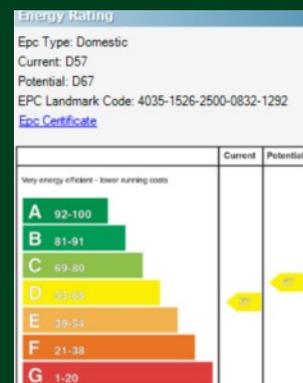




9 Drumhirk Road,
Comber,
NEWTOWNARDS,
BT23 5LY

Offers Around
£595,000

Viewing by
appointment with
& through agent
028 90 424747





A unique opportunity to acquire a fabulous family home and potential business on an extensive site just 1 mile from Comber town centre.

The property itself offers spacious family living over two floors that has been very well maintained and boasts many attractive features.

To include four double bedrooms, two of which offer ensuite facilities, three good sized reception rooms and family sized kitchen with

casual dining.

Of particular note are the three immaculate out-buildings extending to approximately 7,500 sq feet and pristine large concrete yard, ideal for numerous and varied uses.

There are 15 acres of agriculture land available by separate negotiation.



- Detached family home and potential business opportunity on a generous site
 - Four double bedrooms, two with ensuite shower rooms
 - Three separate reception rooms
 - Fully fitted open plan kitchen with casual dining and family area
 - Utility room
 - Modern white bathroom suite with separate walk in shower
 - Downstairs cloakroom with WC
 - Oil fired central heating, through Stanley range
 - Upvc double glazed
- Three separate immaculate barns extending to approx 7,500 sq ft and large concrete yard

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The Property Comprises:

Ground Floor

Composite front door with glazed side panels.

ENTRANCE PORCH: 8' 6" x 8' 4" (2.59m x 2.54m) Pine tongue and groove ceiling, recessed spotlights, dado rail, hardwood glazed double doors.

ENTRANCE HALL: 27' 5" x 8' 6" (8.36m x 2.59m) (at widest points). Hardwood staircase with side panelling, under stairs cloak cupboard, BT open reach access point, plaster cornice, Beam Vacuum access point. Dado rail.



HALLWAY: 20' 9" x 3' 8" (6.32m x 1.12m)

DRAWING ROOM: 21' 9" x 14' 8" (6.63m x 4.47m) Victorian style cast iron fireplace, tiled inset, marble effect slate surround, granite hearth. Plaster cornice, recessed spotlights.



FAMILY ROOM: 17' 7" x 12' 4" (5.36m x 3.76m) Marble fireplace, inset Arrow cast iron wood burning stove, hardwood surround, recessed spotlights, TV aerial point, telephone point.



CLOAKROOM: Fully tiled walls, low flush WC, pedestal wash hand basin, pine tongue & groove ceiling, extractor fan.

DINING ROOM: 13' 5" x 9' 8" (4.09m x 2.95m) hite PVC double glazed French doors to large paved patio and rear parking.



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UTILITY ROOM: 10' 9" x 8' 6" (3.28m x 2.59m) Range of high and low level units, laminate worktops, stainless steel sink and drainer unit with mixer taps, plumbed for washing machine, fully tiled walls. Beam Vacuum central cleaning System. White PVC double glazed door to large paved patio.

KITCHEN & DINING AREA: 26' 2" x 13' 1" (7.98m x 3.99m) Extensive range of Oak high and low level units including leaded light glazed cabinets with display lighting, open display shelving, herb and spice drawers. Laminate work tops with inset stainless steel sink and drainer unit with mixer tap, under unit lights, Bosch low level oven, Bosch 4 ring gas hob, cooker hood canopy with extractor fan and light, partly tiled walls. Bosch semi integrated dishwasher, under counter fridge, cooker recess with timber over mantle, Stanley Oil fired range cooker with two hobs, Pine tongue and groove ceiling, Beam vacuum access point, recessed low voltage spotlights, telephone point, ceramic tiled floor.



First Floor

LARGE LANDING: Beam vacuum access points, Hot press cupboard with copper cylinder and Willis Type immersion heater. Good storage, access to roofspace, light.

BEDROOM (1): 12' 8" x 12' 3" (3.86m x 3.73m) TV aerial point, telephone point, recessed spotlights, pleasant view to the front.

DRESSING ROOM: 8' 0" x 3' 8" (2.44m x 1.12m) Fitted with shelving and hanging rails.

ENSUITE SHOWER ROOM: 8' 6" x 5' 3" (2.59m x 1.6m) Large panelled shower, Mira Sports electric shower unit, low flush WC, pedestal wash hand basin, extractor fan, tongue and groove PVC ceiling, extractor fan.



LUXURY MODERN BATHROOM: 13' 0" x 9' 1" (3.96m x 2.77m) Large walk-in shower with fixed glass screen, Aqualisa thermostatic shower, extractor fan, and recessed low voltage spotlights. Panel bath with central mixer taps, close coupled wc, wall mounted vanity unit with mixer taps, mirror with integrated LED light wall mounted cabinet, tall heated chrome towel radiator, fully tiled walls, ceramic tiled floor.



BEDROOM (4): 19' 1" x 9' 8" (5.82m x 2.95m) Built-in double wardrobe, recessed spotlights.



BEDROOM (2): 17' 4" x 12' 4" (5.28m x 3.76m) Built-in wardrobe, recessed spotlights.



BEDROOM (3): 14' 7" x 14' 4" (4.44m x 4.37m) TV aerial point, telephone point.

ENSUITE SHOWER ROOM: 9' 7" x 6' 8" (2.92m x 2.03m) Fully tiled white suite comprising of shower cubicle with Redring Bright electric shower unit, low flush WC, pedestal wash hand basin, recessed low voltage spotlights, extractor fan, pine tongue and groove ceiling.



Outside

FRONT: Stone entrance pillars and front wall with timber gates leading to a tarmac driveway bordered by sweeping lawns with Maple, Lime, Beech and Rowen trees. Range style timber fencing, superb well-planted flowerbeds in evergreen and seasonal flowering shrubs, paved patio area. Five bar gate access to the fields.

Extensive concrete yard with wash bay area, PVC Oil storage tank, piped for bottle gas. Outside WC & store. 5 bar gate access to rear fields.

BARN (1): 77' 4" x 29' 7" (23.57m x 9.02m) (at widest points). Previously used for car valeting. Subdivided into two sections.

SECTION (1): 62' 3" x 29' 7" (18.97m x 9.02m) sliding door access, insulated roof, fluorescent tube lighting, good power points, concrete floor, water tap, door. Access to . . .

SECTION (2): Sliding door.

CATTLE SHED: 54' 6" x 35' 2" (16.61m x 10.72m) Front and side sliding door access. Further rear access to enclosed rear concrete hardstanding area. Hay racks. Light.

BARN (3): 44' 7" x 24' 4" (13.59m x 7.42m) Large remote operated electric roller shutter door plus side door access, light and power with good number of plug points. Concrete floor and insulated roof, metal staircase up to mezzanine storage area. Small office with workbench, telephone point, light and power, USB charger point.







DOMESTIC RATE: Ards and North down Borough Council: Rates payable
2025/2026 = £2,975.86 approx. TENURE: FREEHOLD

Location:

Drumhirk Road, Comber.

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700

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