

RODGERS & BROWNE



'Highcroft', 21 Ballyalton Road
Comber, Newtownards, BT23 5JX

offers around £750,000



The Owner's Perspective...

"Highcroft is a beautiful country home, set in the perfect location, with uninterrupted views to Strangford Lough and the Mourne Mountains. Accessed via a private lane, the property is perfect for those with equine interests, containing a stable block for 4 horses, a 5 acre field fenced into paddocks and a sand menage. Or maybe you simply want to experience all that country living has to offer?"

The house is close to a range of local amenities, being located between Comber and Newtownards, and is only a short drive from Belfast.

A warm and cosy family home, with high quality finishes, also containing a beautiful garden which is perfect for al fresco dining".



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EXPERIENCE | EXPERTISE | RESULTS



Drawing room with wood burning stove



Drawing room views into gardens



Reception hall

The facts you need to know...

Four bedrooms, three reception rooms plus office (or fifth bedroom)

Charming stone clad detached bungalow

Mature gardens, patios and sheltered places to relax

5 acre field fenced in paddocks and with 30m x 30m sand school

Detached barn with workshop, tack room, studio and four stables

Elevated site with lovely countryside views to Strangford Lough and Mourne mountains

Oil fired underfloor heating with solar panels

Large courtyard with parking for cars, horse box etc

uPVC double glazing

Cloakroom, bathroom and two ensembles

Bespoke walnut kitchen with polished granite worktops

Totally private, sheltered and convenient location within easy reach of Newtownards, Dundonald, Belfast

Barn studio and fast satellite internet ideal for those working from home

Perfect for those with equestrian interests - on a small manageable scale

Double garage



Dining room off sun room



Cloakroom with traditional suite



Sunroom



Office

The property comprises...

GROUND FLOOR

RECEPTION HALL

19' 0" x 14' 9" (maximum) (5.79m x 4.5m)
Slate effect tiled floor. Recessed lighting.

DRAWING ROOM

23' 0" x 19' 0" (7.01m x 5.79m)
Feature stone fireplace, cast iron multi-fuel stove, recessed lighting, cornice, Amtico flooring, sliding glazed door to:

SUNROOM

10' 2" x 10' 2" (3.1m x 3.1m)
Vaulted ceiling, tongue and groove panelled ceiling, underfloor heating, uPVC double glazed door to patio.
Open to:

DINING ROOM

14' 9" x 10' 2" (4.5m x 3.1m)
Oak laminate flooring, recessed lighting.

BESPOKE WALNUT KITCHEN

18' 1" x 14' 9" (5.51m x 4.5m)
Polished granite worktops, inset enamel sink, dishwasher, range cooker, tiled walls, wine rack, tiled slate effect floors, recessed lighting, breakfast bar. Seating or dining space with cosy wood burning stove, tiled slate effect flooring, sliding door to patio and garden.

UTILITY ROOM

12' 2" x 5' 11" (3.71m x 1.8m)
Extensive range of high and low level cupboards, laminate worktops, tiled floor, plumbed for washing machine. Second hotpress with lagged stainless steel tank. Door to courtyard.

OFFICE/STUDY

14' 9" x 6' 11" (4.5m x 2.11m)
Recessed lighting.



Bespoke walnut kitchen



Kitchen and casual dining / living



Polished granite centre island and breakfast bar



Utility room

The property comprises...

GROUND FLOOR

MAIN BEDROOM

18' 1" x 14' 9" (5.51m x 4.5m)

Oak laminate flooring, floor to ceiling window overlooking front garden, views to Strangford Lough, recessed lighting.

WALK IN DRESSING ROOM

ENSUITE SHOWER ROOM

White suite comprising bespoke walnut vanity unit with wash hand basin and mixer taps, medicine cabinet with mirror doors, shaving point, low flush wc, tiled walls, tiled floor, fully tiled shower cubicle with thermostatically controlled shower and telephone hand shower, heated towel radiator.

Door to bedroom wing.

CLOAKROOM

Sanitan floral suite wash hand basin, high flush wc, extractor fan, tiled floor.

BEDROOM (2)

14' 9" x 10' 10" (4.5m x 3.3m)

Laminate flooring, built-in wardrobes and cupboards.

ENSUITE SHOWER ROOM

White suite comprising low flush wc, pedestal wash hand basin, part tiled walls, fully tiled large shower cubicle with thermostatically controlled shower, telephone hand shower, slate effect tiled floor, recessed lighting.

BEDROOM (3)

17' 9" x 10' 6" (maximum) (5.41m x 3.2m)

Oak laminate flooring, built-in wardrobes and cupboards.

BEDROOM (4)

17' 9" x 12' 0" (maximum) (5.41m x 3.66m)

Oak laminate flooring, built-in wardrobes and cupboards.

BATHROOM

8' 9" x 5' 9" (2.67m x 1.75m)

White suite comprising panelled bath, thermostatically controlled shower, telephone hand shower, heated towel rail, vanity wash hand basin, low flush wc, tiled walls, ceramic tiled floor, recessed lighting. Hotpress insulated tank.



Main bedroom



Bedroom two



Ensuite shower room



Bedroom three



Bedroom four

The property comprises...

