

**Tim Martin**  
.co.uk



29 Springmount Road  
Ballygowan  
BT23 6NF

Offers Around  
£695,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
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## SUMMARY

Occupying an elevated position with far reaching views over the surrounding countryside, this exceptional detached residence, complete with separate office accommodation and a self contained apartment, is set within mature grounds extending to approximately 3 acres.

The family home has been beautifully presented throughout and benefits from oil fired central heating and uPVC double glazing. A welcoming reception hall leads to a beautifully appointed lounge and separate family room, both enjoying large picture windows that perfectly frame the stunning rural outlook. The modern fitted kitchen is well appointed and complimented by a separate utility area, while a spacious WC/cloakroom completes the ground floor accommodation. On the first floor, there are four generously proportioned bedrooms, including a principal bedroom with ensuite shower room, alongside a family bathroom fitted with a contemporary white suite.

The separate apartment, also benefiting from oil fired central heating and uPVC double glazing, has been finished to an exceptional standard and offers ideal accommodation for multi-generational living. It comprises an open plan kitchen, living and dining area with a modern fitted kitchen, a bright conservatory overlooking the gardens, a shower room with modern white suite, and a spacious bedroom with dressing area and ensuite wet room. In addition, the property features dedicated office accommodation, making it an excellent choice for those wishing to operate a business from home or seeking versatile workspace.

Externally, the gardens are laid in lawn with thoughtfully designed patio areas positioned to enjoy both morning and evening sun. The surrounding lands are currently laid to grass and are suitable for grazing.

Enjoying a peaceful rural setting, the property is just a short drive from Ballygowan village, offering a range of local amenities and two primary schools.

## FEATURES

- Beautifully Presented Detached Family Residence Set Within its own Mature Grounds Extending to Approximately 3 Acres
- Spacious Lounge and Family Room
- Modern Fitted Kitchen with Utility Area and Downstairs WC
- Four Excellent Sized Bedrooms Including the Principal Bedroom with Ensuite Shower Room
- Family Bathroom Complete with a Stunning White Suite
- Oil Fired Central Heating and uPVC Double Glazing
- Separate Apartment with Conservatory – Perfect for Multi Generational Living
- Dedicated Office Accommodation – Ideal for those Wishing to Operate a Business From Home with Fibrib Broadband Connected
- Mature Gardens with Patio Areas, Large Garden Store and Utility Room
- Close to Ballygowan Village, Primary Schools and Public Transport

## **Entrance Hall**

Glazed PVC entrance door with matching sidelights; tiled floor; recessed spotlights; glazed double doors to:-

## **Lounge / Dining Area**

**22'4 x 16'3 (6.81m x 4.95m )**

Maximum Measurements

Inglenook style fireplace with Gazco electric stove on slate hearth; wood laminate floor; recessed spotlights; built in cabinets; stunning views over the countryside.

## **WC / Cloakroom**

**9'9 x 7'9 (2.97m x 2.36m )**

Maximum Measurements

Modern white suite comprising close coupled WC; recessed wash hand basin with chrome taps; built in cupboards; tiled splashback; towel radiator; recessed spotlights; tiled floor.

## **Family Room**

**12'5 x 11'11 (3.78m x 3.63m )**

Wall mounted feature electric fire; wood laminate floor; recessed spotlights; stunning views over surrounding countryside.

## **Kitchen**

**12'6 x 9'10 (3.81m x 3.00m )**

Excellent range of painted finish high and low level cupboards and drawers with matching wine rack incorporating 1½ tub sink unit with mono mixer taps; Rangemaster range cooker with 5 ring ceramic hob; extractor hood over; integrated Hotpoint fridge and Beko dishwasher; Marble effect granite worktops with matching upstands and pull out breakfast bar; under cupboard lighting; recessed spotlights; wood laminate floor; open through to:-

## **Utility Area**

**7'11 x 5'5 (2.41m x 1.65m )**

Space and plumbing for American style fridge / freezer; wood laminate floor; glazed Upvc door to rear; recessed spotlights; built in storage / larder cupboard.

