

**Tim Martin**  
.co.uk



**117 Glen Road  
Comber  
BT23 5QT**

**Asking Price  
£750,000**

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## SUMMARY

Exceptional country residence set in it's own grounds extending to 4 acres or thereabouts with stunning landscaped gardens, paddock and compact range of outbuildings.

The residence, set in the former grounds of an Old Flax Mill, with the Ballystockart river running through the gardens creating a serene tranquil setting to the house.

The single storey residence is designed to enjoy the delightful grounds and offers spacious well appointed accommodation including luxury open plan kitchen / dining, adjoining laundry room, two generous reception rooms, garden room, study, four double bedrooms including principal bedroom, en suite and deluxe main bathroom.

The property is approached from the private gravelled drive leading to spacious courtyard and triple garaging and leading onto compact range of outbuildings, set a short distance from the residence. Solar panels provide a supplementary supply of electricity and regular income.

A generous paddock and compact range of outbuildings provide ample grazing and accommodation for a horse and / or pony.

The residence situated a short distance from the centre of Comber provides easy access to the city, airport and a fine selection of sports and aquatic activities available on Strangford Lough.

## FEATURES

## **Covered Porch With Ceramic Tiled Step**

### **Entrance Hall**

Glazed Upvc entrance door with matching side lights; corniced ceiling.

### **Cloak Room**

**12'5 x 4'4 (3.78m x 1.32m )**

### **Lounge**

**20'0 x 15'5 (6.10m x 4.70m )**

Gas coal effect fire in stone surround with matching hearth; corniced ceiling; wiring for four wall lights; TV aerial connection point; glazed sliding doors to patio and gardens.

### **Dining Room**

**15'4 x 11'8 (4.67m x 3.56m )**

Glazed sliding doors to patio and gardens; corniced ceiling; porcelain tiled floor; exposed timber ceiling beam; open to:-

### **Kitchen**

**23'1 x 11'4 (7.04m x 3.45m )**

Good range of painted high and low level cupboards and drawers; brown granite worktop incorporating 1½ tub single drainer stainless steel sink unit with swan neck mixer taps; Neff 5 ring gas hob with stainless steel extractor unit over; integrated AEG dishwasher; Neff double electric ovens; space for American fridge / freezer; wine rack; island unit with drawer and brown granite breakfast bar, nest of wicker baskets, bookshelves and cupboard under; porcelain tiled floor; corniced ceiling; 12V spotlighting; glazed double doors to rear patio area.

### **Laundry Room**

**12'3 x 6'10 (3.73m x 2.08m )**

Range of low level cupboards; formica worktops incorporating single drainer stainless steel sink unit with swan neck mixer taps; space and plumbing for washing machine and tumble dryer; porcelain tiled floor; door to rear.

### **WC**

**6'9 x 3'4 (2.06m x 1.02m )**

White suite comprising dual flush WC; pedestal wash hand basin; part tiled walls; porcelain tiled floor.

### **Family Room**

**20'1 x 16'0 (6.12m x 4.88m )**

Inglenook fireplace with cast iron enclosed multi fuel stove on slate hearth; pine mantle; corniced ceiling; exposed ceiling beams; TV aerial point; glazed double doors to side garden; glazed sliding door to:-

### **Garden Room**

**13'5 x 12'10 (4.09m x 3.91m )**

Two dimplex electric radiators; ceramic tiled floor; 12v spotlights; glazed double doors to front patio and gardens.

### **Study**

**10'0 x 7'3 (3.05m x 2.21m )**

### **Bathroom**

**12'2 x 10'3 (3.71m x 3.12m )**

(L Shaped - Maximum measurements)

White suite comprising freestanding bath on pine supports with centrally located floor mounted mixer tap and telephone shower attachment; quadrant tiled shower cubicle with thermostatically controlled shower; glass sliding shower doors and side panels; dual flush WC; pedestal wash hand basin with swan neck mixer taps; ceramic tiled floor; extractor fan.

### **Rear Hall**

Hotpress with insulated copper cylinder and Willis type immersion heater; storage cupboard; access to roofspace.

### **Bedroom 1**

**12'2 x 11'1 (3.71m x 3.38m )**

Circular glass wash hand basin with chrome mono mixer taps on maple vanity unit with glass shelf.

### **Bedroom 2**

**13'3 x 11'1 (4.04m x 3.38m )**

Circular ceramic wash hand basin with chrome mono mixer tap on maple vanity unit and glass shelf.

### **Principal Bedroom**

**14'0 x 13'3 (4.27m x 4.04m )**

### **En Suite Shower Room**

**9'1 x 5'5 (2.77m x 1.65m )**

White suite comprising quadrant tiled shower cubicle with Mira Sport electric shower and telephone shower attachment; glass sliding shower doors and side panels; wash hand basin on vanity unit with cupboards under; dual flush WC; chrome heated towel radiator; ceramic tiled walls and floor; extractor fan.

**Bedroom 4****12'5 x 10'2 (3.78m x 3.10m )****Private Gravelled Drive**

Leading to bitmac parking to front and side and to asphalt courtyard to rear.

**Courtyard**

Leading to:-

**Triple Garaging****33'0 x 23'7 (10.06m x 7.19m )**

Twin electrically operated and manual roller doors; fluorescent lighting and power points.

**Solar Panels**

16 Solar panels and control unit located on garaging roof and in garaging.

**Grant Oil Fired Boiler in Galvanised Housing**

PVC oil storage area to side.

**Soft Fruit and Vegetable Garden**

With Raised enclosed vegetable plots.

