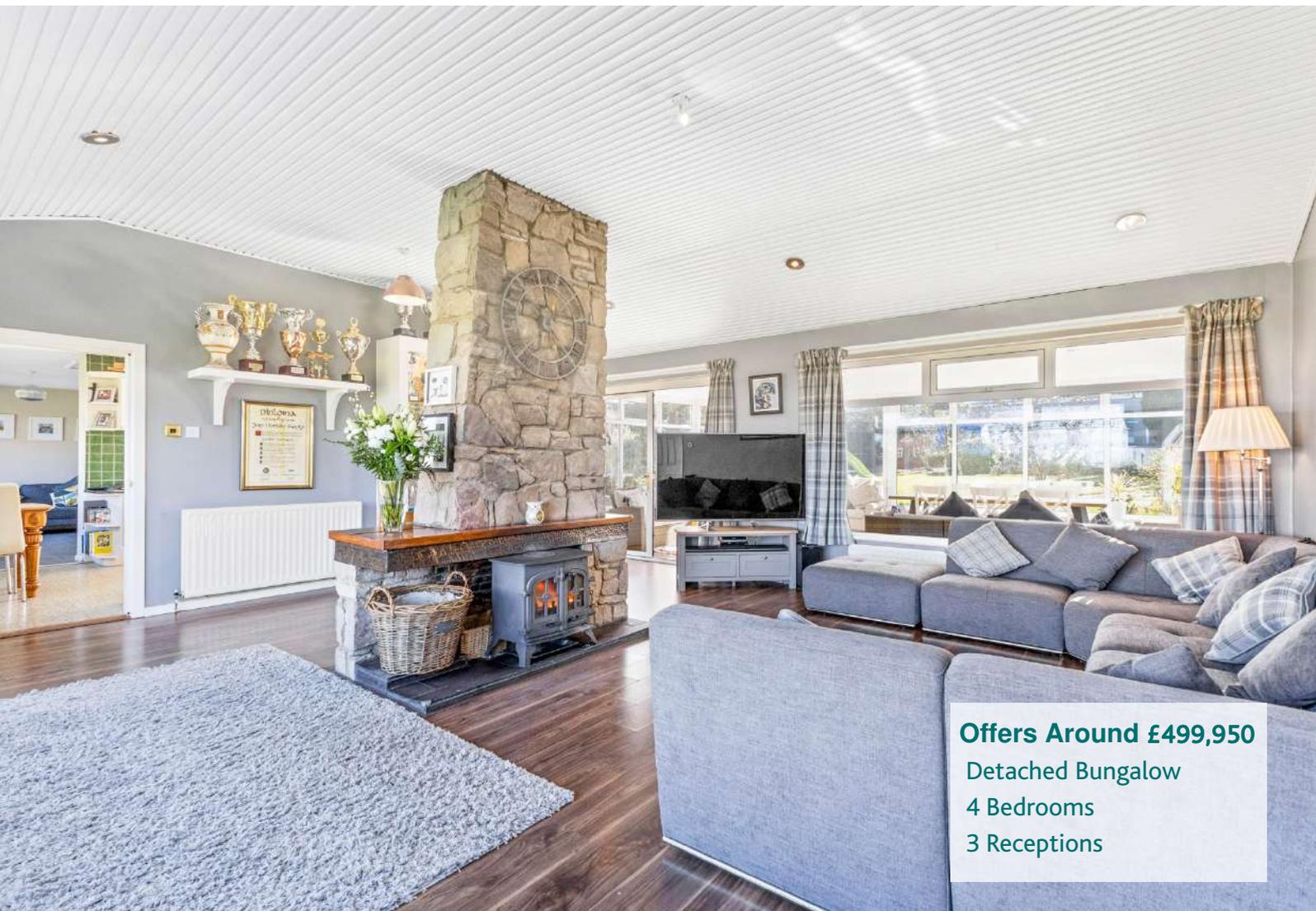
The property itself is well presented throughout and has been cleverly designed to maximise the fantastic outlook. The accommodation comprises living room with cast iron wood burning stove, sun room with aspect overlooking the rear garden, kitchen with terrazzo flooring, Aga and casual dining area, family room, four bedrooms, including main bedroom with range of built-in furniture and en suite bathroom, separate shower room and that all-important home office.

