

simonBRIEN
RESIDENTIAL

'The Old Rectory', 90 Newtownards Road, Greyabbey, BT22 2QJ

Asking Price £625,000

Telephone: 028 91 800700

Website: www.simonbrien.com



KEY FEATURES

- A beautiful detached Victorian country house
- Created as a Rectory in 1875 by the 5th Marquis of Londonderry from the neighbouring Mount Stewart Estate
- Deliberately located in the environs of Mount Stewart House allowing the Estate's Rector convenience to the family's private chapel in the Estate grounds
- Surrounded by mature grounds, of c. 3 acres with both formal and informal areas, and two paddocks suitable for grazing
- Located on the cusp of the historic village of Greyabbey, and offering views to Strangford Lough and Scrabo Tower
- Enclosed entrance porch leading to entrance hall
- Downstairs cloakroom comprising white suite
- Formal dining room, Cast Iron fireplace, open fire, dual aspect
- Drawing room, Marble fireplace, open fire, dual aspect
- Library, Cast Iron fireplace, "AGA" stove
- Luxury kitchen in Cream units, timber fireplace with "Olymberyl" stove
- Utility/ boot room in matching Cream units
- Principal bedroom with country views and luxury ensuite
- Bedroom two with country views and luxury ensuite
- Bedrooms three and four are also double in proportion
- Luxury bathroom comprising traditional style white suite
- Range of small outbuildings including: stable/ small garage, carriage house, tool and log stores, two loft rooms and small enclosed courtyard with pedestrian access
- Gardens laid out in manicured lawns, mature trees and shrub beds and gravel patio areas
- Large custom built summerhouse set in an elevated position with far reaching views to the Lough, Newtownards, Craigantlet and Belfast Hills
- Oil fired central heating system/ uPVC double glazed
- Re-wired, re-plumbed and re-roofed with Bangor Blue slates circa 2004



SUMMARY

'The Old Rectory' is beautifully located on the cusp of Greyabbey village amidst the surrounding farmland of the Newtownards peninsula, and only a light stroll from the shores of Strangford Lough. Set on the eastern shore of the lough, approximately a 30 minute drive from Belfast and easily accessible to the busy shopping town of Newtownards. The subject property is exceptionally well placed in the countryside where you can enjoy all the attributes of rural living, yet still within a comfortable drive to other surrounding villages, Bangor, Donaghadee and Portaferry, as well as several leading schools and amenities within the greater Strangford Lough and Lecale Area.

This gorgeous detached Victorian residence was created in 1875 by the 5th Marquis of Londonderry, after benefitting from the fabulous coal mining wealth of his late mother, Frances Anne, for the neighbouring Mount Stewart Estate's Rector. The property was deliberately located in the environs of Mount Stewart House allowing the Rector ease of access to provide services in the private family chapel, yet still benefitting from the privacy and tranquillity that his status would demand. Set in grounds extending to c. 3 acres providing both formal and informal gardens areas, privacy, mature trees, hedging and well stocked shrub beds. The property further benefits from two good sized paddocks with partial native Hawthorn hedge boundaries and individual access points suitable for the transportation of livestock. There are beautiful far reaching views over farmland to Strangford Lough and Scrabo Tower also from the property.

In keeping with its origins, the property has been beautifully maintained and sympathetically restored by our client during their custodianship, with many original features retained, and providing the advantage of a magnificent layout, suitable for family living, extending to approximately 3,300 sq ft.

All in all, a superb Victorian country house, in a most sought after and accessible area of County Down. Viewing is by private appointment only, to arrange please contact our Newtownards branch on 02891 800700.





THE PROPERTY COMPRISES:

GROUND FLOOR

uPVC double glazed door, outside light to..

ENCLOSED ENTRANCE PORCH:

Quarry tiled floor, uninterrupted views to Strangford Lough and Scrabo Tower, original glazed door with light window above to Entrance Hall.

