



44 Hillsborough Road,  
Comber,  
NEWTOWNARDS,  
BT23 5PW

LOT 1

Offers Around  
£415,000

Viewing by  
appointment with  
& through agent  
028 90 424747



This is an exceptional opportunity to purchase a home set within its own beautiful and secluded woodland - an environment offering both privacy and tranquility. On arrival, visitors will enter through listed Victorian iron gates and past a recently restored listed Gate Lodge, no.40. At the end of a long lane, sheltered by mature trees, you will find no.44; a charming bungalow with multiple opportunities for prospective buyers. Presented to the market with 7.3 acres in total, the sale also includes additional

garaging which could serve a multitude of uses. The property itself offers adaptable accommodation, with 3 bedrooms and two reception rooms, plus an additional annex; ideal for those in need of a home office or studio.

The chance to purchase such a property, bearing in mind the proximity of Belfast with its associated amenities, is extremely rare. Early viewing is recommended, allowing plenty of time to explore the impressive grounds.



- An exceptional opportunity to purchase a home set within its own beautiful and secluded woodland
  - Presented to the market with 7.3 acres in total
  - Adaptable accommodation with separate annex
  - 3 well proportioned bedrooms, including primary with large ensuite
    - Spacious living room with feature fireplace
    - Solid wood kitchen with adjoining dining room
      - Family bathroom and cloakroom WC
  - Annex ideal for those working from home, spacious studio with kitchen and bathroom.
    - In close proximity to Belfast with all of its associated amenities
    - Attractive surrounding dwellings of historical significance
      - Secure entry via electric, listed, Victorian gates
        - Additional garaging

The Property Comprises:

Ground Floor

ENTRANCE PORCH: UPVC soffits and fascias.

ENTRANCE HALL:

CLOAKROOM: Shelving and rails.

WC Low flush WC, pedestal wash hand basin.



LIVING ROOM: 30' 10" x 15' 1" (9.4m x 4.6m) Floor to ceiling Scrabo stone fireplace, double glazed sliding patio door to side patio.



KITCHEN: 13' 3" x 10' 4" (4.03m x 3.15m) Excellent range of solid wood high and low level units, built in oven and grill, built in microwave, laminate worktops, 4 ring ceramic hob, tiled splashback, extractor hood, sink unit and drainer, Bosch dishwasher. Open plan to...

DINING ROOM: 12' 10" x 10' 6" (3.9m x 3.2m)



UTILITY ROOM: 15' 11" x 7' 10" (4.85m x 2.38m) Space for fridge freezer, excellent range of high and low level units, stainless steel 1.5 sink unit with drainer, space for washing machine and tumble dryer.



LINEN CUPBOARD:

BATHROOM: Coloured bathroom suite comprising panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, low flush wc.

BEDROOM (3): 10' 10" x 10' 6" (3.3m x 3.2m)

BEDROOM (2): 11' 2" x 10' 6" (3.4m x 3.2m)



BEDROOM (1): 15' 1" x 17' 1" (4.6m x 5.2m) Triple mirrored sliding robes.

Ensuite comprising corner bath, fully tiled built in shower cubicle, vanity unit, low flush wc.



## Self Contained Apartment

LIVING ROOM: 16' 2" x 18' 8" (4.93m x 5.7m)



KITCHEN: 8' 5" x 16' 8" (2.57m x 5.075m) Excellent range of high and low level units, plumbed for washing machine, space for tumble dryer, Belling electric 4 ring hob, built in oven and grill, stainless steel sink unit with mixer taps, ceramic tiled floor. Access to garden.



BATHROOM: Coloured bathroom suite comprising panelled bath, low flush wc, pedestal wash hand basin, hot press cupboard, ceramic tiled floor, extractor fan.



STUDY 16' 0" x 18' 1" (4.88m x 5.5m) Feature stone clad fireplace with tiled hearth, built in shelving and storage unit.



Outside

7.3 acres in lawns and woodland. Garaging with ample additional parking, driveway parking for several cars.





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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