

TEMPLETON
ROBINSON



35 Loughries Road,
NEWTOWNARDS,
BT23 8RW

Offers Over
£595,000

Viewing by
appointment with
& through agent
028 90 424747



Set in the heart of the countryside yet just a short drive from Newtownards, this exceptional property presents a rare opportunity for equestrian enthusiasts to secure their dream home. Extending to approximately 10.5 acres, the property is perfectly equipped for all aspects of horse care and training, boasting a floodlit sand school, 14 stables, a tack room, hayloft, two large barns, and multiple outbuildings suitable for a variety of uses.

The home itself blends rural charm with practical living, featuring two beautifully appointed reception rooms, each with character fireplaces, creating warm and inviting spaces for relaxing or entertaining. The spacious country-style kitchen, complete

with AGA and separate utility room, is the heart of the home. Accommodation is thoughtfully laid out with a guest bedroom and ensuite, a convenient downstairs W/C, a separate study ideal for home working, and two further bedrooms upstairs, including a principal suite with ensuite and a large, modern family bathroom.

This is more than just a home, it's a lifestyle. With its generous land, outstanding facilities, and peaceful yet accessible location, this property offers the perfect balance of rural living and convenience. Whether you're a professional equestrian, hobby rider, or simply someone who appreciates space and tranquillity, this unique home ticks every box.

Call today to arrange a private viewing!

- Rare opportunity to acquire a stunning home tailored for equestrian living
 - Two elegant reception rooms, both featuring charming fireplaces
- Spacious country-style kitchen with AGA, complemented by a separate utility room
 - Guest bedroom with private ensuite
 - Convenient downstairs W/C
- Two additional bedrooms, including a principal suite with ensuite
 - Generous, modern family bathroom
 - Dedicated home office/study
- Oil Fired Central Heating & UPVC double glazed windows
 - Approximately 10.5 acres of land
 - Floodlit sand school – ideal for year-round training
 - 14 stables, tack room, and hayloft
 - Two large barns plus multiple versatile outbuildings
- Idyllic countryside setting, just minutes from Newtownards



Telephone 028 9042 4747
www.templetonrobinson.com

The Property Comprises:

Ground Floor

uPVC composite front door to . . .

ENTRANCE HALL:

LIVING ROOM: 15' 1" x 11' 2" (4.6m x 3.4m) Outlook to front, brick fireplace with wooden surround, multi-fuel burning stove, Karndean wooden flooring.



LOUNGE: 15' 9" x 11' 6" (4.8m x 3.5m) (at widest points). Outlook to front and rear, Karndean wooden flooring, feature fireplace with wooden surround and multi-fuel burning stove with back boiler, understairs storage/cloaks area, access to kitchen.



KITCHEN: Range of high and low level units with granite worktops, integrated Bosch dishwasher, twin Villeroy Bosch Belfast style sink units, Aga, dining area, access to rear, access to annex and utility room.



UTILITY ROOM: 8' 6" x 7' 7" (2.6m x 2.3m) Range of low level units, work surfaces, Acorn stainless steel sink with chrome mixer tap, plumbed for washer dryer, ceramic tiled floor, low voltage spotlights, door to rear.

DOWNSTAIRS W.C.: Low flush wc, wash hand basin with chrome mixer tap, ceramic tiled floor.

GUEST SUITE: 12' 6" x 11' 6" (3.8m x 3.5m) Karndean wooden flooring, excellent range of built-in units, outlook to side.

ENSUITE SHOWER ROOM: Low flush wc, wash hand basin with chrome mixer tap, fully tiled shower cubicle, heated towel rail, laminate wooden flooring.



First Floor

LANDING:

BEDROOM (1): 15' 9" x 11' 6" (4.8m x 3.5m) Outlook to front and rear, oak effect laminate flooring, access to separate space overlooking the front, ideal for a small study.



BEDROOM (2): 15' 9" x 12' 6" (4.8m x 3.8m) Oak effect laminate flooring, outlook to front.

ENSUITE SHOWER ROOM: Wash hand basin with chrome mixer tap, low flush wc, fully enclosed and tiled shower cubicle, low voltage spotlights, heated towel rail, laminate flooring.



FAMILY BATHROOM: Impulse wash hand basin with chrome mixer tap with storage below, low flush wc, free-standing bath with chrome mixer tap, double shower cubicle with fully tiled walls, drencher shower head and body jets, ceramic tiled floor, access to linen cupboard.



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Outside

BARN (1): 19' 8" x 14' 5" (6m x 4.4m) Wearing pen and four stables one with a foaling camera.

BARN (2): 32' 2" x 23' 11" (9.8m x 7.3m) Two small stables. TACK ROOM: 23' 11" x 14' 5"

(7.3m x 4.4m). HAYLOFT: 23' 11" x 14' 5" (7.3m x 4.4m)

OUTBUILDING: 19' 8" x 13' 1" (6m x 4m) 4 sheep pens and two stallion boxes.

FLOODLIT SAND SCHOOL: 86' 7" x 39' 4" (26.4m x 12m)

STABLE BLOCK: Six stables with light and water, four foaling cameras.

Two additional outbuildings. 10.5 acres of land.



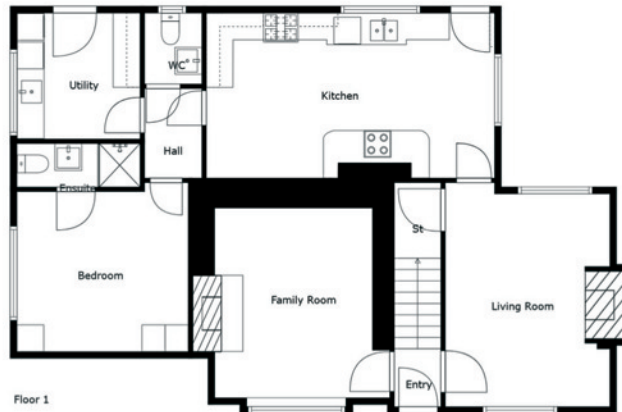


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Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.



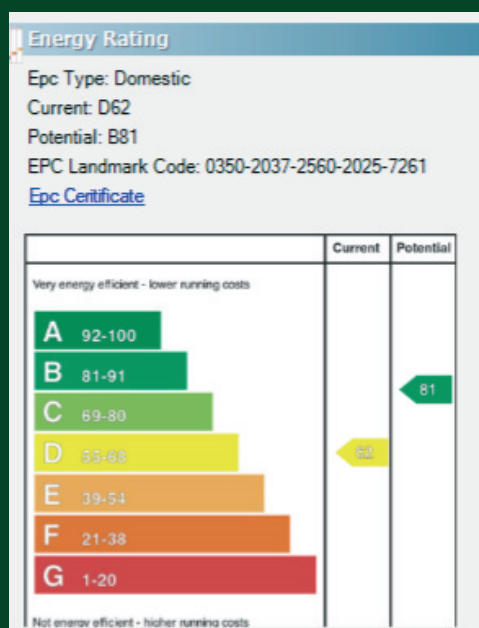
Location:

Travelling from Newtownards on the Movilla Road after approximately 2 miles turn right into Loughries Road. Follow the road for approximately 0.7 miles and number 35 is on the left side.

Telephone 028 9042 4747
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Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700

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