

**Tim Martin**  
— .co.uk



35a Magherascouse Road  
(Hazelwood Fishery)  
Ballygowan  
BT23 5RU

Offers Around  
£275,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

A unique secluded residence set in its own private grounds extending to circa 4.1 acres situated on the outskirts of Ballygowan and including a lake extending to almost 2 acres.

A spacious log cabin enjoys stunning views over the surrounding lands and pond and boasts superbly appointed accommodation comprising of 4 bedrooms, 2 reception rooms, kitchen, utility room and principal bathroom.

Outside, a spacious gravelled driveway provides ample parking facilities and makes way to a workshop and garage.

The property is in need of renovation but has the added benefit of receiving full planning permission for 1½ storied replacement dwelling, set out in application no. LA06/2024/0068/F extending to circa 2327 sqft affording the choice of renovating or replacing the residence.

For those with a love of water sports, this is a rare opportunity to own your own private facilities.

## FEATURES

- Unique Secluded Residence Set in a Circa 4.41 Acres
- Single Story Residence
- Lake Extending to Almost 2 Acres
- Four Bedrooms
- Two Reception Rooms
- Kitchen and Bathroom
- Oil Fired Heating and Double Glazing
- Full Planning Permission for a Replacement Dwelling
- Close to Ballygowan Village

## Covered Veranda

### Entrance Hall

Ceramic tiled floor.

### Bathroom

**9'11 x 8'11 (3.02m x 2.72m)**

White suite comprising panelled bath; shower cubicle with Triton Enrich electric shower unit; folding glass shower door and side panel; pedestal wash hand basin; low flush wc; ceramic tiled walls; LED spotlights.

### Laundry Room

**11'9 x 8'8 (3.58m x 2.64m)**

Hotpress with insulated copper cylinder and Willis type immersion heater; space and plumbing for washing machine.

### Dining Room

**13'10 x 12'1 (4.22m x 3.68m)**

Wood laminate floor; sliding patio door side panel to rear garden; painted tongue and groove ceiling and open plan to:-

### Kitchen

**9'10 x 9'9 (3.00m x 2.97m )**

Twin tub stainless steel sink unit with chrome swan neck mixer tap; good range of laminate high and low level cupboards and drawers; formica worktops; integrated electrical under oven and Bosch 4 ring induction ceramic hob; extractor unit over; open plan to:-

### Lounge

**19'3 x 12'1 (5.87m x 3.68m)**

Enclosed cast iron stove on slate hearth.

### Rear Hall

Ceramic tiled floor.

### Bedroom 1

**11'8 x 10'2 (3.56m x 3.10m)**

Wood laminate floor.

### Bedroom 2

**11'9 x 11'7 (3.58m x 3.53m )**

Wood laminate floor.

### Bedroom 3

**11'8 x 11'8 (3.56m x 3.56m)**

### Bedroom 4

**16'5 x 7'5 (5.00m x 2.26m )**

Wood laminate floor; door to garden.

### Outside

Electrically operated gate leading to gravelled drive with ample parking and leading to:-

### Garage

**19'1 x 14'10 (5.82m x 4.52m )**

Roller door; light and power points.

### Workshop

**23'3 x 22'3 (7.09m x 6.78m )**

Double doors and pedestrian door.

### Grounds

Extensive grounds surround the property, and including a lake, extending to almost 2 acres providing a most pleasing amenity to the property. The lake holds coarse and game fish.

