

ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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Down, BT23 7HZ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 GOLDEN GLEN ROAD,
NEWTOWNARDS, BT23 4YT**

OFFERS AROUND £400,000

Located in the picturesque setting of Golden Glen Road, Mountain Road, Newtownards, this remarkable detached property presents a fantastic opportunity for those with a vision for renovation and transformation. Originally designed by the esteemed architect John Lavery, this beautiful stone clad building exudes unique character and charm, offering the ideal foundation for a stunning family home.

Currently configured as a commercial office space with lower-level stables, the property has been approved for residential use and now simply requires renovation to complete the conversion to a private dwelling. Its flexible layout and architectural features make it perfectly suited for this change, providing endless potential to craft a truly bespoke home.

Set within a private residential gated community, the property enjoys a peaceful, secluded setting amidst lush woodlands, creating a serene and tranquil environment. The expansive grounds include an enclosed paddock, lower-level stables, and a tack room, spaces that are prime for conversion and enhancement.

Conveniently located just a short distance from Newtownards town centre, the property benefits from close proximity to a wide range of local amenities, shops, and services. It also boasts excellent connectivity to all main arterial routes, making travel to nearby towns and cities both straightforward and efficient.

A private driveway provides ample parking for multiple vehicles, and the surrounding outdoor areas are ideal for entertaining or simply enjoying the natural beauty of the location.

This is a rare chance to acquire a unique and characterful property in a highly desirable area, perfect for those seeking to create their dream home or invest in a distinctive residence full of potential. Don't miss the opportunity to make this exceptional building on Golden Glen Road your own.



Key Features

- Fantastic Renovation Project Located Off The Mountain Road
- Tarmac Driveway With Space For Multiple Vehicles
- Additional Woodland Available, Running Down To Golden Glen Reservoir
- Opportunity To Create A Stunning Detached Family Home
- Change Of Use From Office and Stables to Dwelling: LA06/2023/1458/F
- Private Site With Mature Established Gardens To Side And Rear
- Stone Clad, Airtight Building On First Floor, Designed By John Lavery
- Walking Distance To Newtownards Town Centre And Close To Main Arterial Routes
- Viewing Is Highly Recommended For This Exciting Renovation
- Plans Included In Images Are Subject To Planning



Accommodation

Comprises:

Entrance Hall

10'2" x 7'6"

Tiled flooring, recessed spotlighting, glazed door to kitchen area.

Main Reception Room

25'11" x 18'8"

Wood flooring, triple aspect views, recessed spotlighting, heat recovery system.

Kitchen Area

18'0" x 12'9"

Wood flooring, dual aspect views, low level units with stainless steel sink, mixer tap and built in drainer, recessed spotlighting, heat recovery system.

WC

White suite comprising wall mounted sink with mixer tap, wall mounted wc, tiled flooring, part tiled walls.

Lower Level

Stable 1

Stable 2

Tack Room/Storage

Outside

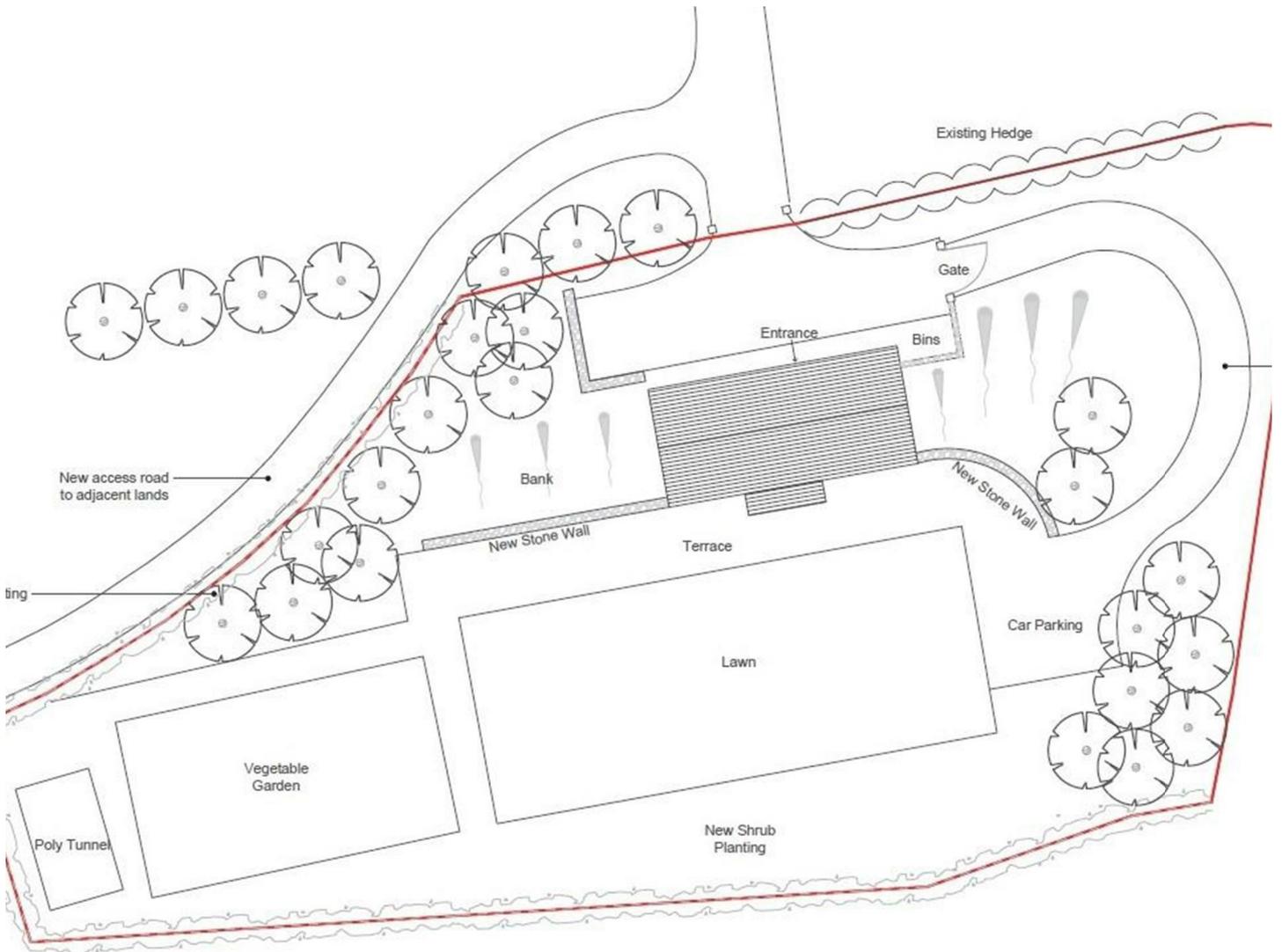
Front: tarmac driveway with space for multiple vehicles, mature plants, shrubs, trees and hedging, private site, outside lights.