**Raspberry Canes, Apple and Plum Trees****Twin aluminium Framed Greenhouses****12'0 x 7'3 (3.66m x 2.21m )**

Water taps.

**Shed One****25'3 x 16'0 (7.70m x 4.88m )**

Double doors; light and power points; part lofted.

**Shed Two****25'0 13'7 (7.62m 4.14m)**

Double doors; light and power; water nearby.

**Stable****13'0 x 8'2 (3.96m x 2.49m )**

Light point

**Gardens**

The exquisite gardens surround the residence and are situated to either side of the Ballystockart river. They have been lovingly landscaped to make full use of the natural contours of the ground to create a tranquil, peaceful oasis of colour and interest throughout the year.

Beds of herbaceous plants, ornamental and flowering shrubs intermingle with spring flowering bulbs, Alpines, Roses etc, combining to provide a heavenly scent and a riot of colour. On closer inspection delightful Rhododendrons, Azalea's;, Peony, Lavender, Hosta's and Acer's are a joy to behold. The gardens are enclosed with a fine stand of mature trees including Copper Beech, Crimson Maple, Maple Cedar, Chestnut, Ash and Sycamore which combine to create a serene setting for the gardens and attract a host of birds and wildlife to the gardens.

A wooden bridge crossing the river leads to the woodland walk from the formal gardens past the summer house to the range of outbuildings.

Two patios to front and rear of the residence are positioned to gain maximum sunlight throughout the day.

Situated a short distance from the residence, a well fenced paddock provides ideal grazing for a horse and or pony, sheep or other livestock.

A water tap is situated adjacent to the paddock.

**Summer House****9'0 x 4'7 (2.74m x 1.40m )**

Double doors; concrete patio to front.

**Basement****Store 1****14'0 x 13'4 (4.27m x 4.06m )****Store 2****12'7 x 10'3 (3.84m x 3.12m )****Store 3****9'2 x 5'8 (2.79m x 1.73m )****Hen House**

With enclosed run.

**Tenure**

Freehold

**Capital / Rateable Value**

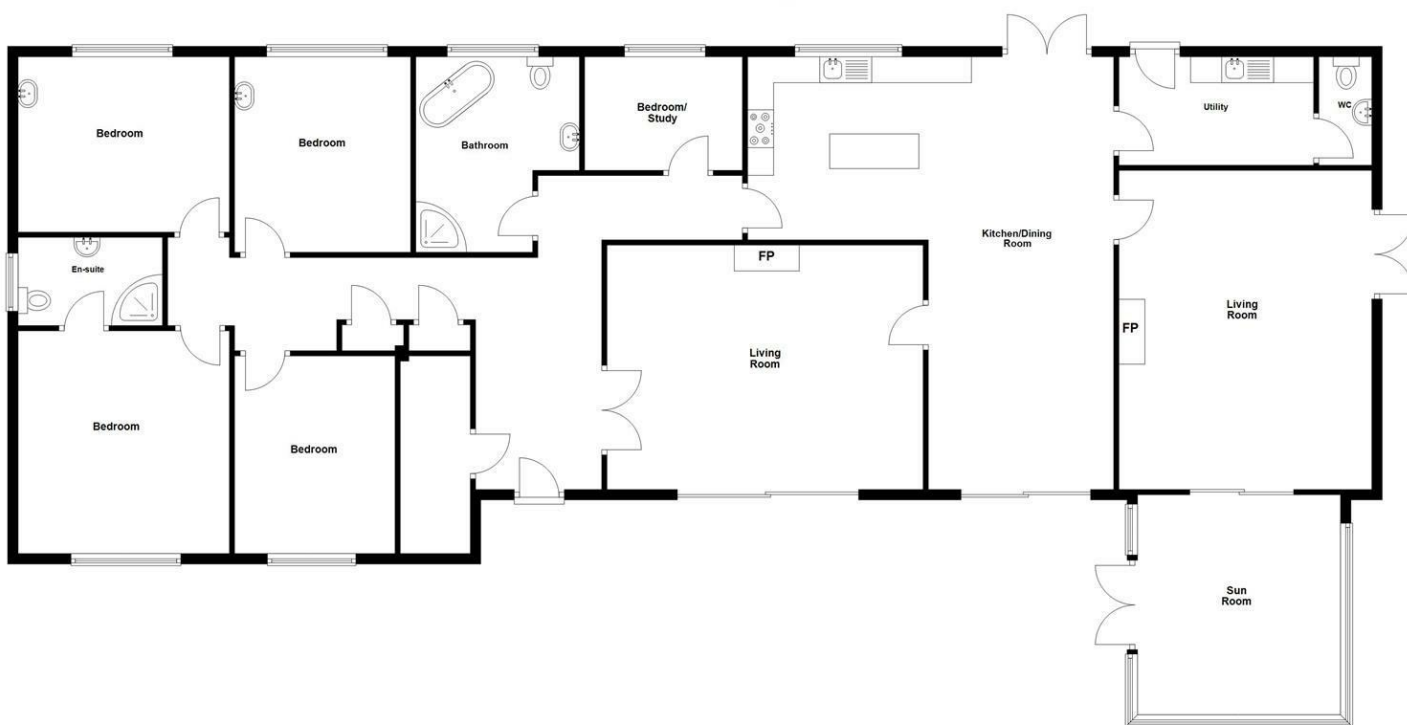
£360,000. Rates Payable = £3,598 Per Annum (Approx)







**Ground Floor**  
Approx. 244.5 sq. metres (2632.1 sq. feet)



Total area: approx. 244.5 sq. metres (2632.1 sq. feet)

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

**117 Glen Road, Comber**



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			
		70	78

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