### Capital Rateable Value

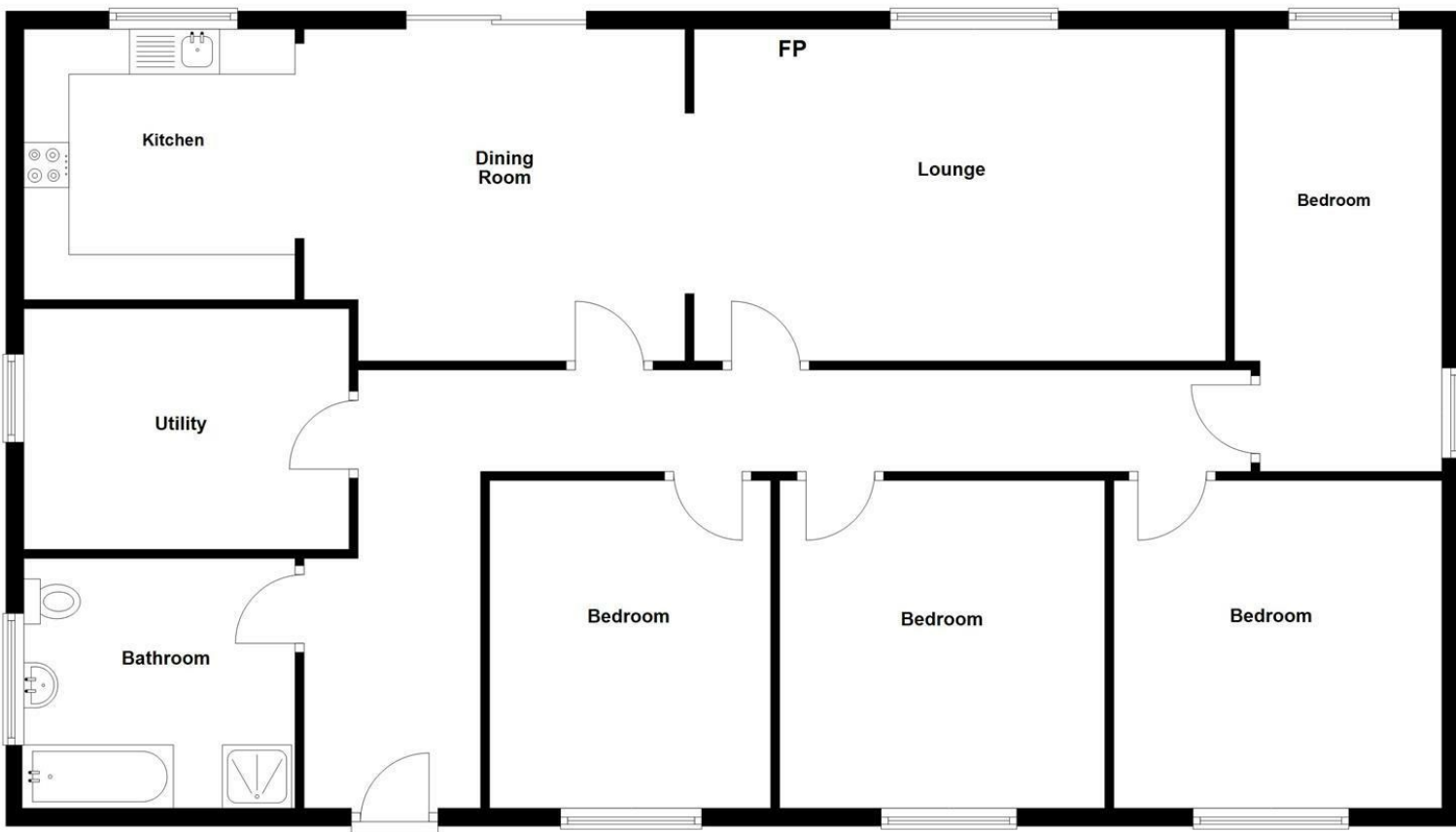
£100,000. Rates Payable = £953.80 per annum (approx)

### Tenure

Freehold

## Ground Floor

Approx. 135.8 sq. metres (1461.8 sq. feet)



Total area: approx. 135.8 sq. metres (1461.8 sq. feet)

Photos and Plans by [houseflyni.co.uk](http://houseflyni.co.uk)  
Plan produced using PlanUp.