Outside there are mature gardens in lawns to the front, side and rear. The rear garden is fully enclosed with timber decked terrace, brick paviour terrace, a variety of colourful flowers, plants, trees and shrubs and, with its southerly aspect and excellent degree of privacy, makes an ideal space for children at play, for outdoor entertaining or for enjoying the sun. Other benefits include gas heating, uPVC double glazed windows and utility room.

This property is conveniently positioned with easy access to Donaghadee, Bangor and Newtownards. A huge amount of property for the price, a viewing is thoroughly recommended at your earliest opportunity so as to appreciate it in its entirety.

## Property Features

- Fantastic Detached Family Home in Idyllic Semi Rural Site of Around 2 Acres Which Includes Paddock and Range of Outbuildings
- Range of Outbuildings Include Self Contained Two Bed Apartment with Own Heating System, Workshop, Garage, Gym, Three Stables & a Store Room
- Main Property Comprises
- Living Room with Picturesque Country Views, Cast Iron Wood Burning Stove and French Doors to Sun Room
- Sun Room with Aspect Overlooking the Rear Garden and French Doors to Outside
- Kitchen with Terrazzo Flooring, Oil Fired Aga and Casual Dining Area
- Family Room with Picturesque Country Views
- Four Bedrooms Including Main Bedroom with Range of Built-in Furniture, En Suite Bathroom Which Includes Jacuzzi Jet Bath & Distant Views to The Mournes
- Shower Room
- Gas Heating
- uPVC Double Glazed Windows
- Utility Room
- Home Office or Potential Fifth Bedroom
- Large Workshop with Light, Power, Vehicular Roller Door, Epoxy Resin Floor, Toilet and Wash Hand Basin, Dialer Alarm System and Cat 5 Wiring for Internet
- Garage with Roller Door, Power, Light and Painted Floor



**Offers Around £499,950**  
Detached Bungalow  
4 Bedrooms  
3 Receptions

## Property Features

- Additional Utility Area off the Workshop with Storage Cupboard, Plumbed for Washing Machine
- Apartment Comprises
- Living Room with Cast Iron Wood Burning Stove
- Kitchen
- Two Bedrooms, One of Which is En Suite
- Has its Own Oil Fired Heating System
- Cat 5 Wiring for Internet
- Three Stables
- Store Room
- Excellent Parking Facilities for Numerous Vehicles
- Mature Gardens in Lawns to Front, Side and Rear, Rear Garden is Fully Enclosed with Lawns, Variety of Colourful Flowers, Plants, Trees and Shrubs, Timber Decked Terrace, Brick Paviour Terrace,
- Rear Garden is an Ideal Space for Children at Play, For Outdoor Entertaining or For Enjoying the Sun and Also has a Log Store, Brick Built BBQ and Greenhouse
- Conveniently Positioned with Easy Access to Donaghadee, Bangor and Newtownards
- A Lot of Potential and Various Options for the Home Owners
- Early Viewing Essential

# Accommodation

## Ground Floor

Reception Hall

Living Room  
21'10" x 19'8"

Sun Room  
20'7" x 11'6"

Kitchen With Casual  
Dining Area  
19'8" x 11'4"

Family Room  
15'3" x 12'11"

Bedroom One  
14'11" x 12'9"

En Suite Bathroom

Bedroom Two  
11' x 7'10"

Bedroom Three  
9'10" x 8'9"

Bedroom Four  
9'11" x 7'11"

Shower Room

Home Office  
11' x 9'6"

## Apartment

Bedroom One  
18'11" x 7'8"

Utility Area

Stairs To First Floor

Living Room  
14'9" x 12'5"

Kitchen  
10'11" x 7'8"

Bedroom Two  
11'10" x 7'8"

En Suite Shower Room

Gym  
28'1" x 11'11"

## Outside

Store Room  
14'8" x 9'2"

