



Constructed approximately 4 years ago, this amazing architecturally designed detached country home is the culmination of imagination and vision from the current owners. Built using only the highest quality materials specified to create a generous, versatile and energy efficient family home.

Situated on the ever popular Woburn Road, off a private laneway with circa 3.5 acres of gardens, fields all with superb views over the surrounding countryside and across to the Irish Sea. Yet only 10 minutes from a variety of local towns, easy access to Belfast City Airport, and a short commute to Belfast and easy access beyond.

Internally the property is superb and of particular note would be the Living Room with vaulted ceiling, superb entertainment sized kitchen and Master Bedroom on first floor with ensuite and dressing room.

With the added appeal to the equestrian enthusiast this property is sure to create instant appeal on today's market.

Offers Around  
£389,950

33 Woburn Road,  
Millisle,  
NEWTOWNARDS,  
BT22 2HY

---

Viewing by  
appointment  
through agent  
028 9042 4747



- Superb Detached Family Home built approximately 4 years ago
- Extremely Well Designed with a Contemporary Theme Throughout
- Living Room with Vaulted Ceiling and Wood Burning Stove
- Entertainment Sized Kitchen / Dining Room
- Utility Room
- Three Bedrooms on the Ground Floor
- Luxury Family Bathroom
- Master Bedroom on First Floor with ensuite & dressing room
- Mezzanine Gallery Landing with Study Area
- Double Glazed Windows/ Oil Heating
- Detached Garage / 3 Stables / Tack Room - Bark all weather turnout area for the horses
- Formal Gardens in lawns / 3 Acres for Grazing / Hard Standing Area



The Property Comprises:

## Ground Floor

Composite front door leading to . . .

CLOAKROOM: Excellent storage.

ENTRANCE HALL: Wood burning stove.



Double doors into . . .

LIVING ROOM: 16' 10" x 15' 4" (5.13m x 4.67m) Limed oak wood floor, vaulted ceiling.



Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

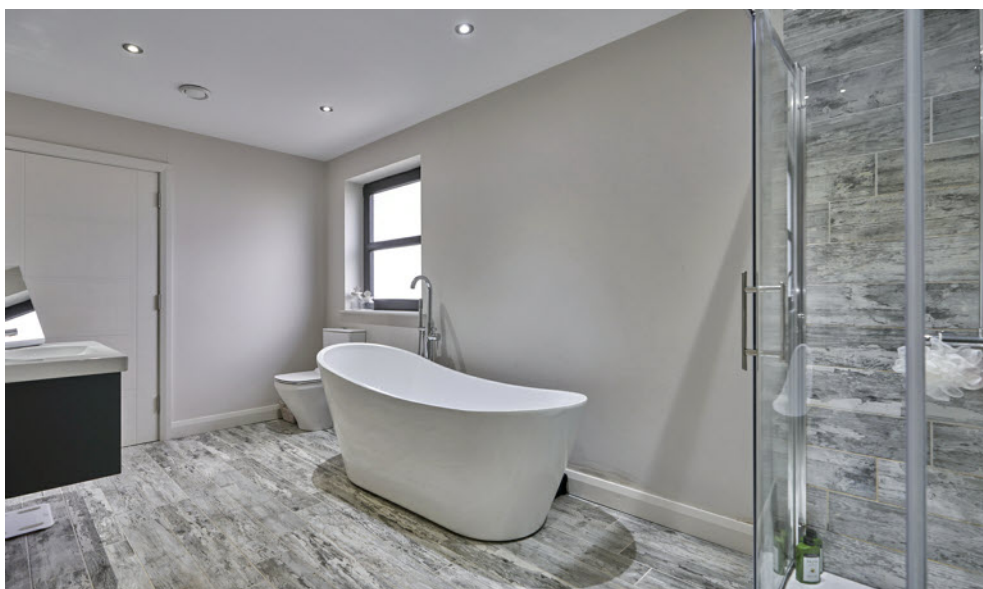
KITCHEN/DINING: 22' 2" x 16' 4" (6.76m x 4.98m) Luxury solid wood grey kitchen with excellent range of high and low level units, granite work surfaces, Rangemaster drinks fridge, 1.5 bowl ceramic sink unit with mixer tap, Rangemaster range, splash back, extractor fan and canopy, integrated dishwasher, island unit with granite worktop, solid oak breakfast bar, plumbed for American style fridge freezer, Italian travertine flooring, LED lighting. From kitchen double doors to outside.



UTILITY ROOM: 16' 3" x 6' 2" (4.95m x 1.88m) Further range of units, laminate work surfaces, stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, travertine flooring, stable door to outside.



BATHROOM: Free standing bath with mixer tap and telephone hand shower, low flush wc, contemporary wash stand, fully tiled shower cubicle with rain shower head and thermostatic shower unit, wood effect tiled floor, LED lighting, Warmflow pressurised water system.





