

**RODGERS
&
BROWNE**

SALE AGREED

“Walworth” 261 Donaghadee Road,
Newtownards, BT23 7QQ

offers around £650,000



THE OWNERS PERSPECTIVE...

This house has been our dream home and inspiration for the past 32 years. Following purchase, it was extended to take maximum advantage of space and light and the uninterrupted views of the surrounding countryside.

The sheltered gardens that surround the house have been a particular pleasure and over the years they have echoed to the fun and excitement of many memorable family and friends get together's. This ideal location has the benefit of combining the tranquility of the countryside with the convenience of Newtownards, Bangor and Donaghadee.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Drawing room



Kitchen with dining area



Family room



Entrance hall

THE FACTS YOU NEED TO KNOW...

Traditional farmhouse set on 0.75 acres of gardens

c.7.5 acres of Prime Agricultural Land surrounding the house

Perfect for those with equestrian interests - on a manageable scale

Spacious accommodation with drawing room, family room and sitting room

Solid oak kitchen opening to casual dining area

Separate utility room

Five bedrooms, main with dressing room and ensuite

Master bathroom

Extensive courtyard comprising of four stores, garden room, woodstore, and garage surrounding a concrete yard (potential to convert into stabling and associated facilities)

The property has been rewired and plumbed with an extension in 1990

Oil fired central heating

PVC double glazed windows

Situated in a semi rural location but only five minutes to Newtownards Town Centre

Ease of access to Donaghadee, Newtownards, Bangor and Belfast via main routes



Family room



Sitting room



Landing



Main bedroom

The Property Comprises...

GROUND FLOOR

Open covered entrance porch with double glass doors to porch, ceramic tiled floor, glass door leading to:

ENTRANCE HALL

Central staircase leading to first floor finished in pine spindle handrails and newel posts, recessed lighting, wall lighting, cloakroom with low flush wc, pedestal wash hand basin, ornate detailing and under storage.

DRAWING ROOM

19' 9" x 11' 9" (6.02m x 3.58m) Fireplace with wooden surround, marble inset and hearth, gas fire, picture rail, cornice ceiling, glazed door to side garden.

FAMILY ROOM

19' 10" x 11' 10" (6.05m x 3.61m) Fireplace with mahogany surround, granite inset and hearth wood burning stove, corniced ceiling, glazed door to entrance hall.

KITCHEN OPENING TO DINING AREA

21' 11" x 11' 8" (6.68m x 3.56m) Extensive range of high and low level solid oak units and display cabinets, under unit lighting, one and a half stainless steel sink unit with mixer tap, double oven, four ring electric hob with extractor above, laminate worktop, part tiled walls, plumbed for a dishwasher, space for fridge, integrated microwave.

REAR HALL PVC double glazed door to rear.

UTILITY ROOM

8' 7" x 7' 6" (2.62m x 2.29m) Laminate worktop, high and low level cabinets, plumbed for washing machine, one and a half stainless steel sink unit with mixer tap, part tiled walls, oil fired central heating boiler.

SITTING ROOM

13' 11" x 13' 2" (4.24m x 4.01m) Inset gas fire. Double glazed. Sliding door to side.

First Floor

Large landing with central staircase.

MAIN BEDROOM

13' 10" x 12' 5" (4.22m x 3.78m) Built in wardrobes. Views to Scrabo Tower.

WALK THROUGH DRESSING ROOM: 10' 2" x 10' 4" (3.1m x 3.15m)

ENSUITE SHOWER ROOM

10' 10" x 5' 6" (3.3m x 1.68m) Low flush wc, pedestal wash hand basin, fully tiled shower cubicle with thermostatic shower unit.

BEDROOM (2)

14' 2" x 12' 4" (4.32m x 3.76m)

BEDROOM (3)

11' 10" x 11' 10" (3.61m x 3.61m) Including built in wardrobes, inset wash hand basin with cabinet below.



Open field looking back to the yard and the house

BATHROOM

11' 10" x 7' 9" (3.61m x 2.36m) Coloured suite comprising panelled bath with mixer taps and telephone hand shower, inset wash hand basin with cabinet below, low flush wc, bidet, fully tiled shower cubicle with electric shower, tongue and groove ceiling, low voltage lighting. Access to roofspace.