Three Stables

Toilet

Additional Parking  
Bay

Utility Room

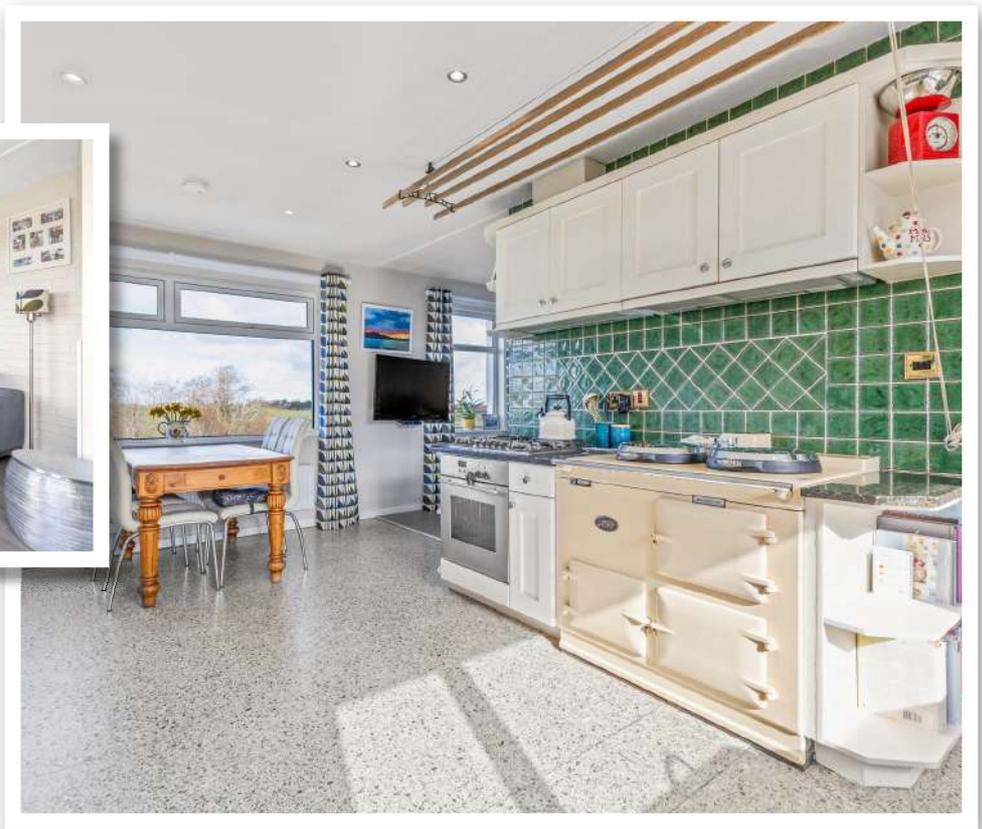
Large Workshop/Barn  
47'9" x 17'6"

Garage  
26'10" x 13'1"

