

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**FAIRMOUNT, 14  
ANDERSONS HILL,**

**OFFERS AROUND £795,000**

Nestled in the charming Andersons Hill of Newtownards, this detached house, built in 1916, exudes elegance and history. This gentleman's period residence boasts not only 5 bedrooms but also 2 reception rooms, offering ample space for comfortable living. The property features a large kitchen, perfect for family dining, and living spaces that provides stunning views over Newtownards and Scrabo Tower.

Throughout the house, you'll find exquisite period features that add character and charm to the property. The one acre of landscaped gardens surrounding the house provides a serene and picturesque setting, ideal for relaxation or entertaining guests.

Additionally, the property includes 7 acres of agricultural land split over two fields, offering endless possibilities for those with a green thumb or a love for the outdoors or equestrian pursuits. With the potential to purchase more land if required.

For those with a vision for expansion or conversion, there is a range of outbuildings on the property that could be transformed into additional living spaces, subject to planning permission. This property truly offers a unique opportunity to own a piece of history while enjoying the comforts of modern living.



## Key Features

- Substantial Gentlemans Residence With An Additional 7 Acres of Agricultural Land
- Two Good Sized Reception Areas With Many Period Features
- Traditional Bathroom Suite With Freestanding Bath And Shower Enclosure
- Courtyard Area With Workshops And A Range Of Outbuildings
- Option To Purchase Additional Land If Required
- Five Double Bedrooms, Views Over The Surrounding Fields, Over Newtownards And Scrabo Tower
- Large Kitchen With Island, Space For Family Area And Separate Pantry
- Landscaped Gardens To Front And Rear And Sweeping Driveway With Parking For Multiple Vehicles
- Perfect For A Family Or Anyone With Outdoor/Equestrian Interests



### Accommodation Comprises:

#### Entrance Hall

Ceiling rose, corniced ceiling, feature stained glass fan light over door.

#### Living Room

18'10 x 11'10

Solid wooden flooring, dual aspect views, feature marble fireplace with stove, corniced ceiling, ceiling roses.

#### Dining Room

14'8 x 11'10

Feature corniced ceiling, dual aspect views, wood laminate flooring, picture rail, feature fireplace with marble hearth, decorative tiled inset, carved marble surround and mantle.

#### Cloakroom

Panelled ceiling.

#### Pantry

High and low level units, mosaic work surface, built in shelving, tiled floor, door to kitchen, door to dining room.

#### Kitchen/Family Room

18'8 x 17'2

Modern range of high and low level units, granite work surfaces, "Belfast" type sink with mixer tap and built in drainer, space for range cooker with integrated extractor fan, plumbed for washing machine, space for tumble dryer, space for American style fridge freezer, island with storage, seating and wine rack, integrated dishwasher, bin drawer, space for family area, recessed spotlighting, door to side garden.

#### First Floor

#### Landing

Hot press with storage, corniced ceiling, ceiling rose.

#### Bedroom 1

13'8 x 11'2

Double room, wooden flooring, corniced ceiling, feature fireplace with tiled hearth, tiled inset and cast iron surround and mantle, overlooking front garden, Scrabo Tower and towards Newtownards.

#### Bedroom 2

13'8 x 8'8

Double room, wood laminate flooring, feature fireplace with tiled hearth, tiled inset and cast iron surround and mantle.

#### Bedroom 3

13'3 x 11'2

Double room, overlooking front garden, Scrabo Tower and towards Newtownards.

#### Bedroom 4

13'3 x 8'8

Double room, wood laminate flooring, views towards Scrabo Tower.

#### Bedroom 5

11'7 x 10'8

Double room, wood laminate flooring, views towards Scrabo Tower.

#### Bathroom

Traditional white suite comprising high level wc, bidet, free standing bath with telephone hand shower set, corner shower enclosure with mosaic tiling, overhead shower and sliding glass doors, pedestal wash hand basin, tiled flooring, part panelled walls, ceiling rose, feature stained glass window, access to roofspace.

#### Outside

Landscaped areas in lawn, mature plants, shrubs, hedging and trees, pond, entertaining areas, views over surrounding fields and towards Scrabo Tower and Newtownards, courtyard area with outbuildings, outside lights, outside tap, vegetable patch.

#### Courtyard

Range of storage areas, boiler house, workshop, games room/playroom, first floor loft and office, potential further development (subject to necessary permissions).

#### Outbuildings

Cattle Shed: 61'4" x 36'5"

Hay Shed: 61'4 x 45'11"

Shed: 82'8" x 45' 11"

Shed: 116' 10" X 39' 4"

Long Storage Shed: 116 16" x 39'4"

(all measurements are approximate)

#### Garage And Workshops

Garage/Workshop: 42' 8"x 18' 6"

Garage/Workshop: 29' 8" x 14' 10"

Workshop: 58'4" x 17"

Workshop: 50" 8" x 17"











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	63
(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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