BEDROOM (4)

12' 7" x 10' 11" (3.84m x 3.33m) Including built in wardrobes with cupboards above, inset wash hand basin with cabinet below.

BEDROOM (5)

11' 6" x 8' 5" (3.51m x 2.57m)

ROOFSPACE Accessed via Slingsby style ladder, light and floored.

Outside

EXTENSIVE COURTYARD COMPRISING OF:

STORE (1)

35' 0" x 15' 4" (10.67m x 4.67m)

STORE (2)

13' 8" x 10' 8" (4.17m x 3.25m)

STORE (3)

13' 6" x 12' 9" (4.11m x 3.89m)

STORE (4)

17' 1" x 13' 3" (5.21m x 4.04m)

STORE (5)

20' 1" x 15' 4" (6.12m x 4.67m)

GARDEN ROOM

29' 11" x 14' 4" (9.12m x 4.37m)

WOOD STORE

26' 5" x 13' 6" (8.05m x 4.11m)

GARAGE

16' 1" x 13' 9" (4.9m x 4.19m)

WORK ROOM

13' 7" x 11' 10" (4.14m x 3.61m)

The house and the courtyard are accessed via a sweeping concrete tree lined driveway to a parking area for up to five cars. To the rear of the house is an orchard laid in lawns and fruit trees. There is an additional c.7.5 acres of Prime Agricultural Land surrounding the house.



Entrance to the courtyard



Courtyard



Large front and side field



Walled Garden

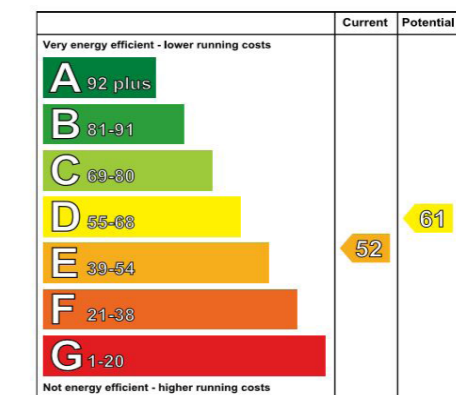
Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site roddgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



TENURE

freehold

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023/2024 is £1,650

VIEWING

By appointment with **RODDERS & BROWNE**.

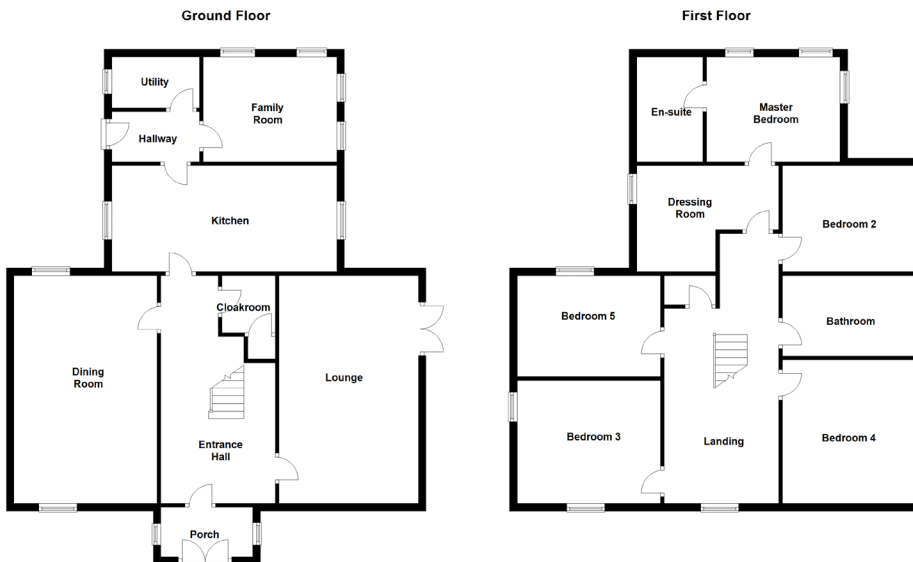
Location

Travelling from Newtownards, once at the Donaghadee Roundabout take Donaghadee / Millisle Junction A48. Continue for 2 miles and No 261 will be on your right.

Travelling from Bangor/Donaghadee from Six Road Ends Roundabout take the A48 Newtownards junction continue for 2 miles and property will be on your left.



Floor Plan



For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

261 Donaghadee Road, Newtownards

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