




## 80 HILLSBOROUGH ROAD,

### Moneyreagh Newtownards BT23 6AY

- Luxury detached home, outbuildings and circa 60 acres
- 60 Acres
- Outbuildings
- 4/5 bedroom house
- 4 Bathrooms
- Various reception rooms
- Beautifully presented
- Fantastic views
- Great location
- Quality land

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>			EU Directive 2002/91/EC 

**Offers Around**  
**£1,000,000**

# 80 Hillsborough Road, Tower Lane Moneyreagh, Newtownards, BT23 6AY



## Description continued

Holdings of this scale and quality rarely come to the market, particularly in such a convenient location with close proximity to Belfast and surrounding areas. Combining a luxury home, extensive lands, and outstanding views, Tullyhubbert House presents a unique opportunity for a wide range of purchasers.

## Entrance Hall

Composite front door leading to spacious entrance hall with solid wooden flooring.

## Lounge

21'9" x 16'11" (6.63m x 5.16m)

Large spacious lounge with feature fireplace with gas fire, solid wooden flooring, cornicing and ceiling rose. Fantastic views.

## Dining Room

14'8" x 16'10" (4.47m x 5.13m)

French doors to dining room with solid wooden flooring, cornicing and ceiling rose.

## Kitchen/ Living/ Dining Area

23'3" x 30'6" (7.09m x 9.30m)

Large open plan kitchen/ living/ dining area with a luxury solid wood kitchen with a range of high and low level units including granite worktops, island unit with stainless steel sink unit, integrated ovens, gas and electric hobs, dishwasher and fridge freezer. Feature wood burning stove. Bow window in dining area. Tiled floor and splash area.

## Utility Room

8'7" x 9'5" (2.62m x 2.87m)

A range of high and low level units including stainless steel sink unit; washing machine and tumble dryer. Tiled floor and splash area.

## Rear Porch

Door to rear and garage.

## Study/ Bedroom 5

11'0" x 13'0" (3.35m x 3.96m)

Side facing bedroom with solid wooden flooring. Access to adjoining bathroom.

## Bathroom/ ensuite

White suite comprising low flush w.c, wash hand basin with granite edging and shower cubicle. Fully tiled walls and floor.

## Cloakroom

Storage area.

## Landing

Spacious gallery landing with fantastic view. Access to hotpress.

## Bedroom 1

24'8" x 17'4" (7.52m x 5.28m)

Large master bedroom with solid wooden flooring, dressing room and ensuite.

## Dressing Room

8'10" x 5'9" (2.69m x 1.75m)

## En-suite

White suite comprising low flush w.c, wash hand basin, shower and bidet. Fully tiled.

## Bedroom 2

8'10" x 10'11" (2.69m x 3.33m)

Rear facing bedroom. Solid wooden flooring.

## Bathroom

White suite comprising low flush w.c, wash hand basin, bath and shower cubicle. Tiled floor and walls.

## Bedroom 3

11'11" x 10'10" (3.63m x 3.30m)

Side facing bedroom with Jack and Jill ensuite. Solid wood flooring.

## Jack and Jill En-suite

White suite comprising low flush w.c, wash hand basin and shower. Fully tiled.

## Bedroom 4

15'3" x 17'4" (4.65m x 5.28m)

Front facing bedroom with Jack and Jill ensuite. Solid wooden flooring.

## Double Garage

Window to side. Up and over door. Boiler. Beam vacuum unit that services the whole house.

## Outbuildings

Large barn 60'0" x 46'0"

Outbuilding One 23'6" x 16'10"

Outbuilding Two 18'0" x 13'5"

Outbuilding Three 21'0" x 12'9"

Outbuilding W.c 14'0" x 3'0"

Outbuilding Five 30'0" x 13'6"