BEDROOM (4): 11' 8" x 9' 10" (3.56m x 3m)

BEDROOM (3): 11' 8" x 11' 7" (3.56m x 3.53m)

BEDROOM (2): 15' 7" x 12' 3" (4.75m x 3.73m)



First Floor

MEZZANINE GALLERY LANDING: Ideal for study area, Velux window, LED lighting.



SHOWER ROOM: Shower cubicle with thermostatic shower unit, wash hand basin, low flush wc, wood effect tiled flooring, LED lighting.



MASTER BEDROOM: 24' 5" x 15' 7" (7.44m x 4.75m) LED lighting, Velux window.



DRESSING ROOM:



Outside

Shared laneway leading to pillar entrance to number 33. Pebbled driveway to . . .

DETACHED GARAGE: 13' 5" x 13' 3" (4.09m x 4.04m) Roller shutter door, light and power.

STABLE (1): 19' 7" x 13' 11" (5.97m x 4.24m) Hay barn.

STABLE (2): 18' 4" x 13' 3" (5.59m x 4.04m)

STABLE (3): 19' 7" x 13' 1" (5.97m x 3.99m) Hay barn.

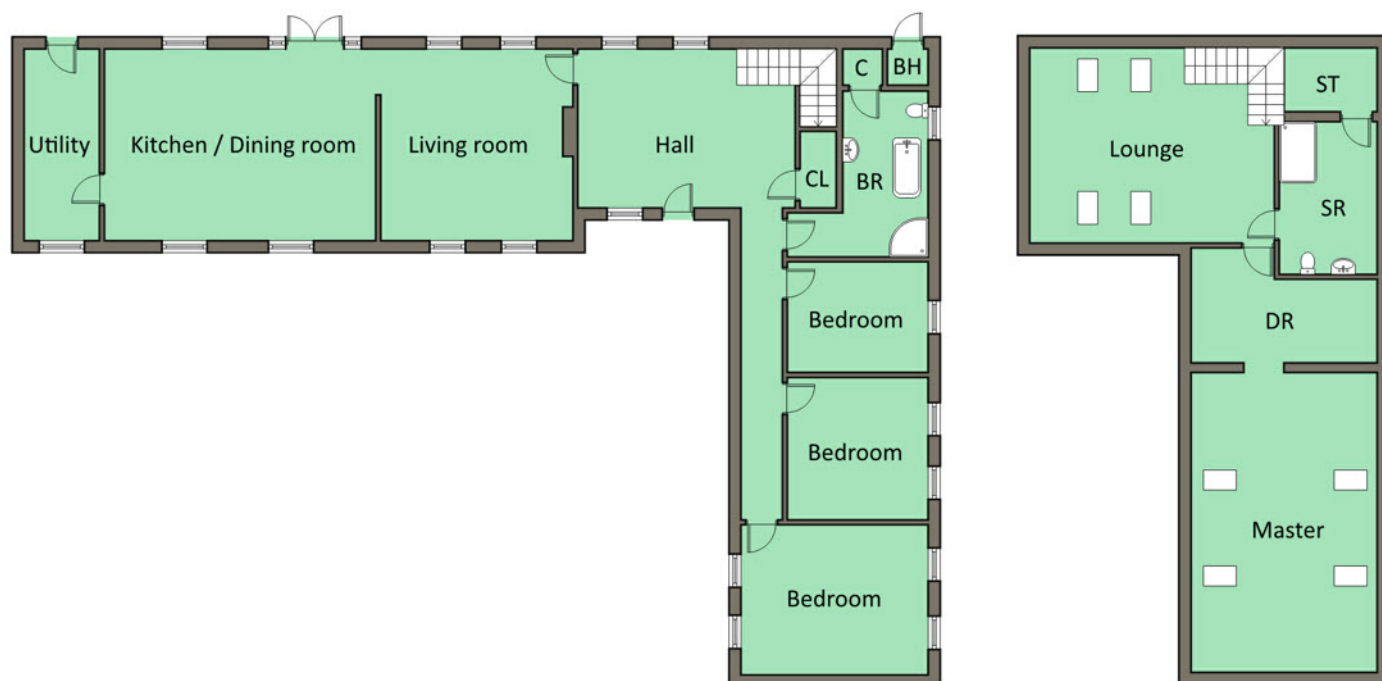
TACK ROOM: 13' 1" x 10' 7" (3.99m x 3.23m) Head standing area.

Formal gardens in lawns, 3 acres for grazing, outside tap.





Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



## Location:

Leaving Millisle village travelling south on the coastal road, Woburn Road is second turning, approximately 1/2 a mile on the right hand side and number 33 is on the right hand side.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Energy Rating

Epc Type: Domestic

Current: 0

Potential: 0

EPC Landmark Code:

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80	72	74
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

