



3 ARDMILLAN ROAD

Lisbane, Comber, BT23 6AH

Offers around **£950,000**

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DETACHED | 5  | 4  | 4 

Nestled in the picturesque countryside of Lisbane, 3 Ardmillan Road offers an exceptional blend of traditional charm and luxury. This detached residence, set on a modest site of approximately 20 acres provides a sanctuary for those seeking tranquillity and sophistication.

Internally accommodation comprises of a grand entrance hall, featuring a statement fireplace which sets the tone for the property's refined aesthetics. The fully fitted kitchen provides the perfect meeting space for families to congregate and enjoy a meal at the end of the day, with fitted seating area overlooking the rear garden, or if a more formal environment is desired, the property also boasts an additional grand dining room. With three further reception rooms, including a large south facing conservatory with wood burning stove, Family Room and Snug there are plenty of spots to suit various different lifestyle needs.

There are also five well-appointed bedrooms, three of which benefit access to ensuite facilities, Additional Family Bathroom and a fully equipped office for those wishing to work from home.

Further benefits include, oil fired central heating, utility room, boot room, downstairs WC and excellent storage facilities throughout.

Externally, the expansive grounds are approached by sweeping driveway and encompass tennis courts, corrugated storage barn ideal to be used as a workshop, loose boxes, horse shelters, stables and the most impressive refurbished Bluestone barn which was originally built in 1789. This exceptional building provides extensive garage space, a kitchenette, WC and games room to the first floor with original character all still intact. Beautifully maintained gardens with mature planting provide the perfect spot for garden parties or to simply relax and watch the sun go down in the summer evenings.



KEY FEATURES

- Detached Residence Nestled in the Picturesque Countryside of Lisbane
- Set on a Modest 20 Acres with Spectacular Views of Rolling Countryside
- Grand Entrance Hall with Feature Statement Fireplace and Pantry
- Fully Fitted Bespoke Kitchen Open Plan to Living and Dining Space
- Formal Dining Room with Feature Fireplace and Views Over Rolling Countryside
- Three Additional Reception Rooms Including Garden Room, Family Room and Snug to Suit The Growing Needs of The Modern Family
- Five Well Appointed Bedrooms, Three of Which Have Access to Ensuite Facilities
- Separate Family Bathroom
- Fully Fitted Office / Downstairs WC
- Boot Room and Additional Utility Room
- Oil Fired Central Heating
- Expansive Grounds With Sweeping Driveway and a Tennis Court
- Corrugated Shed Ideal as a Workshop
- Loose Boxes / Stables with Hayloft Above for Equestrian use
- Impressive Refurbished Bluestone Barn Originally Built in 1789, Still Boasting Many Original Features Including Beautiful Exposed Stone Walls. Building Provides Garage Storage Space, WC and Games Room
- Beautifully Maintained Gardens with Mature Planting Providing Perfect Spot for Garden Parties or to Simply Relax
- Early Viewing Highly Recommended To Fully Appreciate This

Lisbane is a quaint village, well renowned for its scenic walks, rich history and culinary delights. The villages proximity to Strangford Lough offers residents access to stunning natural landscapes and many outdoor pursuits. Notable local establishments include The Poachers Pocket, a Michelin – recommended restaurant housed in a former Coaching Inn from 1800's, celebrated for its modern Irish pub fare crafted from locally sourced produce



ROOM DETAILS

Ground Floor

- Grand Reception Hall
16'2" x 19'7"
- Dining Room
19'6" x 13'8"
- South Facing Conservatory
21'8" x 15'4"
- Kitchen/Dining/Living
Space
13'7" x 28'3"
- Living Room
15'10" x 16'4"
- Bathroom

Ground Floor

- Bedroom Four
11'5" x 9'1"
- Snug
12'6" x 12'
- Utility Room
13' x 12'8"
- Separate WC
- Office
10'11" x 8'9"
- Back Hall/Boot Room
9'8" x 6'7"

First Floor

- Minstrel Gallery
15'1" x 18'7"
- Bedroom Two
20'10" x 8'5"
- En-suite Shower Room
5'10" x 8'8"
- Principal Bedroom
17'9" x 11'9"
- En-suite Bathroom
7'9" x 9'8"
- Bedroom Three
12'6" x 18'5"
- Bathroom
8'5" x 9'2"
- Bedroom Five
8'5" x 8'8"
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Outside

- Shed
- Area A 17'7" x 20'5"
- Area B 9'11" x 20'5"
- Area C 8'9" x 16'11"
Outbuilding
- Bluestone Barn
22'6" x 28'4"
- Garage
7'8" x 9'9"
- Games Room
23'4" x 28'3"
- Outdoor Loo
7'3" x 7'7"

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DIRECTIONS

From The Square in Comber head along Killinchy Street onto Killinchy Road. After Lisbane take a left onto Ardmillan Road and No 3 is on the right-hand side.



THE LOCAL AREA

Quaint Comber: The 'home of great taste' – and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.

Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, talking in Stormont Estate, Scrabo Tower and more. It's also a wonderful spot for walking or shooting the breeze with the locals in the square ..

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		
39-54	65	73
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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