



'The Willows'
11C Cunningburn Road,
NEWTOWNARDS,
BT22 2AN

Offers Around
£675,000

Viewing by
appointment with
& through agent
028 90 424747



Templeton Robinson are thrilled to bring to market 'The Willows'. This superb recently built (2020) detached residence offers a unique country setting yet close proximity to both the shores of Strangford Lough and Newtownards.

The Willows is approached via a shared laneway and surrounded by a river the whole way around the property, whilst offering a very contemporary interior is also set amidst formal gardens and a collective offering of approximately 5 acres. The property is further enhanced with 6 stables, all weather turnout, flexible paddock system with auto drinkers, floodlit sand school and 4 acres of grazing land. The location is protected from the noise and bustle of everyday life with it's tranquil and relaxing countryside setting; surrounded by farmland and unspoilt countryside.

Meticulously presented and maintained, the accommodation comprises formal and practical living space to include, Entrance

Hall, formal Lounge, extensive Kitchen / Living Dining with patio doors to garden, Cloaks WC, Boot Room; Principal Bedroom with Ensuite and Dressing Room. On the First Floor three further Bedrooms, Family Bathroom, Study – or could be converted into an Ensuite / Dressing Room.

With so much on offer The Willows will undoubtedly be of great interest to the Equestrian fraternity and also only a short 10 minute drive to Newtownards for leading schools, walking distance to a popular sea swimming and paddle boarding location, plus the leisure activities of Newtownards Sailing Club close by and Scrabo Golf Club. The collective offering of The Willows in terms of calibre and style will generate a lot of interest and an early call to the Agent is strongly recommended.



- 'THE WILLOWS' – Collective Asset offering with Superb Potential
- Magnificent Detached Recently Built (2020) Family Country Residence
 - Superb Equestrian Opportunity with Fantastic Facilities
 - Panoramic Views over the rolling Countryside
 - 5 Acres – total collective offering:
- 4 Stables with tack room, hay storage, automatic water drinkers & electricity, CCTV system with adjoining all weather sand turnout paddock & covered wash bay shelter
- A further 2 Stables with automatic water drinkers, access to one acre paddock, adjoining own all weather sand turnout paddock, CCTV
 - All Weather Turnout x 2
- 3 Acres – Flexible fencing 2, 6 or 10 Paddocks all with automatic drinkers
 - Sand School – Sand & fibre mix / Floodlit
 - Quiet Rural Location yet conveniently Located to Newtownards
 - Excellent Standard of Contemporary Décor Throughout
 - Entrance Hall / Cloaks WC / Rear Hallway / Boot Room
 - Formal Lounge
- Kitchen / Living / Dining – Kitchen with Large Breakfast Bar including Hob and seating. Living Area – Patio doors to gardens
 - Ground Floor – Principal Bedroom with Ensuite & Dressing Room
- Three First Floor Bedrooms / Family Bathroom / Study – could be converted to Ensuite or Dressing Room
 - uPVC Double Glazed / Oil Fired Central Heating
- Formal Gardens and Patio Areas – ideal for Al Fresco Dining & Entertaining
 - Property Surrounded by flowing River / Garden Shed
- The Willows is accessed via a shared laneway to pebbled driveway (with wiring for Electric Gates) to excellent Parking
 - Newtownards Sailing Club (minutes away) / Scrabo Golf Club within easy reach
- Popular & Sought after location yet close to fabulous facilities – Belfast City Airport 35 minutes away

The Property Comprises:

Ground Floor

Composite front door.

ENTRANCE PORCH: Laminate wooden floor.

CLOAKROOM: Low flush wc, vanity unit, feature ceramic tiled floor, LED lighting.



PRINCIPAL BEDROOM: 15' 9" x 11' 6" (4.8m x 3.5m) LED lighting.

DRESSING ROOM:

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatic shower unit, wash stand with drawers below. Low flush wc, feature tiled flooring, heated towel rail, LED lighting, extractor fan.