OUTSIDE

DOUBLE GARAGE

22' 8" x 22' 6" (6.91m x 6.86m)
Twin insulated up and over doors, electric remote control. Grant oil fired central heating condensing boiler (new 2021). Light and power. Loft storage.

Mature gardens in lawns, flowerbeds, shrubs, mature trees, various patios and timber sundeck. Plenty of places to sit and relax.

STONE BARN

Four stables, automatic drinkers. Mezzanine storage. Light and power.

Access to rear lane, leading to paddocks and 30m x 30m sand school.

Hard standing, muck heap.

Ground Floor

WORKSHOP

Double doors. Light and power. Log store.

SEPARATE TACK ROOM

Tiled floor. Timber staircase to:

First Floor

STUDIO OR OFFICE

Exposed timber floor. Light and power. Sarked ceiling

SECOND STUDIO OR OFFICE

Exposed timber floor. Light and power. Water. Sarked ceiling

Courtyard in pavers. Floodlighting.



Lovely mature private gardens



Sheltered patio and outdoor breakfast area



Garden with stile to field and sand school



Sun room leading to patio and deck



Barn with workshop, stables and studios



Sheltered courtyard with parking for several cars, horse box etc

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 rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	61 D
39-54	E		
21-38	F		
1-20	G		

STAMP DUTY



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

TENURE

TBC.

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 2022/2023 is TBC.

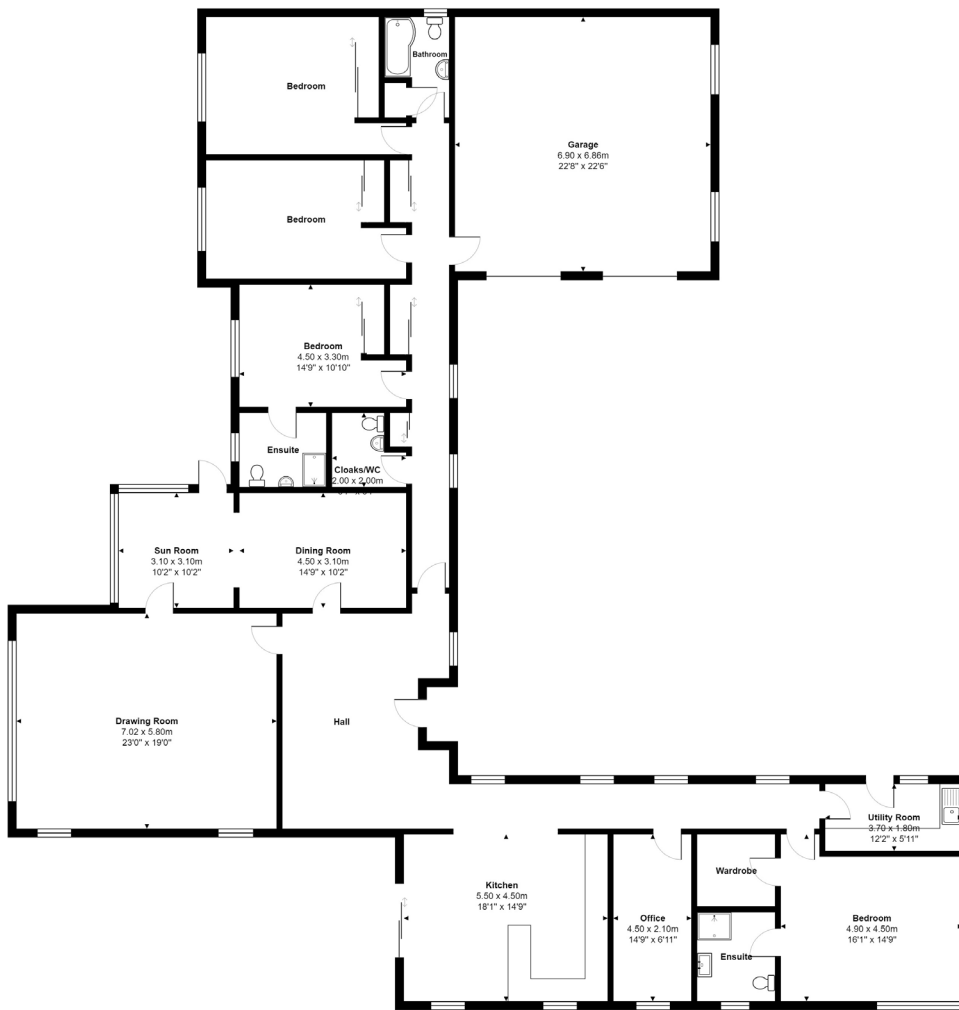
VIEWING

By appointment with **RODGERS & BROWNE**.

Location

From Dundonald take A22 dual carriageway towards Newtownards, turn across carriageway into Ballyrainey Road, take first left into Killynether Road, then right into Scrabo Road. Drive to end and turn left, that is Ballyalton Road, Highcroft is on right along a private laneway.

Floor plan



Total Area: 309.6 m² ... 3332 ft²
All measurements are approximate and for display purposes only

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&
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