## **First Floor / Landing**

Access to roofspace; recessed spotlights.

## **Principal Bedroom**

**17'0 x 13'0 (5.18m x 3.96m )**

Built in wardrobes; recessed spotlights; stunning views over surrounding countryside.

## **En-Suite Shower Room**

**12'9 x 4'10 (3.89m x 1.47m )**

Stunning white suite comprising walk in shower area with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; glass shower screen; wc with concealed cistern; wall mounted wash hand basin with mono mixer taps and vanity unit under; tiled walls and floor; recessed spotlights; PVC tongue and groove ceiling; towel radiator; extractor fan.

## **Bedroom 2**

**13'10 x 7'11 (4.22m x 2.41m )**

Recessed spotlights; built in wardrobe; stunning views over surrounding countryside.

## **Bedroom 3**

**12'8 x 10'11 (3.86m x 3.33m)**

Maximum Measurements

Recessed spotlights; built in wardrobe; stunning views over surrounding countryside.

## **Bedroom 4**

**12'7 x 10'10 (3.84m x 3.30m)**

Recessed spotlights; built in wardrobe.

## **Family Bathroom**

**12'7 x 4'10 (3.84m x 1.47m )**

Contemporary white suite comprising pannelled bath with pillar mixer taps and wall mounted telephone shower attachment; close coupled WC; wall mounted wash hand basin with mono mixer taps and vanity unit under; part tiled walls; tiled floor; recessed spotlights; towel radiator.

## Separate Apartment / Granny Flat

### Entrance

Glazed Upvc entrance door.

### Open Plan Kitchen / Living and Dining Area

18'6 x 18'0 (5.64m x 5.49m )

(L shaped - Maximum Measurements)

Good range of modern gloss low level cupboards and drawers incorporating 1½ tub sink unit with mono mixer taps; integrated Beko electric double oven; Beko 4 ring ceramic hob; Beko fridge; Granite worktops; wood laminate floor; recessed spotlights; built in cupboards with shelving and pull out drawers; open through to:-

### Conservatory

11'3 x 10'8 (3.43m x 3.25m )

Wood laminate floor; glazed Upvc double doors to garden.







### Shower Room

**7'11 x 5'2 (2.41m x 1.57m )**

Modern white suite comprising separate shower cubicle with Mira Jump electric shower unit and wall mounted telephone shower attachment; fitted sliding shower doors; close coupled wc; wall mounted wash hand basin with mono mixer taps and vanity unit under; wood laminate floor; recessed spotlights; towel radiator.

### Bedroom

**19'1 x 17'9 (5.82m x 5.41m )**

(L shaped - Maximum Measurements)

Wood laminate floor; recessed spotlights; dressing area.

### En Suite Wet Room

**9'5 x 6'9 (2.87m x 2.06m )**

Luxurious white suite comprising tiled walk in shower area with thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; glass shower screen; wall mounted wash hand basin with mono mixer tap and vanity unit under; close coupled WC; tiled walls and floor; towel radiator; recessed spotlights; extractor fan.

### Separate Office Accommodation

#### Entrance

Glazed PVC entrance door.

#### Reception / Office

**19'9 x 13'6 (6.02m x 4.11m )**

Fluorescent lighting; ample power points and telephone connection points; built in cupboards; wood laminate floor.

#### Office

**22'10 x 14'2 (6.96m x 4.32m )**

Diffused fluorescent lighting; ample power points and telephone connection points; wood laminate floor.

#### Reception / Waiting Area

**22'11 x 14'0 (6.99m x 4.27m )**

PVC double doors; vinyl flooring; recessed spotlights; extensive range of high gloss high and low level cupboards; open through to:-

#### Kitchen

**13'7 x 13'4 (4.14m x 4.06m )**

Maximum Measurements

Excellent range of modern high gloss high and low level cupboards and drawers incorporating single drainer sink unit with mixer taps; integrated Beko fridge; part tiled splashback; laminate worktops; vinyl floor; recessed spotlights.