ENTRANCE HALL:

Ceramic tiled floor, wall light points, corniced ceiling and ceiling rose.



CLOAKROOM:
8' 8" x 6' 7" (2.64m x 2.01m)

White suite comprising: Vanity sink unit with mixer taps, painted floorboards, wall light points, concealed WC.

UTILITY/BOOT ROOM:
13' 11" x 7' 10" (4.24m x 2.39m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level matching cream units, Formica roll edge work surfaces, plumbed for washing machine, wall light points, wall tiling, Kardean flooring, glazed door to side courtyard.

FORMAL DINING ROOM:
14' 0" x 11' 10" (4.27m x 3.61m)

Attractive cast iron fireplace with open fire, dual aspect with original timber window surrounds, picture rail, corniced ceiling and ceiling rose.



DRAWING ROOM:
18' 0" x 13' 10" (5.49m x 4.22m)

Attractive marble fireplace surround, cast iron inset, open fire, dual aspect with original timber window surrounds, picture rail, corniced ceiling, ceiling rose.



LIBRARY:

16' 8" x 13' 11" (5.08m x 4.24m)

Attractive cast iron fireplace, 'Aga' multi fuel stove, slate hearth, original timber window surrounds, picture rail, corniced ceiling.



LUXURY KITCHEN:

13' 11" x 12' 9" (4.24m x 3.89m)

Rangemaster white enamel 1.5 tub single drainer sink unit with mixer taps, range of high and low level cream units, Formica roll edge work surfaces, 4 ring gas hob unit, built in oven, plumbed for dishwasher, recess for fridge freezer, extractor hood, cook book shelving, concealed lighting, wall tiling, Karndean flooring, original timber window surround with uninterrupted views to Strangford Lough and Scrabo Tower, 'Olymberyl' multi fuel stove with timber fireplace surround.



LUXURY BATHROOM:

Traditional white suite comprising: panelled bath with mixer taps and telephone hand shower over bath, pedestal wash hand basin, low flush WC, wall tiling, ceramic tiled floor, original timber window surround with views to Strangford Lough and Scrabo Tower, extractor fan.



Original staircase with arched window offering uninterrupted views to Strangford Lough and Scrabo Tower.

FIRST FLOOR

LANDING:

Corniced ceiling and ceiling rose. Luggage room.



PRINCIPAL BEDROOM:

16' 8" x 14' 1" (5.08m x 4.29m)

Original timber window surrounds with far reaching countryside views, picture rail, corniced ceiling.



LUXURY ENSUITE:

Modern white suite comprising: Large separate fully tiled shower cubicle with thermostatically controlled shower, rain head and telephone hand shower, vanity unit with twin wash hand basins with mixer taps, low flush WC, original timber window surround, ceramic tiled floor, wired for wall mounted mirror, extractor fan.



BEDROOM (2):
13' 11" x 12' 9" (4.24m x 3.89m)

Built in robes, original timber window surround, far reaching views over farm land to Strangford Lough and Scrabo Tower, picture rail. Concealed high efficiency water cylinder.



BEDROOM (3):
18' 1" x 14' 0" (5.51m x 4.27m)

Dual aspect with original timber window surrounds and far reaching countryside views to rear, picture rail.

BEDROOM (4):
14' 0" x 11' 10" (4.27m x 3.61m)

Dual aspect with original timber window surrounds and uninterrupted views to Strangford Lough and Scrabo Tower. Picture rail.



LUXURY ENSUITE BATHROOM:

Traditional style white suite comprising: Enamel bath with mixer taps, rain head and telephone hand shower over bath, glass screen, wall mounted wash hand basin, low flush WC, wall tiling, ceramic tiled floor, chrome towel radiator, access to roofspace, extractor fan.





OUTSIDE

STABLE/GARAGE:

16' 0" x 15' 6" (4.88m x 4.72m)

Twin opening timber doors, light and power.