**35a Magherascouse Road, Comber**







**PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA06/2024/0068/F**

Date of Application: **22 January 2024**

Site of Proposed Development: **35a Magherascouse Road  
Ballygowan  
BT23 5RU**

Description of Proposal: **Replacement dwelling**

Applicant: 

Agent: **Don Rush**

Address: **35a Magherascouse Road  
Newtownards  
BT23 5RU**

Address: **7 Upper Malone Road  
Belfast  
Belfast**

Drawing Ref: **01, 03B & 04**

The Council in pursuance of its powers under the above-mentioned Act hereby

**GRANTS PLANNING PERMISSION**

for the above mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011

2. Prior to the commencement of any development hereby approved, the dwelling to be replaced, shaded in green on DRG 01 - Site Location Plan, shall be demolished with all rubble and foundations removed.

Reason: To ensure that the proposed development does not result in the creation of an additional dwelling in this Countryside Policy Area.

3. The existing hedging and vegetation, indicated in green on DRG 03B: Proposed Site Plan, shall be permanently retained at a minimum height of 2m.

Reason: To ensure that the development integrates into the countryside and to ensure maintenance of screening to the site.

4. If the retained hedgerows or trees are removed, uprooted or destroyed or die, another hedge/s or tree/s of a similar native species shall be planted at the same place within the next available planting season.

Reason: To ensure the continuity of amenity afforded by existing landscaping.

5. If during the development works, new contamination or risks are encountered which have not previously been identified, works shall cease, and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the UK technical framework as outlined in the Land Contamination: Risk Management (LCRM) guidance available at <http://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing and subsequently implemented to its satisfaction.

Reason: Protection of public health to ensure the site is suitable for use

6. After completing the remediation works under Condition 5; and prior to occupation of the development, a verification report must be submitted to and agreed in writing by Council. This report should be completed by competent persons in accordance with the UK technical framework as outlined in the Land Contamination: Risk Management (LCRM) guidance. The verification report shall present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of public health to ensure the site is suitable for use

7. No development shall take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water or a Consent to discharge has been granted under the terms of the Water (Northern Ireland) Order 1999 by the relevant authority.

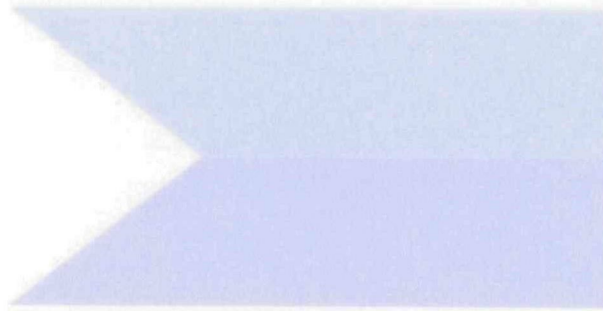
Reason: To ensure no adverse effect on the water environment.

8. The maintenance strip as indicated in light blue on DRG 01: Site Location Plan, must be maintained and protected from impediments (including tree planting, hedges, permanent fencing and sheds), land raising or future unapproved development. Clear access and egress should be provided at all times.

Reason: To ensure the working strip is retained to facilitate future maintenance by DfL Rivers, other statutory undertaker or the riparian landowners.

### **Informative**

1. This Notice relates solely to a planning decision and does not purport to convey any other approval or consent which may be required under the Building Regulations or any other statutory purpose. Developers are advised to check all other informatives, advice or guidance provided by consultees, where relevant, on the Portal.