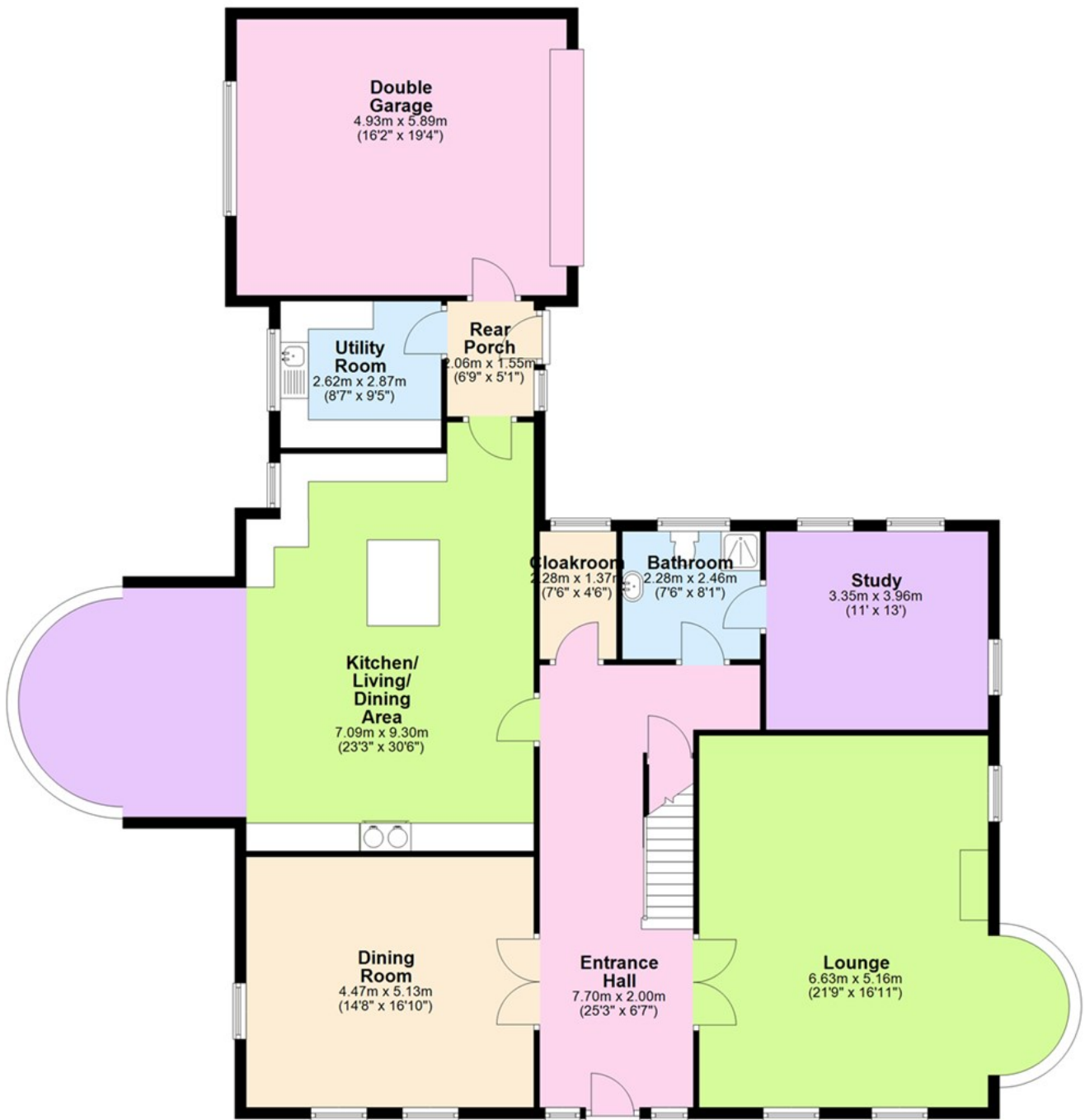


## Directions

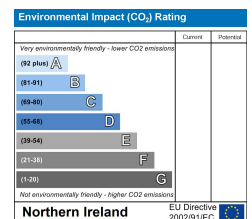
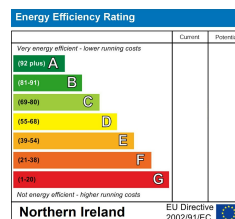


# Floor Plan

## Ground Floor



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