

simon**BRIEN**
RESIDENTIAL

High Trees,
39 Ballymaleddy Road,
Comber, BT23 5RD



Offers Around £499,950

Telephone 02891 800700
www.simonbrien.com



KEY FEATURES

- A modernised farmhouse dating back to 1900
- Fantastic location with East Belfast, Comber, Newtownards and Saintfield accessible
- Nestled deep within a beautiful drumlin landscape
- Complete secluded position set well back from the road
- Offering a vast range of domestic and commercial outbuildings
- Douglas Fir double glazed conservatory
- Lounge with wood burning stove and 22mm American Oak floor
- Formal dining/ family room
- Farmhouse kitchen laid out in painted Oak units and Cream Aga range
- Utility room
- Downstairs shower room
- Three double bedrooms
- Deluxe bathroom comprising modern White suite
- Detached garage and adjoining workshop
- Extensive range of substantial domestic and commercial outbuildings
- Vegetable garden with nine raised beds and three greenhouse
- Gardens to front and rear in lawn, well stocked flower beds, shrubs and timber deck
- Oil fired central heating system, Condensing boiler installed c.2019
- Double glazed windows in pressure treated timber units



SUMMARY

Simon Brien Residential take great pleasure in offering for sale this beautiful detached farmhouse to the open market. The sale of "High trees" provides a great opportunity in which to purchase a farmhouse dating back to 1900, which has been sympathetically modernised and updated over the years.

Positioned deep within the County Down countryside, the property is located on the outskirts of the bustling market town of Comber, which offers a fantastic range of independently owned stores, shopping, eateries and leisure facilities. The property is also in an ideal location to promptly avail of the waters of Strangford Lough where sailing at Whiterock Bay and Ringhaddy are handy. Newtownards, Saintfield and East Belfast are all easily accessible, and with that a superb range of schooling at primary and grammar levels are on offer.

Internally the property holds a traditional farmhouse layout with a few modern amendments. There is a Douglas Fir conservatory, lounge with "Morso" stove and American Oak floor, formal dining/ family room, farmhouse kitchen with Aga range, shower room and utility the ground floor. Moving upstairs there are three double bedrooms and a modern bathroom.

Externally there are a plethora of domestic and commercial outbuildings including: domestic garage and adjoining workshop, large shed - formerly a furniture showroom, extensive shed - formerly furniture manufacturing workshop, double height stone barn (ideal for conversion into additional accommodation, subject to approvals) and a stone building - former stables. Access via a long gravel lane leading onto a tarmac drive and great sized concrete yard with plenty of space for cars, commercial vehicles etc. There are well presented gardens to front and rear with lawns, trees and patio area.

This property will offer the lucky new owners a fantastic opportunity to create a well-balanced work/ life balance, Please contact our Newtownards office on 02891 800700.



THE PROPERTY COMPRISES:

GROUND FLOOR

Double glazed French doors to:

**DOUGLAS FIR DOUBLE GLAZED CONSERVATORY:
13' 0" x 8' 5" (3.96m x 2.57m)**

Quarry tiled floor, wall light points, telephone point, double glazed French doors to paved patio area. Glazed door to Lounge.

**LOUNGE:
18' 1" x 17' 10" (5.51m x 5.44m)**

Feature fireplace, 'Morso' wood burning stove, polished oak hearth, 22mm polished American oak floor, recessed spotlighting, dual aspect, feature oak staircase, porch area with uPVC double glazed sliding patio doors to rear gardens.



**FORMAL DINING/FAMILY ROOM:
18' 3" x 12' 0" (5.56m x 3.66m)**

Dual aspect, wall light points.

**FARMHOUSE KITCHEN/
BREAKFAST ROOM:
15' 4" x 14' 7" (4.67m x 4.44m)**

1.5 tub single drainer stainless steel sink unit with mixer taps, painted oak units, ceramic tiled work surface, 4 ring gas hob unit, extractor hood, built in oven, cream Aga range cooker, plumbed for dishwasher, basket storage, open shelving, display cabinet, polished 22mm American oak floor, tongue and groove ceiling, double glazed French doors to side.





SIDE HALL:

Ceramic tiled floor, tongue and groove ceiling, glazed door to front.

SHOWER ROOM:

Traditional style white suite comprising: Separate fully tiled shower cubicle with thermostatically controlled shower, vanity sink unit, high flush WC, tongue and groove panelled walls, ceramic tiled floor.

UTILITY ROOM:

8' 9" x 7' 10" (2.67m x 2.39m)

(L Shaped) Formica roll edge work surfaces, plumbed for washing machine, vented for tumble dryer, concealed hotpress with copper cylinder and immersion heater, Warmflow condensing oil fired boiler (both installed 2019), ceramic tiled floor.