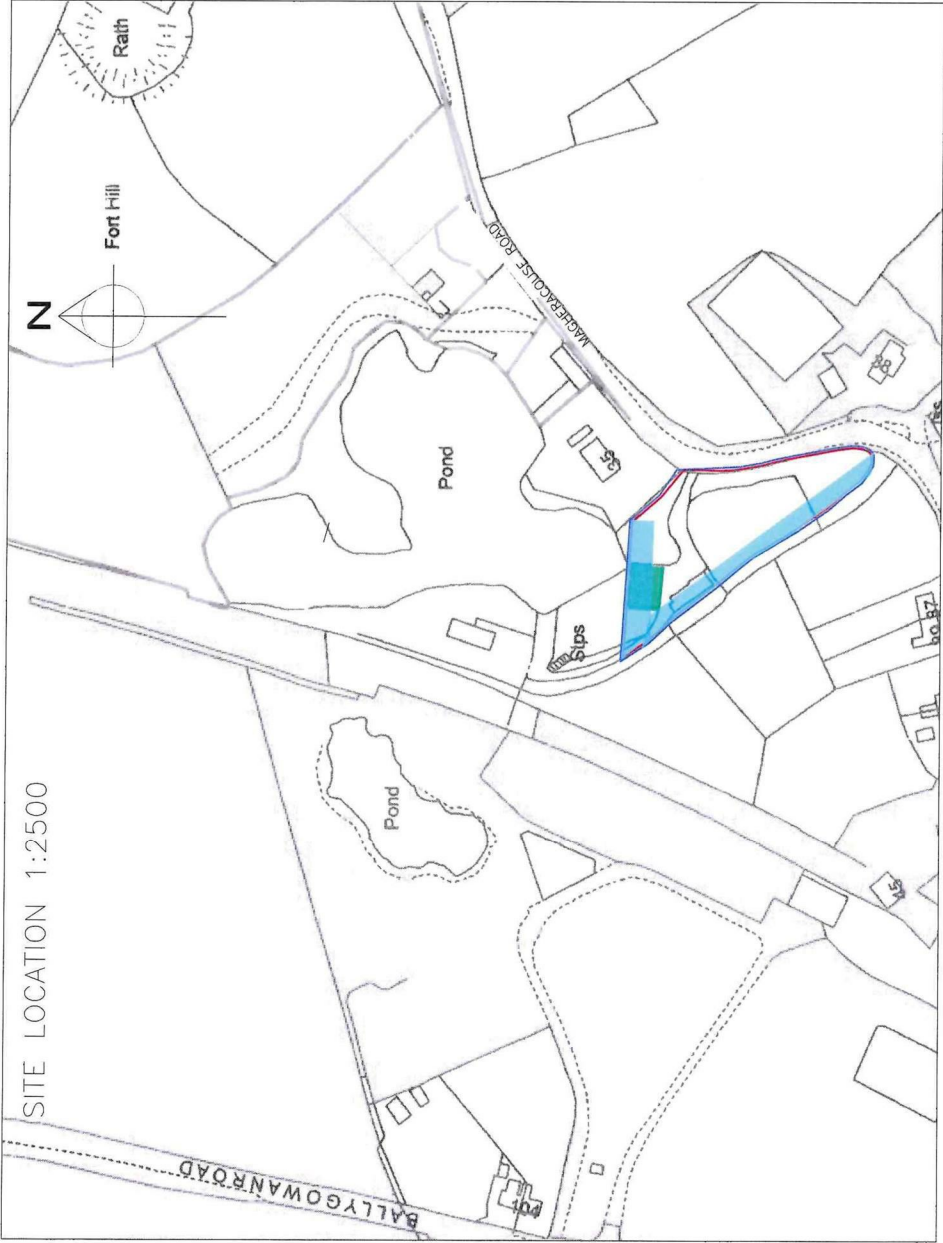


Dated: 23<sup>rd</sup> July 2025

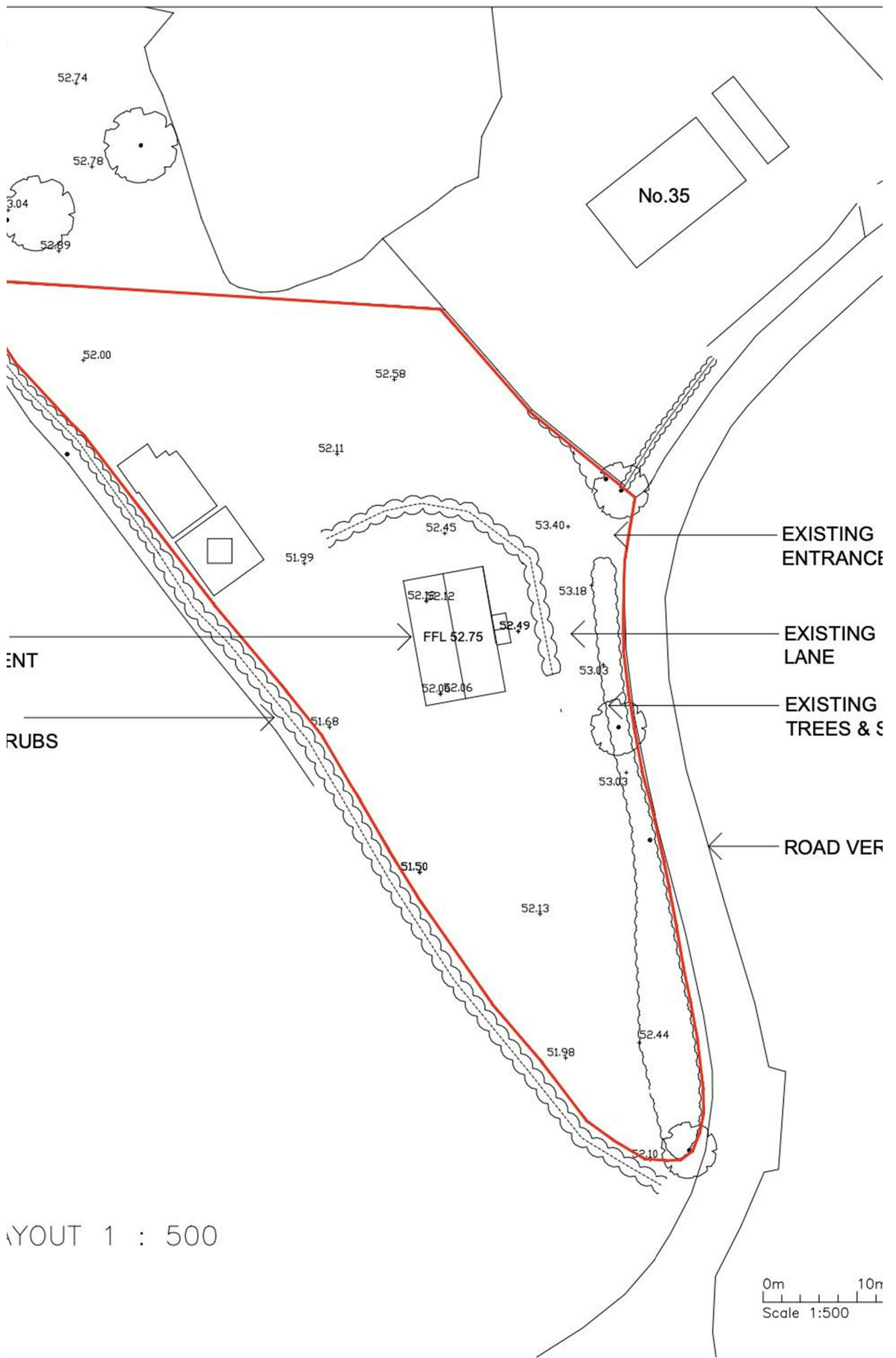
Authorised Officer:

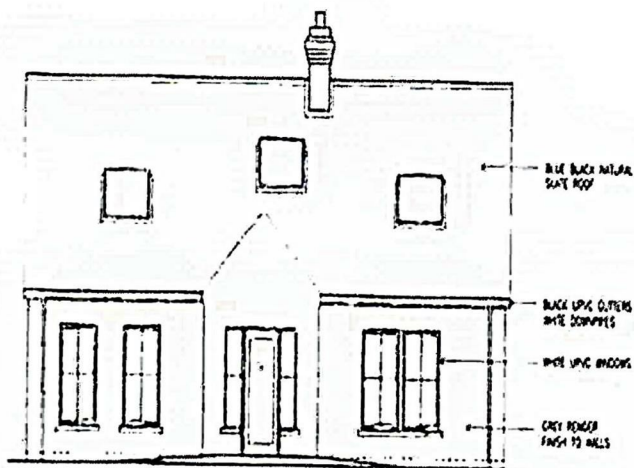






REVISION	DRWN.BY	DATE
—	—	—
PLANNING SUBMISSION		
CLIENT		
JOHN GIBSON		
JOB TITLE		
35a MAGHERASCUSE ROAD		
DRAWING		
SITE LOCATION		
SCALE	DATE	DRWN.BY
1:2500 A4	NOV.22	DR
JOB NR.	DRAWING NR.	REVISION
837	01	—
RUSH AND COMPANY LIMITED		
7 UPPER MALONE RD. BELFAST BT9 6TD		





