



Occupying an idyllic rural setting tucked off the Craigantlet Road, this charming, detached cottage offers an elusive blend of convenience and seclusion without isolation.

Approached via a private sweeping concrete lane, the property occupies an elevated position enjoying a pleasant outlook to the front complimented by a notably private walled garden to the rear. Affording an abundance of character and charm featuring cosy fireplaces, deep window reveals and a Bangor blue slate roof, the property was only recently built in 1990 and so offers all of the conveniences of modern living. The adaptable layout comprises two reception rooms, separate kitchen, downstairs shower room plus three bedrooms – two with ensuite. A large garage / workshop offers vast potential for conversion. *\*Planning granted\**

Despite its idyllic rural environs, the location remains highly convenient offering ease of access to Holywood, Bangor Dundonald, and Belfast. It is well positioned to enjoy the many sporting and leisure facilities in the immediate vicinity including Cairn Wood Trails, Clandeboye Golf Club & Craigantlet Riding Club to name a few. We anticipate interest from a range of prospective purchaser and highly recommend internal viewing.

Offers Around  
£499,950

*'Ballysallagh Cottage'*  
54 Craigantlet Road,  
NEWTOWNARDS,  
BT23 4TE

Viewing by  
appointment  
through agent  
028 9042 4747



- Charming, detached, 'Irish style' cottage built circa 1990
- Idyllic rural setting conveniently tucked off the Craigtlet Road
- Dining Hall
- Living Room
- Separate Kitchen
- Downstairs shower room
- Three double Bedrooms
- Two Bedrooms with ensuite - including Principal
- Bedroom Three on ground floor - could be Sitting Room or Office
- Main bathroom
- Oil fired central heating
- uPVC frame double glazed windows
- Composite double glazed front & rear doors
- Notably private, landscaped walled garden to rear
- Vehicular access leading to Garage / Workshop with floored loft
- \*Potential for extension\* - Planning granted / Ref: LA06/2024/1042/F
- (For front porch & rear extension, patio to rear & alterations / renovation of garage)
- Location offers an elusive blend of seclusion without isolation
- Highly convenient and sought after offering ease of access to Holywood, Dundonald, Bangor & Belfast



The Property Comprises:

Ground Floor

Composite double glazed front door.

RECEPTION/DINING HALL: 16' 6" x 15' 0" (5.03m x 4.57m) Oak effect luxury vinyl tiled flooring, fireplace recess with stone mantle, hardwired pendant light with LED bulbs.

LIVING ROOM: 17' 3" x 16' 2" (5.26m x 4.93m) Attractive Victorian cast iron fireplace with slate hearth (open fire), reclaimed timber beam, dual aspect windows to front and rear.



KITCHEN: 14' 0" x 9' 8" (4.27m x 2.95m) Attractive hand-crafted, painted country style kitchen with range of high and low level units including display cabinets and plate rack. Belfast sink with reclaimed brass taps, tiled work surfaces, part tiled walls. Space for range cooker or Aga, built-in two ring gas hob, integrated fridge and Space for dishwasher. Reclaimed terracotta tiled floor, tongue and groove panelled ceiling with recessed low voltage spotlights, concealed lighting. Composite double glazed door to courtyard.



LARDER: Window, light and power, plumbed for utilities.

INNER HALLWAY:

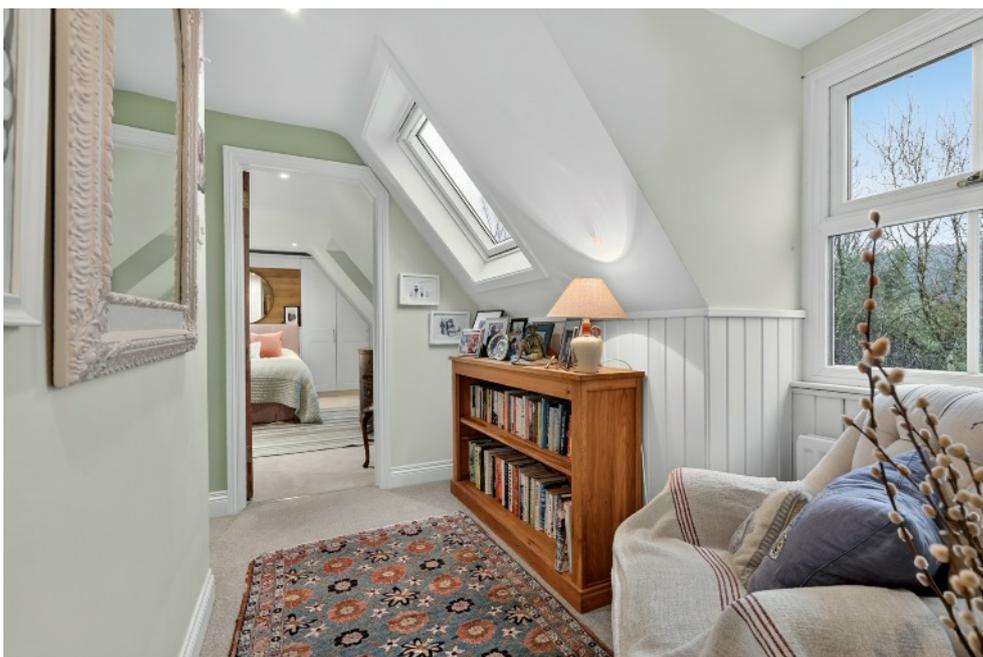
BEDROOM (3) / SITTING ROOM: 17' 3" x 16' 4" (5.26m x 4.98m) Attractive painted antique pine fireplace with original cast iron inset and open fire. Recessed low voltage spotlights.