Side: gardens with area in lawn, mature plants, shrubs and trees,

additional optional woodland area.
Rear: enclosed paddock in lawn, access to lower level.



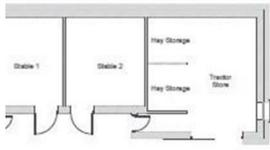




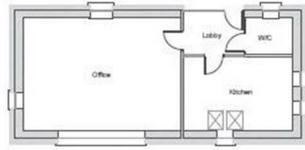
Proposed Plans

Key

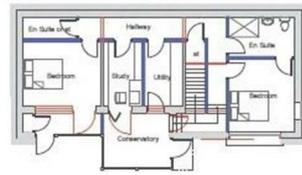
- Existing wall
- Proposed new wall
- Wall to be demolished



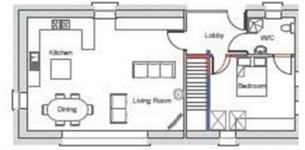
Existing Lower Ground Floor
SCALE 1:100



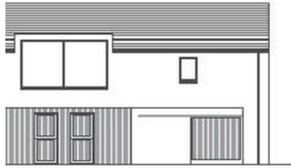
Existing Ground Floor
SCALE 1:100



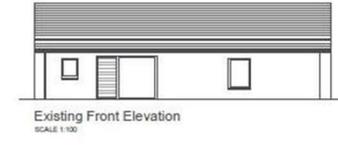
Proposed Lower Ground Floor
SCALE 1:100



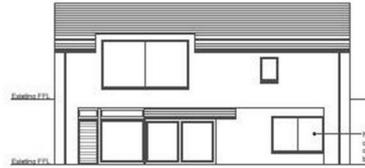
Proposed Ground Floor
SCALE 1:100



Existing Rear Elevation
SCALE 1:100



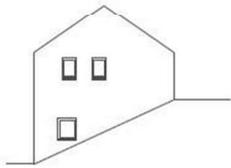
Existing Front Elevation
SCALE 1:100



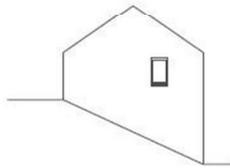
Proposed Rear Elevation
SCALE 1:100



Proposed Front Elevation
SCALE 1:100



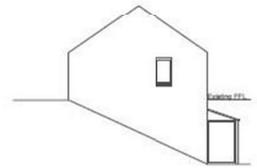
Existing Side Elevation
SCALE 1:100



Existing Side Elevation
SCALE 1:100



Proposed Side Elevation
SCALE 1:100

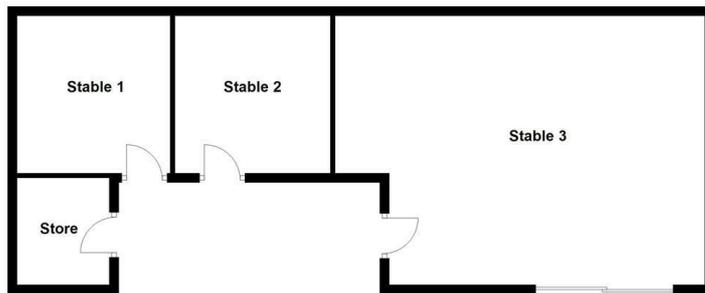


Proposed Side Elevation
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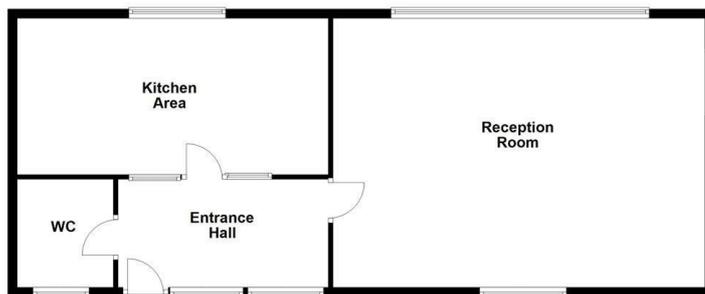




Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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