FRONT ELEVATION



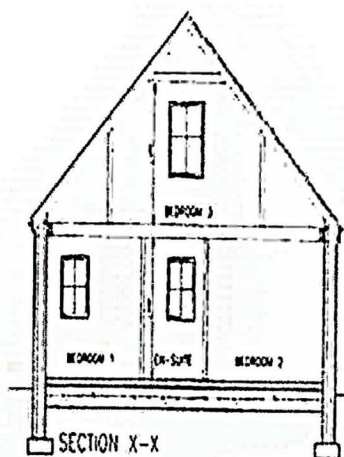
REAR ELEVATION



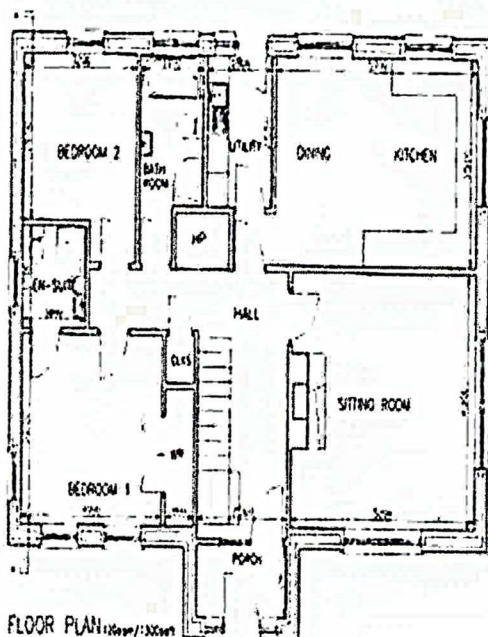
SIDE ELEVATION



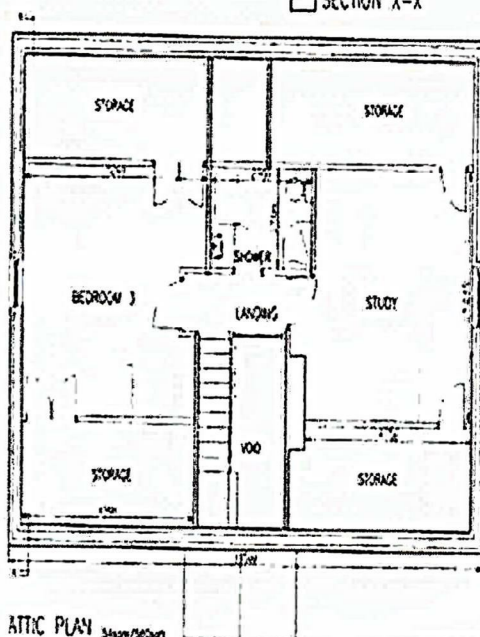
SIDE ELEVATION



SECTION X-X



FLOOR PLAN 1:100

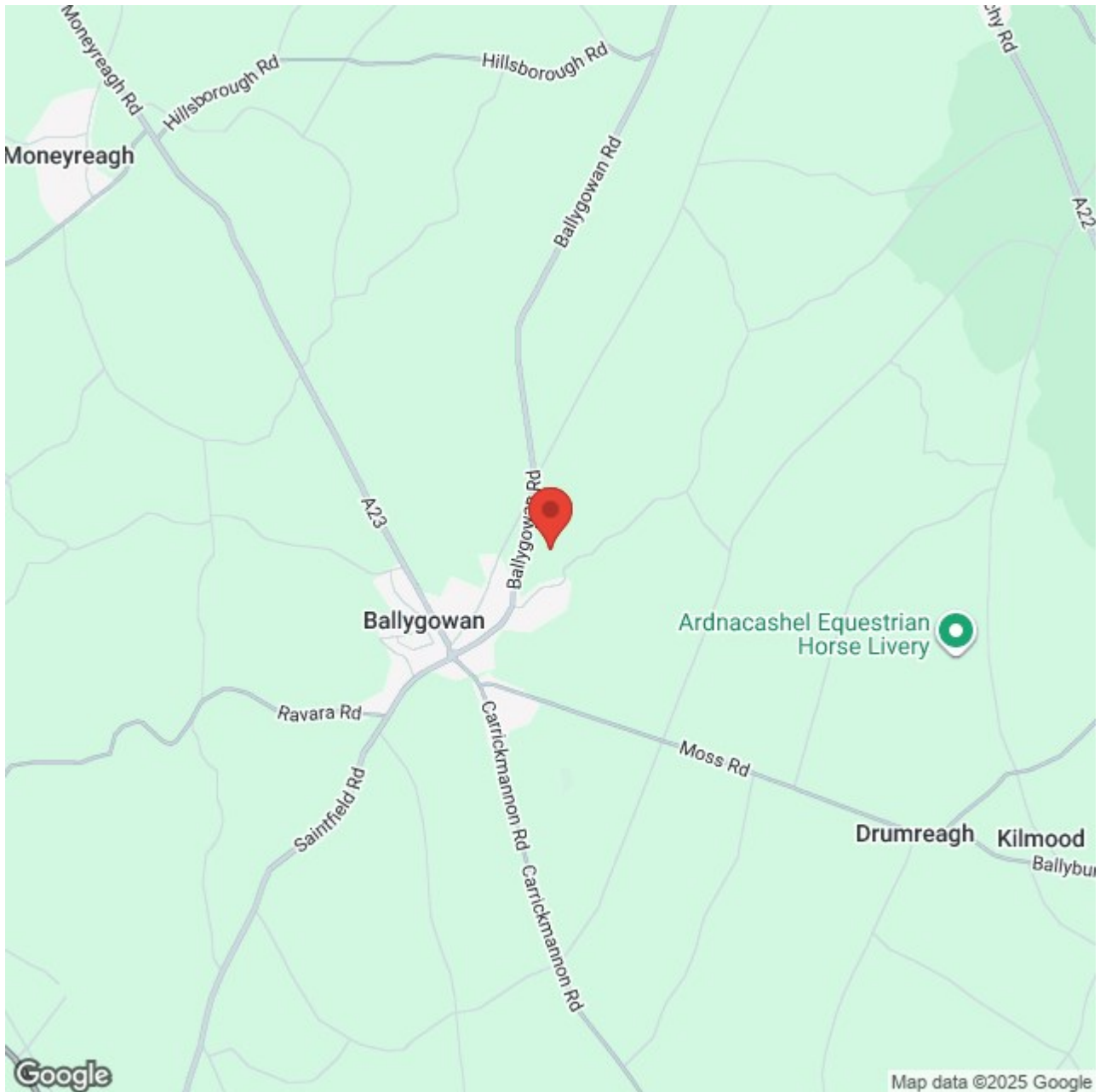


ATTIC PLAN 1:100

0m 5m  
Scale 1:100

REVISION	DATE	BY
1	20/01/22	JOHN OBSON
PLANNING SUBMISSION		
DRAWN BY		
JOHN OBSON		
FOR SALE		
350 WACHERSHOUSE ROAD		
DRAWING		
PLANS ELEVATIONS SECTION		
SCALE	DATE	DRAWN BY
1:100 A3	20/01/22	JOHN OBSON
FOR SALE	DRAWING NO.	PERSON
BY	BY	BY
RUSH AND COMPANY LIMITED		
7 UPPER WILSON RD. BRIGHTON BN1 1JG		





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		

Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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