Range of built-in robes with cupboards and desk unit. Murphy (pull-down) bed.



First Floor

LANDING: Reading nook, Half panelled walls.



BEDROOM (1): 18' 9" x 12' 5" (5.72m x 3.78m) Bespoke built in robes, Dormer windows- dual aspect views to front and rear, Black-out roller blinds plus bespoke black out blinds on gable end windows, Half panelled walls.

INNER HALLWAY TO:

ENSUITE/MAIN BATHROOM: Built-in robe, four piece suite comprising free-standing bath, built-in shower cubicle with mains shower unit, pedestal wash hand basin, low flush wc, half panelled walls, window. Pressurized hot water system with solar input.



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BEDROOM (2): 16' 7" x 12' 6" (5.05m x 3.81m) (at widest points). Bespoke double built-in robe. Black-out roller blinds, Half panelled walls.

ENSUITE SHOWER ROOM: Built-in shower cubicle with mains shower unit, low flush wc, wash hand basin with low level cupboard, half panelled walls, Velux with blind, oak effect laminate wooden floor.



## Outside

Strictly private concrete laneway leading to driveway parking to front and garden in lawn. Enclosed rear courtyard garden accessed via pedestrian and double gates (for vehicles) to side. Garden in lawn with flowerbeds, hedging and borders, bordered by fencing. uPVC oil tank. GARAGE/WORKSHOP: 25' 0" x 17' 0" (7.62m x 5.18m) Double doors, light and power, oil fired boiler. Staircase to:

FLOORED LOFT: For storage, home office, studio or playroom with floored loft space with exterior closed off hayloft door

\* Potential for Extension \*

Planning permission granted 18<sup>th</sup> February 2025 for front porch and rear extension, patio to rear and alteration/renovation of Garage. Planning Reference - LA06/2024/1042/F.

For further information, contact North Down office: 02890 424747.



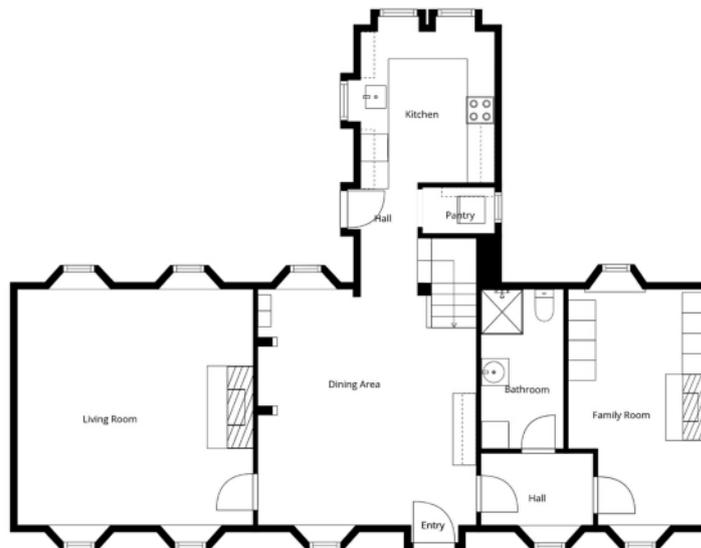
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## Location:

From Craigtlet Road / Dunlady Road / Holywood Road junction, continue along the Craigtlet Road for 0.9 miles. Proceed to turn left onto the concrete laneway - Number 54 is positioned on the right hand side of the laneway.



2nd Floor



1st Floor

Sizes And Dimensions Are Approximate. Actual May Vary.

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