### **WC**

**6'0 x 3'10 (1.83m x 1.17m )**

Modern white suite comprising close coupled WC and wall mounted wash hand basin with mono mixer taps and vanity unit under; tiled walls; vinyl floor; recessed spotlights.

### **Office**

**13'9 x 13'2 (4.19m x 4.01m )**

Recessed spotlights; vinyl flooring; ample power points and telephone connection point.

### **Utility Room**

**14'0 x 6'6 (4.27m x 1.98m )**

Excellent range of modern wood laminate worktops; space and plumbing for washing machine and tumble dryer; space for fridge / freezer; glazed PVC entrance door.

### **Boiler Room**

**27'8 x 3'11 (8.43m x 1.19m )**

Grant oil fired boiler; centerstore pressurised hot water tank.

### **Outside**

Double wooden gates and concrete driveway leading to the side and rear of the property providing excellent parking for several cars, caravan or boats.

### **Gardens**

Beautiful mature gardens to the front, side and rear are laid out in rolling lawn and planted with a stunning range of mature trees, hedging and ornamental and flowering shrubs which boast wonderful colour all year round. Beautiful barked flowerbeds, paved patio to the rear with steps to raised artificial grass area with pergola; paved patio area to the side with covered BBQ area; outside lights and water tap; outdoor power sockets; PVC oil storage tanks.

### **Garden Store**

**19'6 x 9'3 (5.94m x 2.82m )**

Wooden entrance door; light and power points.

### **Boiler Room**

**18'9 x 3'6 (5.72m x 1.07m)**

Grant condensing oil fired boiler (house); Grant condensing oil fired boiler (granny flat); light and power points.

**Lands**

Currently laid out in grass and thought suitable for grazing purposes.

**Tenure**

Freehold

**Capital / Rateable Value**

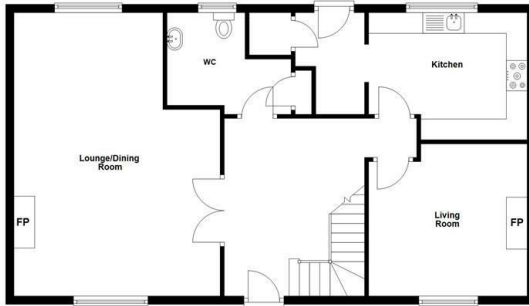
£230,000. Rates Payable = £2,299.00 Per Annum (Approx)







**Ground Floor**  
Approx. 86.5 sq. metres (930.6 sq. feet)



**First Floor**  
Approx. 83.4 sq. metres (897.8 sq. feet)

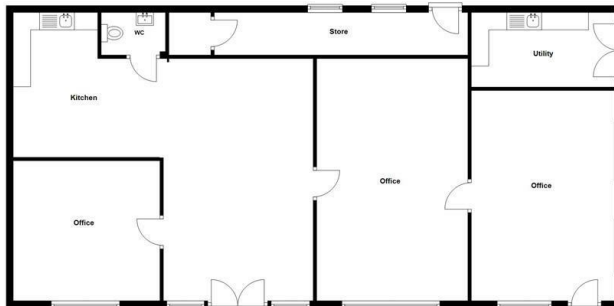


Total area: approx. 169.9 sq. metres (1828.4 sq. feet)  
Photos and Plans by houseplan.co.uk  
Plan produced using PlanUp.

**29 Springmount Road, Ballygowan**

**Offices**

Approx. 144.9 sq. metres (1559.2 sq. feet)



**Annex**

Approx. 75.3 sq. metres (811.0 sq. feet)



Total area: approx. 220.2 sq. metres (2370.2 sq. feet)

Photos and Plans by houseplan.co.uk  
Plan produced using PlanUp.

**29 Springmount Road, Annex, Ballygowan**



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			
		67	69

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