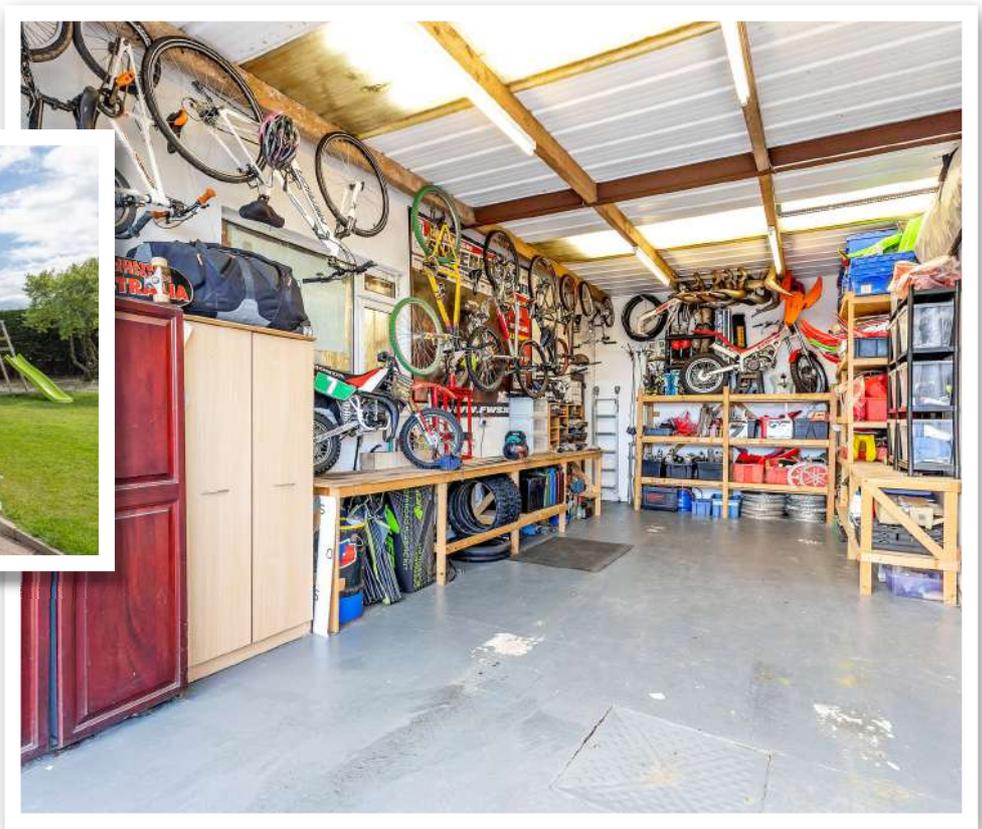
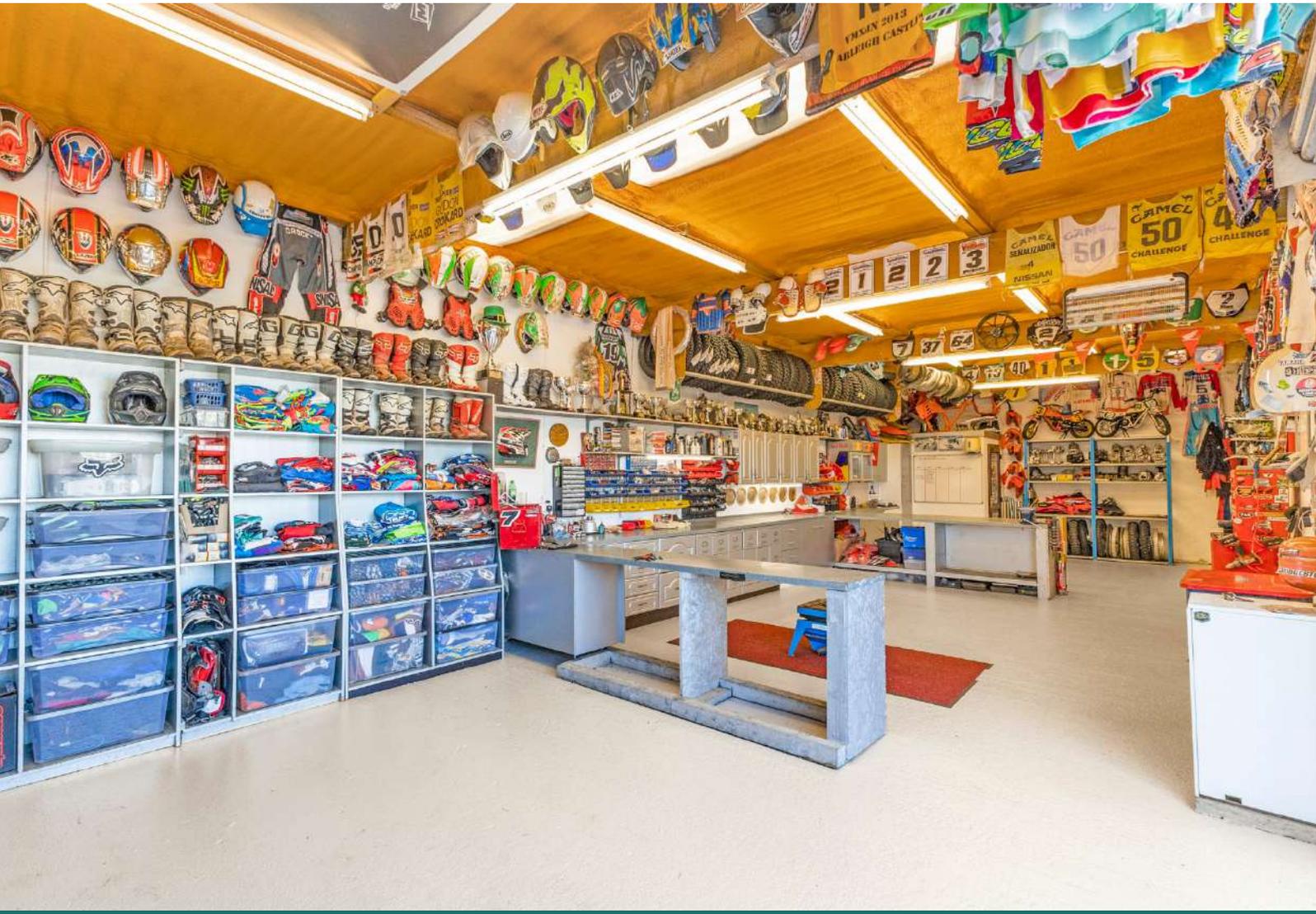
For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:

