

ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**ASHVALE, 3 BALLYDOONAN  
ROAD, GREYABBEY,**

**OFFERS AROUND £474,950**



Nestled on the picturesque Ballydoonan Road in Greyabbey, this charming farmhouse is a true gem waiting to be discovered. This traditional, largely stone built property exudes character and history, offering a unique living experience for its future owners.

Boasting 4 reception rooms and 5 bedrooms spread across 1,800 sq ft, this house provides ample space for comfortable living. The well-maintained gardens surrounding the property are a nature lover's paradise, featuring mature plants, shrubs, trees, and hedging that create a serene and peaceful atmosphere.

For those with equestrian interests, a paddock is available with turnout and grazing. The range of substantial outbuildings and secure yards further adds to the functionality of this countryside retreat.

Inside the main house, three double bedrooms offer cozy sanctuaries, while an annex provides an extra double bedroom, living room, bathroom, and kitchenette/utility area, perfect for guests or extended family members. The three reception areas and farmhouse kitchen with space for informal dining cater to both intimate family gatherings and larger social events.

Conveniently located just minutes away from Greyabbey, Ballywalter, and Carrowdore, this property offers a peaceful rural lifestyle within easy reach of amenities. Additionally, the proximity to Bangor and Newtownards ensures that you are never far from urban conveniences, while Belfast City Airport and Stormont are within an easy 35 minute drive.

If you are seeking a historic home with modern comforts, abundant outdoor space, and a tranquil setting, this farmhouse on Ballydoonan Road is the perfect place to call home.





## Key Features

- Detached Country Residence On The Outskirts Of Greyabbey
- Ground Floor Annex With Bathroom, Kitchenette/Utility Area, Bedroom And Living Room
- Fantastic Range Of Substantial Outbuildings With Electric, Light, Water And Power, Including Stables And Enclosed, Fully Fenced Paddock And Winter Turnout Area
- Three Reception Areas With Feature Fireplaces
- Viewing Is Recommended For This Beautiful Country Retreat
- Three Well Proportioned Double Bedrooms On First Floor With Rural Views
- Country Style Kitchen With A Good Range Of Units And Space For Informal Dining
- Mature Gardens With Lawn, Seating Areas And Established Planting Scheme
- Range Of Outbuildings Suitable For Airbnb Or Home Office Space, Subject To Necessary Consents



### Accommodation Comprises:

#### Entrance Porch

Tiled flooring with underfloor electric heating, hot and cold water, glazed door to entrance hall.

#### Entrance Hall

Tiled flooring, feature glazed window.

#### Reception Hall/Dining Room

17'0" x 15'1"

Engineered wood flooring, corniced ceiling, Inglenook style fireplace with tiled hearth, brick inset and "Hunter" multi fuel stove, recessed spotlighting, open to kitchen, open to living room.

#### Kitchen

14'9" x 12'5"

Country style kitchen with a range of high and low level units, laminate work surfaces, one and a quarter sink with built in drainer and mixer tap, "Smeg" under oven with 4 ring gas hob and integrated extractor fan and hood, "Bosch" fridge/freezer, "Hotpoint" dishwasher, plumbed for washing machine, feature glazed units, built in wine rack, feature glazed window, dual aspect views, space for dining, access to roofspace, original tiled flooring.

#### Living Room

20'8" x 14'5"

Engineered wood flooring, corniced ceiling, feature beam, open fireplace with feature stone hearth and cast iron surround and mantle, dual aspect views.

#### Office/Formal Living Room

15'1" x 14'5"

Engineered wood flooring, corniced ceiling, open fireplace with slate surround and mantle, extensive range of built in shelving, computer area with multiple waist height double sockets and USB ports, underfloor electric heating, overlooking front garden.

#### First Floor

#### Bedroom 1

16'8" x 15'8"

Double room, dual aspect views, built in wardrobes and drawer units, wood laminate flooring.

#### Bedroom 2

13'9". x 11'9"

Double room, dual aspect views, built in wardrobes and drawer units, wood laminate flooring, dado rail, recessed spotlighting, access to roof space via slingsby ladder, roof space with power and light.

#### Bedroom 3

13'5". x 10'2"

Double room, views over garden, built in wardrobes and drawer units.

#### Bathroom

White suite comprising pedestal wash hand basin with mixer tap, corner panelled bath with shower head attachment, tiled shower enclosure with "Mira" overhead shower and folding screen, vinyl flooring, hot press with storage, part tiled walls.

#### WC

Low flush wc, vinyl flooring.

#### Annex

#### Boiler House

9'2" x 3'7"

Original tiled flooring, access to roof space, oil fired boiler.

#### Rear Hall

Original tiled flooring, steps to kitchenette/utility area.

#### Bedroom 1

17'4" x 14'5"

Double room, wood laminate flooring, dual aspect views, recessed spotlighting, access to roofspace.

#### Bedroom 2/Living Room

13'9" x 13'1"

Wood laminate flooring, recessed spotlighting, French window and door to driveway/garden.

#### Kitchenette/Utility Area

9'10" x 7'2"

Range of high and low-level units, laminate work surfaces, single stainless steel sink with mixer tap and built in drainer, "Zanussi" freezer, "Hotpoint" washing machine, space for tumble dryer, part tiled walls, roofspace access, recessed spotlighting.

#### Bathroom

Coloured suite comprising panelled bath with shower head attachment, tiled shower enclosure with overhead shower and glazed door, low flush wc, built in vanity unit with sink and storage, part tiled walls, tiled flooring, recessed spotlighting.

#### Outside

Front: area in lawn, stone walkway, outside taps, ZosiSmart CCTV. system, bedding areas, mature plants, shrubs, hedging and trees, seating areas and rural views over the surrounding countryside.

Side and Rear: raised beds, greenhouse, yard with parking for multiple vehicles, enclosed paddock, driveway with turning bay and space for multiple vehicles, outside lights, outside tap.

#### Outbuildings

Substantial outbuildings including: Two stables with light and water to automatic drinkers.

General purpose garages/workshop, 47' x 28' with loft (concrete floor, stairway access), light, power and water, 3 roller doors.

Stone built store 19'6 x 13'0 with light, power and water.

Store 13'1 x 11'1 with light and water.

Store 18'0 x 14'7 with power and light.





















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 Planity.

1 Ballydoonan Road, Greagh

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	42	54
(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 9188 8000.

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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