



A unique ground floor apartment located within Groomspport House, a stunning Tudor Gothic revival building affording uninterrupted, panoramic views across the Irish Sea.

Originally built circa 1849 and converted into apartments in 1999, Number 26 is one of a select few affording its own garden space – Enveloped by beautifully landscaped gardens with feature patios incorporating a curved seating area enjoying the views. Accessed via its own front door, the apartment also has the benefit of access to the rear. Combined with the allocated gardens, the property feels more similar to a bungalow rather than an apartment dwelling. Exuding an elegant interior, the property has been recently refurbished and finished to a notably high standard throughout. The layout offers well-appointed and spacious accommodation in the form of hallway, and impressive open plan kitchen – dining leading to living room plus reading snug. Further investigation reveals two double bedrooms - principal with ensuite and walk-in-dressing plus utility and main shower room.

Set within approximately 3 acres of landscaped communal gardens; Stunning scenery, coastal walks, and Groomspport village & harbour are on your doorstep - A private pathway offers direct access from the gardens onto Groomspport Beach. Other external features include barbeque area, tennis court plus 2 allocated parking bays. An enviable location, the property is just a short distance from the picturesque village of Groomspport- Amenities include local shop, hairdresser plus several restaurants. The arterial routes are very accessible for those wishing to commute to Bangor or Belfast. All in all, a truly tremendous opportunity to acquire a unique apartment within an exclusive location.

Offers Around  
£349,950

26 Groomspport House  
Road,  
Groomspport,  
BANGOR,

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Viewing by  
appointment  
through agent  
028 9042 4747

- Unique ground floor apartment located within Groomsport House, a stunning Grade B Gothic revival building
- Affording panoramic views across the Irish Sea to the Antrim coast
- Originally built in 1849 & converted into apartments in 1999
- Elegant interior finished to a notably high standard throughout with feature vaulted ceilings
- Dual access to front and rear via Solid Mahogany doors with brass hardware and European triple bolt locking
- Open plan kitchen – dining leading to living room
- Reading snug
- Two double bedrooms - Principal bedroom with walk-in-dressing & ensuite
- Luxury shower room
- Utility
- Hardwood double glazed windows/Gas fired central heating
- Set within approx. 3 acres of communal gardens with private pathway connecting the grounds to Groomsport Beach
- Enveloped by beautifully landscaped private gardens with feature natural stone patios incorporating a curved seating area
- Communal tennis court, barbeque area plus 2 allocated parking bays
- Stunning scenery, coastal walks, and Groomsport village & harbour are on your doorstep



The Property Comprises:

Ground Floor

Hardwood front door with double glazed sidelights.

HALLWAY: Solid oak wooden floor.



HALLWAY: Solid oak wooden floor.

UTILITY ROOM: Plumbed for washing machine, space for dryer, shelving.

From hall, double doors to:



LIVING ROOM OPEN PLAN TO KITCHEN: 22' 12" x 17' 1" (7m x 5.2m) Bespoke modern kitchen with excellent range of high and low level units with matching island. Stainless steel one and a half bowl sink unit with detachable mixer tap and Insinkerator waste disposal unit, granite work tops, built-in Fisher & Paykel appliances including electric oven, four ring ceramic hob, built-in microwave, wine fridge, built-in fridge/freezer. Solid oak floor.



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READING SNUG: 10' 6" x 7' 7" (3.2m x 2.3m) Solid oak wooden floor, feature bay window, exposed stone wall detail, cast iron Italian radiator.



PRINCIPAL BEDROOM: 20' 1" x 19' 3" (6.12m x 5.86m)

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with drencher shower unit and telephone hand shower, wall mounted wash hand basin with mixer tap, low level drawers, close coupled wc, LED mirror, fully tiled walls, ceramic tiled floor, low voltage spotlights, radiator.

WALK-IN DRESSING AREA: Built-in shelving to walk-in wardrobe with rail, shelving and light.



BEDROOM (2): 15' 5" x 10' 10" (4.7m x 3.3m) (at widest points). Wall-to-wall built-in robes with sliding doors plus single robe.



BATHROOM: Fully tiled shower cubicle with mains shower, recess shelf, wall mounted wash hand basin with mixer tap and low level drawer, close coupled wc, heated towel rail, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



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## Outside

Set within approximately 3 acres of communal gardens with private pathway connecting grounds to Groomsport beach.

Enveloped by beautifully landscaped gardens with feature natural stone patios incorporating curved seating area.

Communal tennis court and barbecue area. 2 allocated parking bays. Dedicated storage area for No. 26 within the main house lower entrance.

Stunning scenery, coastal walk and Groomsport Village and Harbour on doorstep.





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Management company

DPFM (Dalzell Property & Facilities Management Ltd. Service charge: £171 per month.

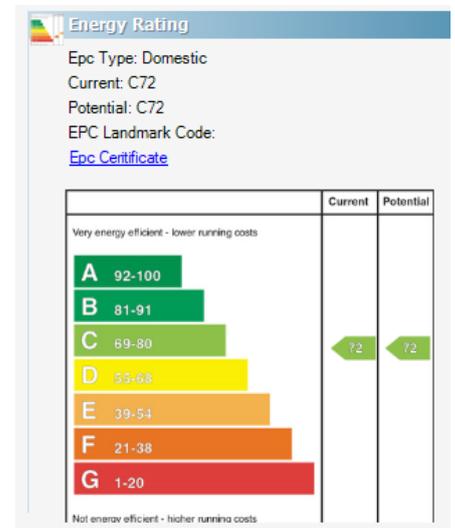
Location:

Leaving Groomsport Village turn left onto Donaghadee Road and take first left into Groomsport House Road. Travel through the arch and continue down towards the beach. The entrance to the apartment is on the right-hand side in the original Groomsport House.



Sizes And Dimensions Are Approximate. Actual May Vary.

North Down - 028 90 42 4747  
 Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
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