



ULSTER PROPERTY SALES

UPS

NEWTOWNARDS BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**THE WILLOWS, 11C
CUNNINGBURN ROAD,**

OFFERS AROUND £675,000

We are excited to present The Willows, a stunning detached residence built in 2020, offering the perfect blend of rural living and modern luxury. Located just a 10-minute drive from Newtownards and near the shores of Strangford Lough, this property provides both peace and convenience.

Set within 5 acres, The Willows is accessed via a shared laneway and is surrounded by a flowing river, creating a serene atmosphere. The property includes well maintained formal gardens, 6 stables, an all-weather turnout, a paddock system with automatic drinkers, and a floodlit sand school. There are 4 acres of grazing land, ideal for equestrian use or livestock.

The contemporary home features a spacious ground floor with an entrance hall, family room, a large kitchen/living/dining area with patio doors leading to the garden, and a cloakroom WC and utility/boot room. The principal bedroom suite includes an en-suite bathroom and dressing room. The first floor offers three further bedrooms, a family bathroom, and a study that could be converted into an en-suite or dressing room if needed.

The Willows also includes mechanical ventilation with heat recovery system, ground floor underfloor heating, uPVC double glazing, oil-fired central heating, and formal gardens with patio areas for outdoor entertaining. The property is accessed by a stoned driveway with the potential for electric gates and offers ample parking for multiple vehicles.

Located minutes from Newtownards, local schools, and amenities, The Willows is perfect for those seeking a peaceful country lifestyle with easy access to recreational activities such as sailing, golf, and sea swimming.



Key Features

- Stunning Detached Home Constructed In 2020 And Finished To An Extremely High Standard
- Luxury Kitchen With A Fantastic Range Of Units, Island, Larder Cupboard And Open To Living/Dining Area
- Four Bedrooms, Three With Built In Wardrobe Areas And One With Juliette Balcony
- Fantastic Location Within Ten Minutes Of Newtownards And Main Arterial Routes To Belfast
- Equestrian Facilities With Six Stables, Floodlit Sand School And Paddocks
- Ground Floor Guest WC And Fully Fitted Utility / Bootroom With Luxury Units
- Ground Floor Primary Bedroom With Luxury Ensuite And Dressing Room
- Wrap Around Formal Gardens, Boundary Hedging And Paved Entertaining Areas



Accommodation Comprises:

Composite front door.

Entrance Porch

Laminate wood floor.

Primary Bedroom

15'8" x 11'5"

Double room, LED lighting, dual aspect views, dressing room, ensuite shower room.

Dressing Room

Walk in dressing area.

Ensuite Shower Room

Luxury white suite comprising fully tiled walk in shower cubicle with thermostatic shower unit and glazed screen, vanity unit with storage and tiled splashback, low flush wc, feature tiled floor, heated towel rail, LED lighting and extractor fan.

Family Room

14'1" x 13'9"

LED lighting, dual aspect views.

Kitchen

20'0" x 14'9"

Luxury solid wood kitchen in 'Farrow and Ball Purbeck Stone' with "Silestone" work surfaces and upstands, sink unit with mixer tap, large pantry cupboard, integrated larder fridge, double "Neff" oven, solid wood island in 'Farrow and Ball Railings' with "Bora" hob down draft extractor fan and feature lighting. Open plan to -

Living / Dining Area

25'11" x 14'1"

Double doors to patio, laminate wood flooring and LED lighting.

Rear Hall

Laminate wood floor, uPVC door to outside.

Utility / Bootroom

10'9" x 9'10"

Luxury range of units in 'Farrow and Ball Treron', larder freezer, space for ironing board/coat, shoes and boot space, plumbed for washing machine, space for tumble dryer, ceramic sink unit with mixer tap and LED lighting.

Cloakroom

White suite comprising low flush wc, vanity unit, feature ceramic tiled floor and LED lighting.

First Floor

Landing

Linen cupboard with pressurised water system, built in storage.

Bedroom 2

15'8" x 12'1"

Double room, Velux type windows, door to Juliette balcony, LED lighting.

Bedroom 3

13'9" x 12'5"

Double room, double built-in robe.

Bedroom 4

14'1" x 13'9"

Double room, double built-in robe.

Study / Playroom

10'2" x 7'6" (at widest points)

Potential for ensuite/dressing room for bed 4.

Bathroom

Luxury white suite comprising free-standing bath with mixer tap and telephone hand shower, low flush wc, fully tiled walk in shower cubicle with thermostatic shower unit with rain shower head and feature glazed screens, feature wash stand with wash hand basin, LVT wooden flooring, LED lighting.

Outside

Shared laneway leading to "The Willows", stoned driveway with wiring for electric gates, formal gardens to front, side and rear with native hedgerow planting, limestone paved area for entertaining, oil fired boiler, oil storage tank.

CCTV, septic tank, garden shed.

5 acres in total to include:

4 stables and tack room with automatic drinkers, CCTV, adjoining larger all weather turnout, wash bay and hay storage.

2 stables with 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

14'7" x 9'8"

45m x 30m

Sand and fibre mix, floodlit, septic tank, garden shed.

Directions

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

11c is on the right hand sider after you pass Cunningburn Mill and is approached by a shared laneway.












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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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