Oak staircase leading to:

FIRST FLOOR

LANDING:

22mm Polished American oak floor, wall light points and access to roofspace.



BEDROOM (1):

13' 8" x 12' 0" (4.17m x 3.66m)

Tongue and groove ceiling, open to:

DRESSING AREA:

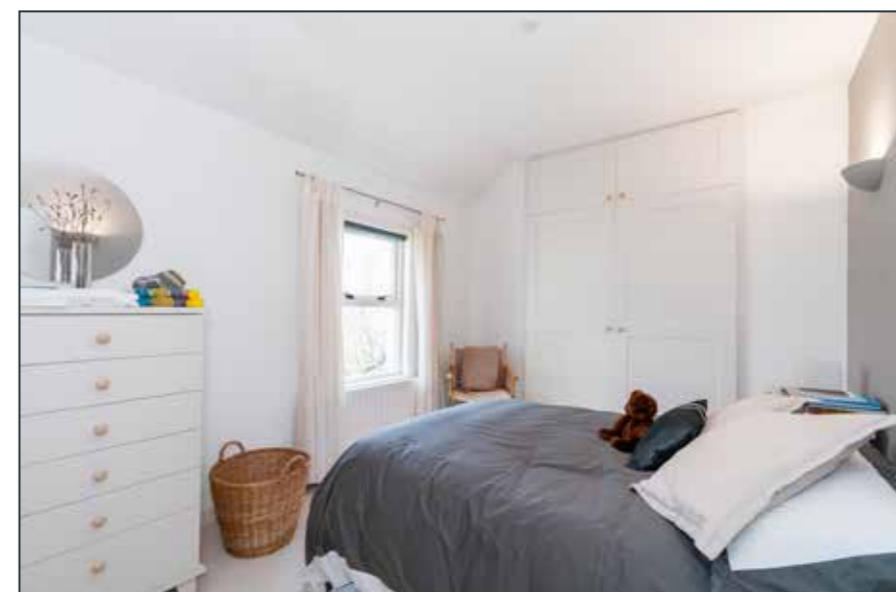
12' 0" x 4' 6" (3.66m x 1.37m)



BEDROOM (2):

10' 11" x 9' 2" (3.33m x 2.79m)

Wall light points. Built in robe currently in shelving.



BEDROOM (3):

10' 11" x 9' 1" (3.33m x 2.77m)

Wall light points, built in robe.



DELUXE BATHROOM:

Modern white suite comprising: Panelled shower and multi jet bath, thermostatically controlled shower over bath, glass shower screen, vanity unit, wash hand basin with mixer taps, push button WC with concealed cistern, chrome towel radiator, recessed spotlights, extractor fan, 22mm polished American oak floor.

OUTSIDE

DETACHED GARAGE:

15' 5" x 15' 3" (4.7m x 4.65m)

Up and over door, light and power.

WORKSHOP:

23' 4" x 15' 9" (7.11m x 4.8m)

Twin sliding doors, light and power.

SHED 1:

46' 1" x 42' 2" (14.05m x 12.85m)

Roller shutter door, light and power, Benson Warm Air oil fired heater.

SHED 2:

79' 0" x 40' 0" (24.08m x 12.19m)

Roller shutter door, light and power. Baumatic warm air oil fired heater, stairs to Mezzanine store.

KITCHEN:

11' 4" x 7' 1" (3.45m x 2.16m)

L Shaped. Wash hand basin with mixer taps. Separate WC.

STONE DOUBLE HEIGHT BARN:

39' 1" x 17' 1" (11.91m x 5.21m)

Two stable doors to side. Warm air oil fired heater. two side windows, light and power, recessed spotlighting, steel spiral staircase to:

FIRST FLOOR

39' 2" x 18' 11" (11.94m x 5.77m)

Two side windows, glazed double doors to Juliet balcony offering beautiful countryside views.

STONE SHED:

27' 2" x 16' 1" (8.28m x 4.9m)

Two pedestrian side doors. One pedestrian front door, light and power. Currently split into 3 sections.

OUTSIDE

Large concrete yard area with vast parking area for cars, vans, leisure boat or lorry. Gardens to front, side and rear laid out in lawns, selection of mature trees, well stocked flowerbeds in shrubs, bushes and plants, timber deck.

Vegetable garden with 9 raised beds, three garden greenhouses and gravel paths.





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RO/D/22/AN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 44 E | 44 E |
| 21-38 | F | | |
| 1-20 | G | | |

EPC REF: 0011-2383-0548-2202-5265

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