



A magnificent detached family home situated in extensive gardens extending to approximately 1.3 acres within walking distance of the Main Street in Newcastle. The large site will have appeal to those seeking a development opportunity (subject to planning approval), however the spacious property and its surrounding garden will have wide ranging appeal to those seeking a family home in such a fine location with views of to the rear to Slieve Donard.

The accommodation comprises, an enclosed sun porch to the front, spacious reception hall, drawing room, living room (originally planned as a ground floor bedroom), garden room, office, ground floor WC facility, kitchen with extensive range of units, utility room, rear sun porch, integral garage.

Upstairs are three well proportioned bedrooms with two bedrooms and excellent range of built-in furniture.

Outside the magnificent gardens simply add to the charm and character of this fine home.

Offers Over
£495,000

'High Trees'
84a Bryansford Road,
Newcastle,
Co. Down,
BT33 0LE

Viewing by
appointment
through agent
028 9066 3030



- Magnificent Detached Family Home in Prime Location in Newcastle, Co Down
- Situated on an Excellent Site Within Walking Distance of the Town Centre
- Wide Ranging Appeal, Potential Development Site (Subject to Planning)
- Gardens & Site Extends to Approximately 1.3 Acres
- Three Main Reception Rooms & Spacious Reception Hall
- Kitchen with Extensive Range of Built-In Units; Separate Utility Room
- Office, WC Facility & Sun Porch
- Option of Four Bedrooms / (Three Well Proportioned Bedrooms on First Floor)
- Two Bathrooms on First Floor
- Oil Fired Central Heating
- uPVC Framed Windows (Mainly Double Glazed)
- Magnificent Landscaped Gardens
- Remote Electric Gates at Road Access

The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: 12' 4" x 5' 0" (3.76m x 1.52m) Double glazed windows over looking front garden.

ENTRANCE HALL: 23' 0" x 12' 5" (7.01m x 3.78m) (at widest points). Impressive and spacious.

DOWNSTAIRS WC: Low flush wc, wash hand basin, towel rail.

OFFICE: 9' 1" x 6' 9" (2.77m x 2.06m)

DRAWING ROOM: 18' 4" x 17' 2" (5.59m x 5.23m) Feature marble fireplace with mahogany mantle, two recessed arches with shelving.



LIVING ROOM: 17' 11" x 17' 7" (5.46m x 5.36m) (ORIGINAL GROUND FLOOR BEDROOM). Cornice ceiling, ceiling rose, two gothic style feature picture windows, full length windows to sunken garden area, fully tiled fireplace with hardwood mantle and glass fronted wood burner.



GARDEN ROOM: 13' 5" x 11' 6" (4.09m x 3.51m) uPVC double glazed windows. French door to rear patio.



KITCHEN: 12' 4" x 11' 10" (3.76m x 3.61m) Full range of high and low level units with extensive work surfaces, drainer sink unit with mixer taps, electric hob with built-in oven and grill.



UTILITY ROOM: 7' 5" x 5' 11" (2.26m x 1.8m) Plumbed for washing machine, space for fridge freezer, built-in shelving.

REAR SUN PORCH: 8' 11" x 7' 5" (2.72m x 2.26m) uPVC fully double glazed windows and door to rear.



First Floor

BEDROOM (2): 20' 8" x 18' 5" (6.3m x 5.61m) Three built-in robes, two built-in drawers.



BEDROOM (3): 21' 2" x 13' 10" (6.45m x 4.22m) Two built-in robes.

BEDROOM (4): 11' 10" x 11' 6" (3.61m x 3.51m) Built-in robe and built-in chest of drawers.



FAMILY BATHROOM: 8' 10" x 5' 11" (2.69m x 1.8m) Panelled bath, wash hand basin, bidet electric shower, integral towel rail, fully tiled floor.



BATHROOM (2): 8' 4" x 6' 0" (2.54m x 1.83m) Panelled bath, wash hand basin, low flush wc, wall mirror, shaving point, hotpress.

SEPARATE WC: Low flush wc, ceramic tiled floor and walls.





Outside

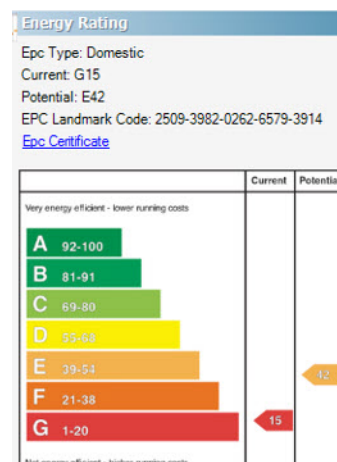
INTEGRAL GARAGE: 17' 0" x 16' 6" (5.18m x 5.03m) Timber up and over door, oil fired boiler. Extensive surrounding gardens of approximately 1.3 acres with spacious lawns, mature trees, shrubs and garden area. Property is approached by tarmac driveway leading from remote electric gates. To the rear there is a large patio area and delightful sunken garden area with views of Slieve Donard and Slieve Commadagh to the south.



Location:

Newcastle Main Street turn onto Bryansford Road, go left at small roundabout and property is 300 yds in the left hand side.

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



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