[johnminnis.co.uk](http://johnminnis.co.uk)



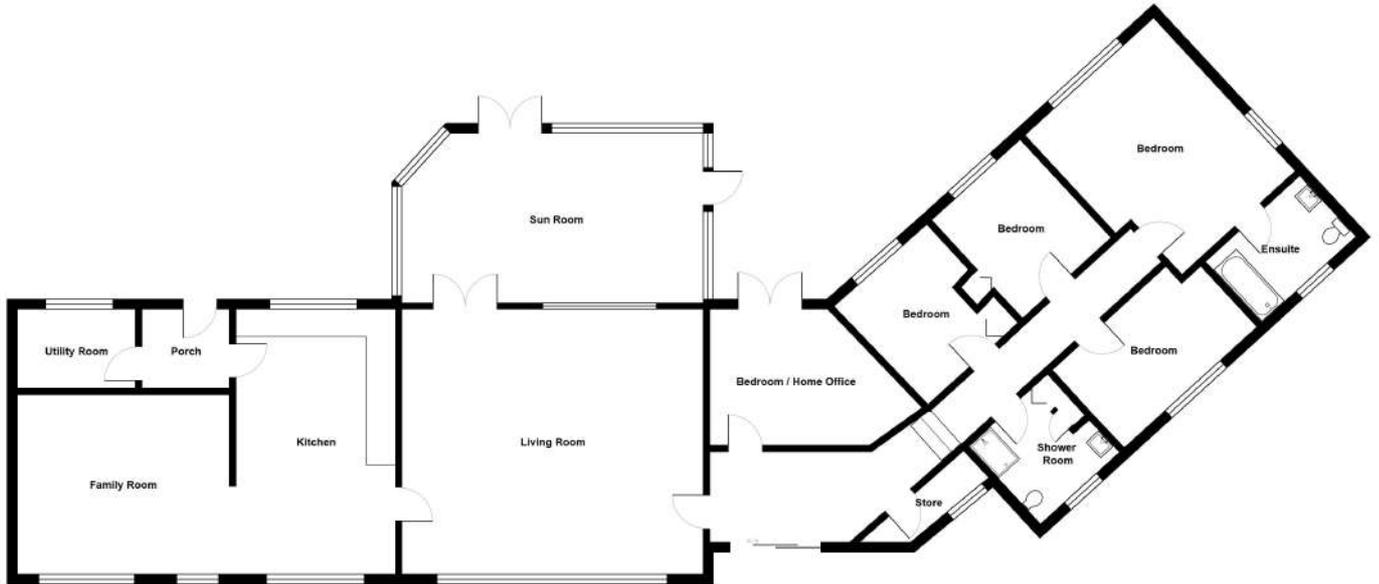






# Directions

Heading from Newtownards to Donaghadee along the Movilla Road, 159 is on your right.



## Viewing

By appointment through agent.

## Free Valuation

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THE SUNDAY TIMES  
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| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 - 100) A                                |  |         |           |
| (81 - 91) B                                 |  |         |           |
| (69 - 80) C                                 |  |         |           |
| (55 - 64) D                                 |  |         |           |
| (39 - 54) E                                 |  |         |           |
| (21 - 38) F                                 |  | 42      | 52        |
| (01 - 20) G                                 |  |         |           |
| Not energy efficient - higher running costs |  |         |           |

## Bangor/Ards Peninsula

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