SEPARATE WC:

White suite comprising: Wall mounted wash hand basin with mixer taps, low flush WC.

COURTYARD BUILDINGS

SMALL COACH HOUSE:

13' 7" x 7' 5" (4.14m x 2.26m)

Light and power, plastered and painted, twin opening timber doors.

LOG STORE:

8' 0" x 5' 5" (2.44m x 1.65m)

Worcester bosch oil fired boiler, light and power.

TOOL STORE:

14' 1" x 7' 0" (4.29m x 2.13m)

Access to loft via enclosed timber stairs to:

LOFT ROOM 1:

12' 0" x 11' 8" (3.66m x 3.56m)

LOFT ROOM 2:

16' 1" x 12' 3" (4.9m x 3.73m)

Two pedestrian access points to gardens.

GARDENS:

Formal and informal gardens to front and rear laid out in manicured lawns, collection of mature trees, well stocked shrub beds and planting schemes, fruit trees, gravel path.

Recently installed timber Gazebo with gravel patio and flowerbeds either side.

Grass path leading to a recently constructed summer house on an elevated position with far reaching views over farmland to Strangford Lough, Scrabo Tower, Newtownards, Craigantlet, Belfast Hills and the Mountstewart Estate.

SUMMER HOUSE:

15' 2" x 14' 3" (4.62m x 4.34m)

Feature single glazed sash windows, double glazed timber French doors, polished laminate floor, timber deck, gravel patio.