LIVING ROOM: 14' 1" x 13' 9" (4.3m x 4.2m) LED lighting.



KITCHEN: 20' 0" x 14' 9" (6.1m x 4.5m) Luxury solid wood kitchen in "Farrow and Ball Purbeck Stone" with silestone work surfaces, sink unit with mixer tap. Large pantry cupboard, integrated larder fridge, twin Neff oven. Solid wood island in "Farrow and Ball Railings" with Bora hob down draft extractor fan, feature lighting above. Breakfast area.

Open plan to . . .



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LIVING/DINING: 25' 11" x 14' 1" (7.9m x 4.3m) Double doors to patio, laminate wood floor, LED lighting.



REAR PORCH: Laminate wooden floor, uPVC door to outside.

CLOAKROOM: Low flush wc, vanity unit, feature ceramic tiled floor, LED lighting.

BOOT ROOM: 10' 10" x 9' 10" (3.3m x 3m) Range of units in "Farrow and Ball Treron", larder freezer. Space for ironing board/coat, shoes and boot space. Plumbed for washing machine and space for tumble dryer. Ceramic sink unit with mixer tap, LED lighting.



First Floor

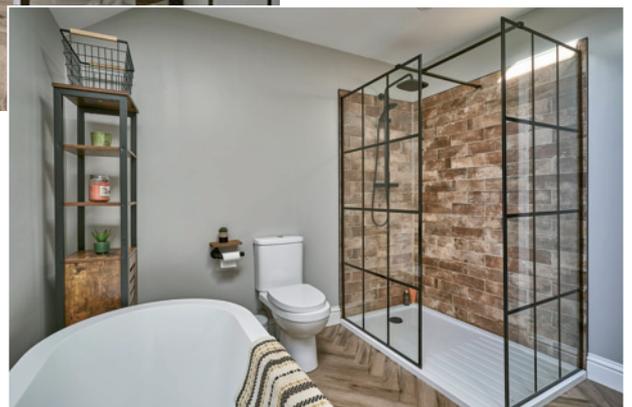
BEDROOM (2): 15' 9" x 12' 2" (4.8m x 3.7m) Door to Juliette balcony, LED lighting.



BEDROOM (3): 13' 9" x 12' 6" (4.2m x 3.8m) Double built-in robe.



BATHROOM: White bathroom suite comprising free-standing bath with mixer tap and telephone hand shower, low flush wc. Separate fully tiled shower cubicle with thermostatic shower unit with rain shower head, feature wash stand with wash hand basin. LVT wooden flooring, LED lighting.



Access to roofspace via Slingsby type ladder.

BEDROOM (4): 14' 1" x 13' 9" (4.3m x 4.2m) Double built in robe.



STUDY: 10' 2" x 7' 7" (3.1m x 2.3m) (at widest points). (Potential for ensuite/dressing room for bed 4).



LANDING: Linen cupboard with pressurised water system.

Outside

Shared laneway leading to "The Willows", pebbled driveway with wiring for electric gates.

Formal gardens to front, side and rear bounded by native hedgerow planting. Limestone patio area.

Oil fired boiler, plastic oil tank.

CCTV.

Septic tank.

Garden shed.

5 acres in total to include:

4 STABLES AND TACK ROOM: Automatic drinkers, CCTV, adjoining larger all weather turnout, wash bay and hay storage.

2 STABLES: Automatic water drinkers to stable and separate paddock with adjoining all weather turnout.

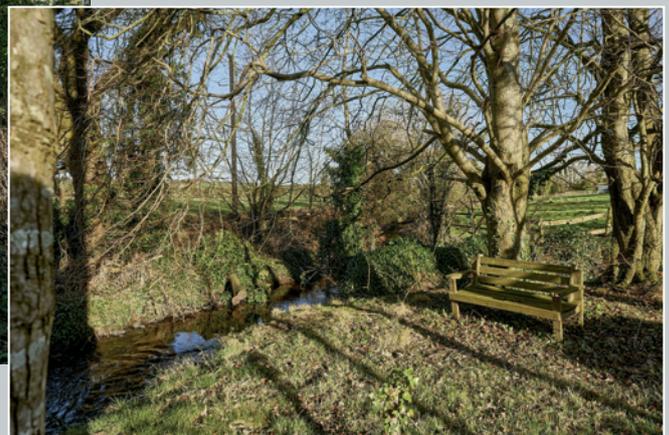
3 acres, flexible fencing 2, 6 or 10 paddocks, all with automatic drinkers.

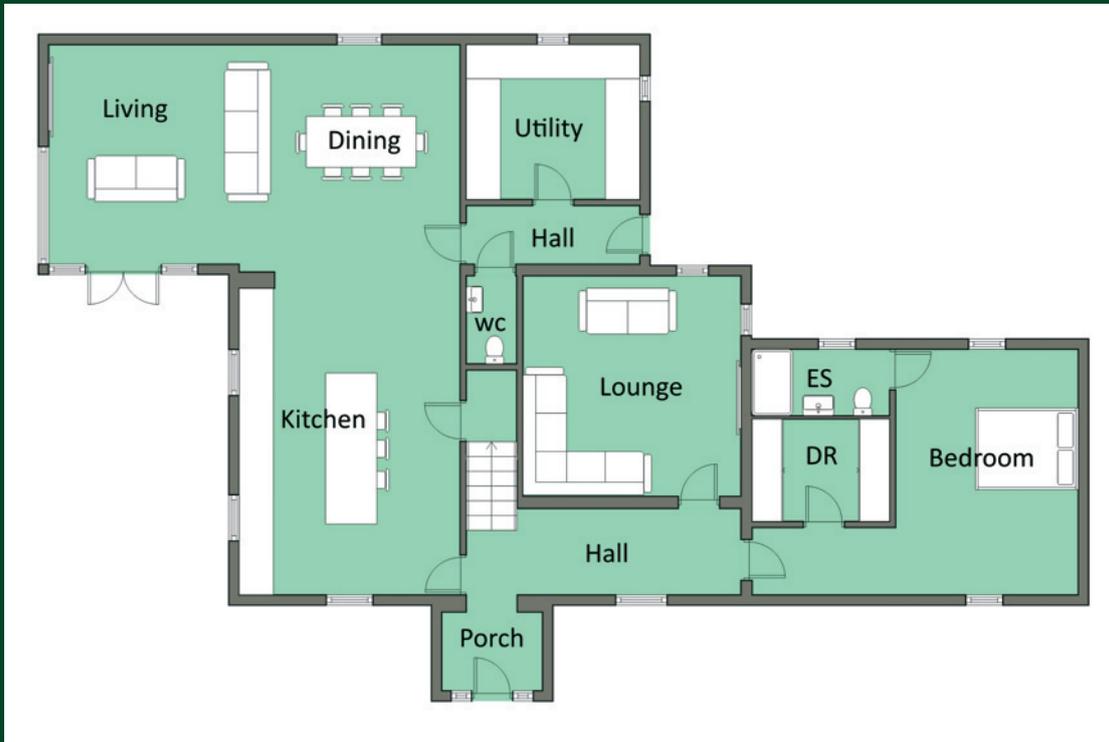
All weather freestanding/sand pit.

SAND SCHOOL: 147' 8" x 98' 5" (45m x 30m) Sand and fibre mix, floodlit.

Septic tank, garden shed.







Location:

Travelling from Newtownards, take the coastal Portaferry Road. Cunningburn Road is on the left hand side before Ards Sailing Club and Mountstewart Road.

- 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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Energy Rating

Epc Type: Domestic
 Current: B85
 Potential: B85
 EPC Landmark Code: 0340-3281-3430-2094-6025
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91	85	85
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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