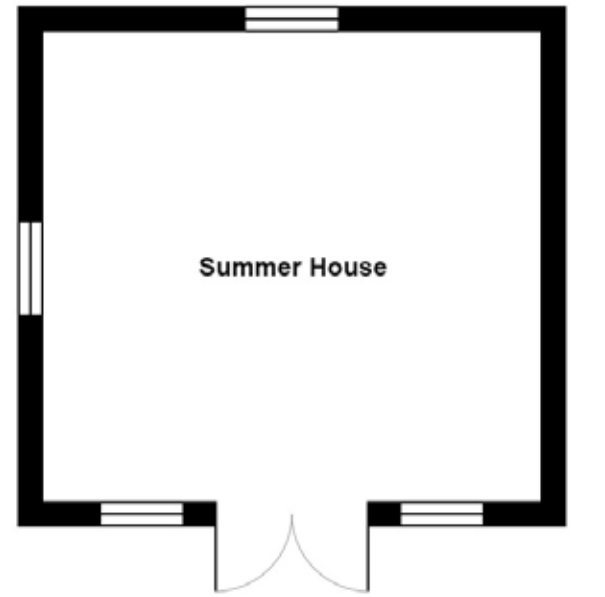
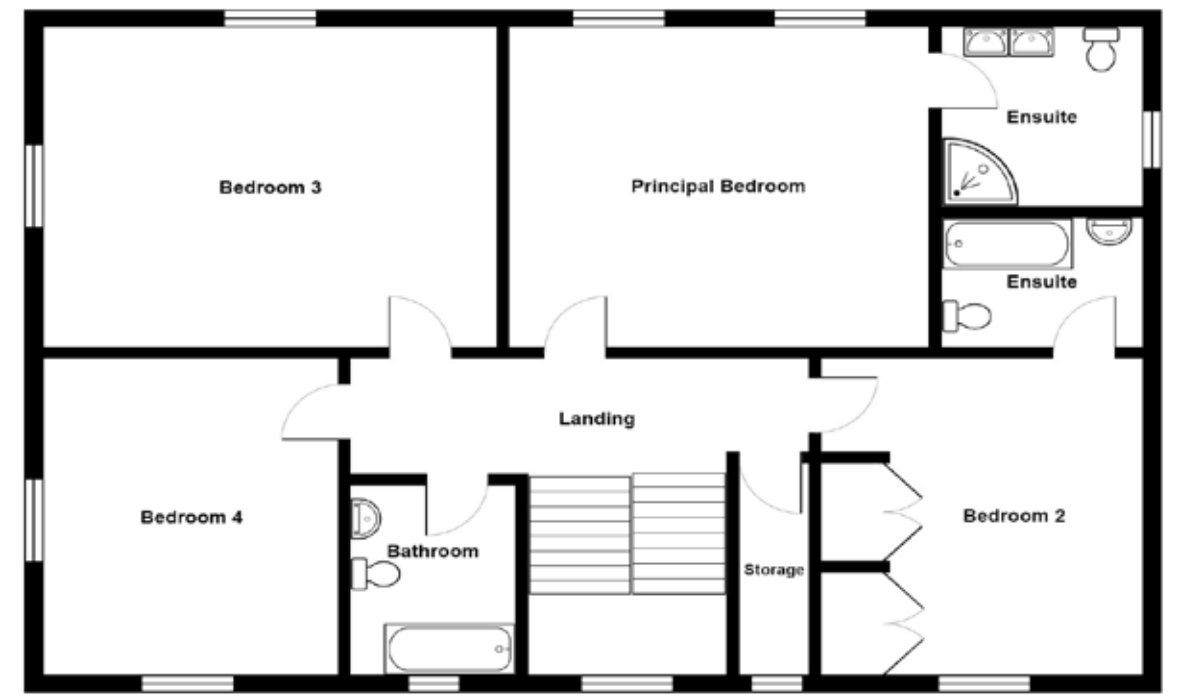
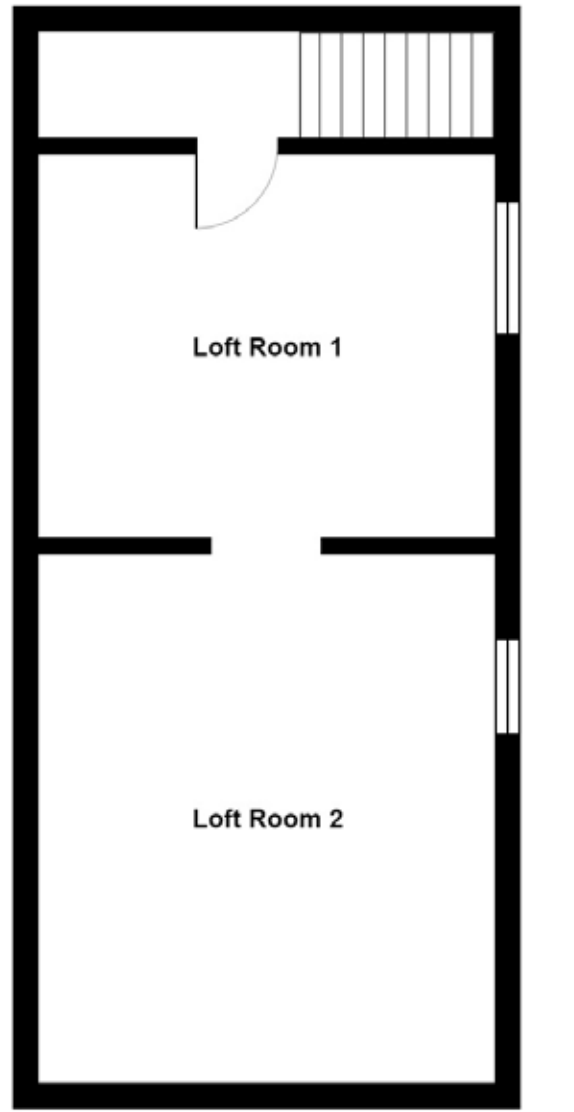
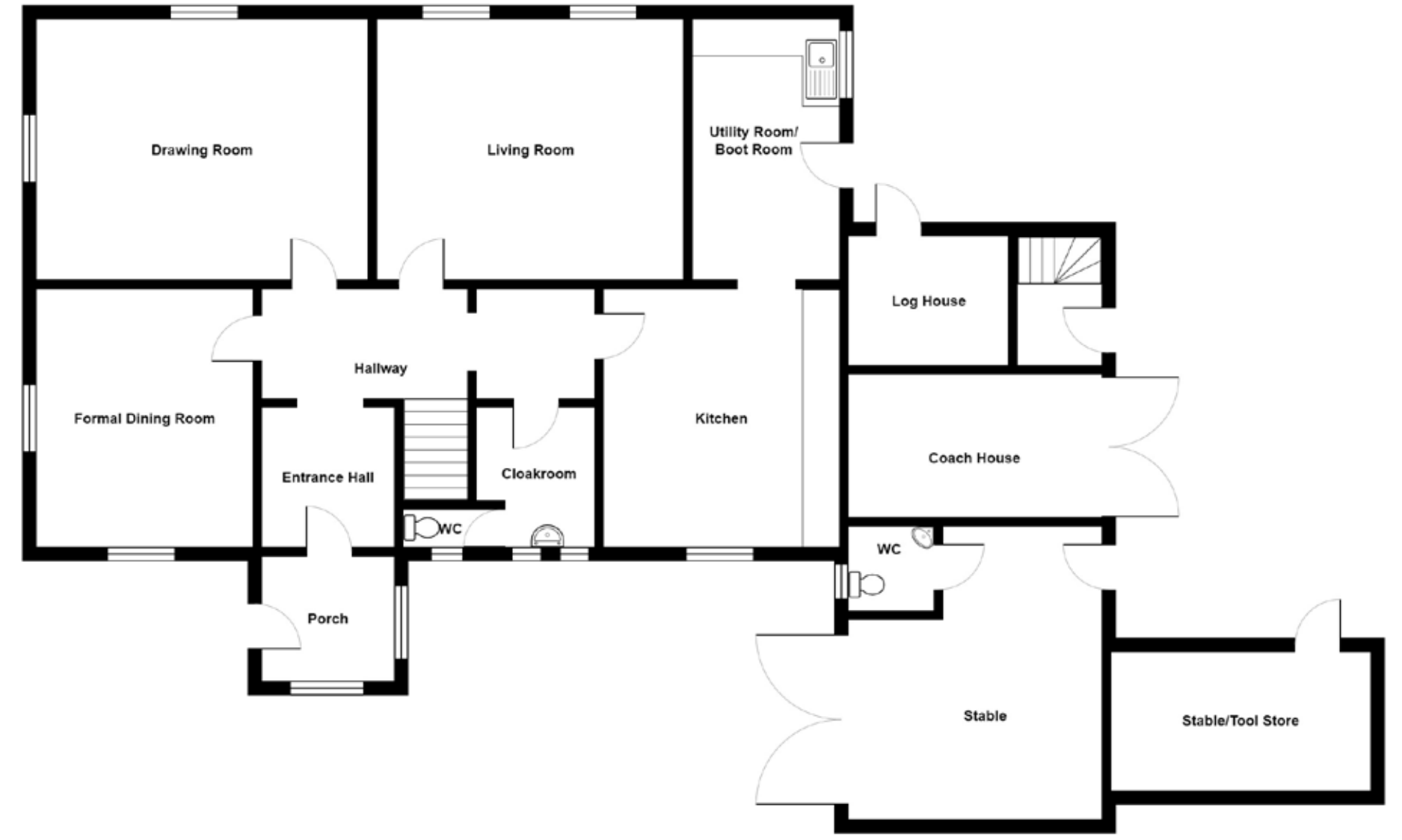
Two paddocks laid out in grass with native Hawthorn boundary hedging and individual field access for a tractor/4x4 and trailer. The two paddocks are linked via a grass path, ideal for grazing.

The property is access via a concrete drive flanked by D rail fencing and hedging, leading onto a large gravel turning/ parking area.





FLOOR PLANS



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**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	46 E
21-38	F		
1-20	G		

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