

simon**BRIEN**
RESIDENTIAL

'Ashens',
12 Old Windmill Road,
Crawfordsburn, BT19 1XH



Asking Price £950,000

Telephone 02890 428989
www.simonbrien.com



'ASHENS'

'Ashens' is a unique site, primarily because the original dwelling was built in 1957 before Crawfordsburn Country Park was established. The site therefore enjoys an enviable position nestling on the perimeter of the park. A short stroll across 21 acre field leads to Swineley Bay and the coastal path. Walking the other direction is a short cut to Helen's Bay Railway Station, all without walking on any main road. The house was completely rebuilt in 1995 and is on the market for the first time in 44 years. Enjoy space, peace and tranquility, with picturesque Crawfordsburn village and the historic Old Inn, 10 minutes walking distance and Bangor a three mile drive. The topography of the surrounding area ensures that the site enjoys shelter from almost every direction, providing suntraps all day long. Bus stops to Belfast or Bangor are just 5 minutes walk and trains run from Helen's Bay and Carnalea stations. Conveniently Bangor and Holywood are only a short drive away for day to day amenities and schools. Belfast City airport is only a 15 minute drive and Belfast City Centre, only 20 minutes.

The accommodation is adaptable over two levels. You are greeted by a large, bright and spacious dining entrance hall, perfect for entertaining. There is a fabulous living space with floor to ceiling picture windows looking out to the gardens and surrounding fields with an open fire. The kitchen has space for casual dining and living with an open fire and double opening doors to the patio and garden. In addition on this floor are four bedrooms, two of which have en suite shower rooms, a main bathroom and home office. On the first floor are a further two bedrooms, one with dressing room, an additional room which is ideal for a nursery and a separate shower room.

Outside you are surrounded by manicured gardens laid in lawns with mature shrub beds. The property sits adjacent to Crawfordsburn County Park which offers beautiful and peaceful surroundings, and the beach is only a short stroll away.

It is a rare opportunity to acquire a property in such a special and tranquil setting. A family home, one to be viewed to appreciate what it has to offer.

KEY FEATURES

- Unique detached property on a sublime and secluded site in Crawfordsburn, coming to the market for the first time in 44 years
- Major rebuild in 1995
- Adjacent to Crawfordsburn Country Park
- Adaptable accommodation over two levels
- Large dining entrance hall
- Fitted kitchen with casual dining and family living area with an open fire and double opening doors to the patio and garden
- Large bright lounge with floor to ceiling windows, vaulted ceiling and an open fire
- Six Bedrooms
- Four Bathrooms
- Two Home Offices
- Utility room
- Large garage
- Ample eaves storage
- Gas central heating
- Double glazed windows
- Sweeping driveway to front of property with ample parking and turning space
- South-facing patio from kitchen/family/dining
- Mature gardens surround the property laid in manicured lawns with shrub beds

THE PROPERTY COMPRISES:

GROUND FLOOR

Hardwood entrance door to Entrance Porch.

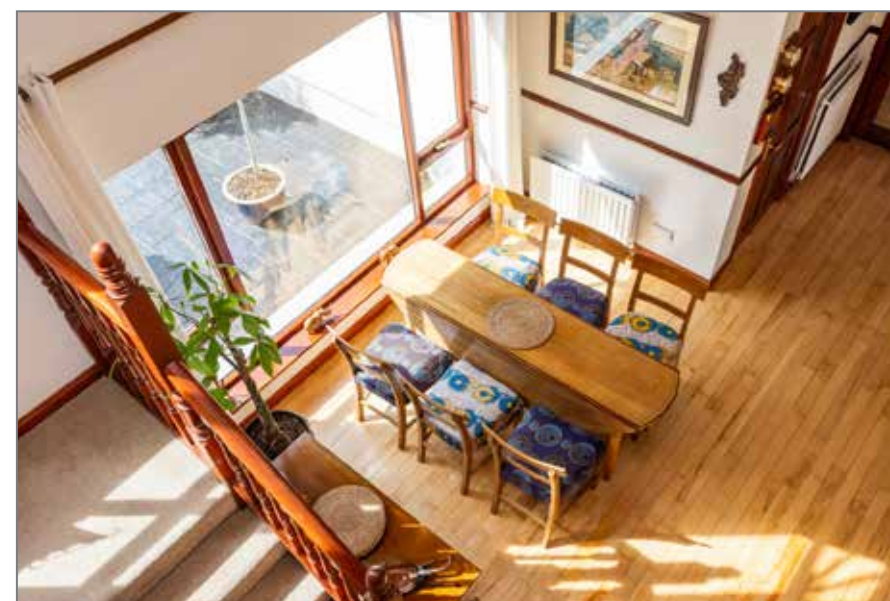
ENTRANCE PORCH:

Tongue and groove panelled ceiling, tiled floor, glazed hardwood inner door to Entrance Hall.



ENTRANCE DINING HALL: 23' 11" x 13' 11" (7.29m x 4.24m)

Gallery landing, dining space for 8-10 people, easily extended for more, reclaimed maple wood floor, tongue and groove panelled ceiling, exposed beams, recessed lighting, wall light wiring, cloaks cupboard.



KITCHEN/FAMILY/DINING:
21' 9" x 19' 10" (6.63m x 6.05m)

Painted kitchen with excellent range of high and low level cabinets, stainless steel sink unit with mixer taps, plumbed for dishwasher, 5 ring induction hob with concealed extractor hood, integrated fridge, integrated double oven and microwave, brick fire surround with cast iron inset and open fire, conservatory area with attractive outlook to gardens, tiled floor, exposed beams, recessed lighting.



UTILITY ROOM:
17' 11" x 5' 7" (5.46m x 1.7m)

Fitted units, stainless steel sink unit with mixer taps, space for fridge freezer, plumbed for washing machine, glazed door to rear patio, tiled floor, stairs to garage.

GARAGE:
19' 11" x 16' 9" (6.07m x 5.11m)

Bi folding doors, power and light.

HOME OFFICE:
13' 2" x 8' 8" (4.01m x 2.64m)

Attractive outlook to surrounding fields, hardwood strip floor, recessed lighting.



BEDROOM (1):
15' 2" x 12' 5" (4.62m x 3.78m)

Attractive outlook to surrounding fields, wood laminate floor, recessed lighting.



ENSUITE SHOWER ROOM:

Low flush WC, pedestal wash hand basin, walk in shower with Mira instant heat electric shower, tiled floor, partly tiled walls, recessed lighting.



LOUNGE:
20' 2" x 19' 10" (6.15m x 6.05m)

Spacious lounge with a vaulted painted tongue and groove ceiling and feature wall. Large picture full length windows looking out over sweeping gardens with panoramic views over the surrounding countryside.





REAR HALLWAY:

Storage cupboard with gas boiler with access to partially floored roofspace.

BEDROOM (2):

11' 2" x 10' 2" (3.4m x 3.1m)

Fitted wardrobe, views to garden and old windmill.



BEDROOM (4):

16' 3" x 10' 11" (4.95m x 3.33m)

Wood laminate floor, fitted wardrobe, two windows with views to garden and old windmill.



BATHROOM:

14' 4" x 6' 0" (4.37m x 1.83m)

Low flush WC, wash hand basin with vanity drawers beneath, panelled corner bath with mixer taps, storage cupboard with shelving, tiled floor, half tiled walls, recessed lighting.



ENSUITE SHOWER ROOM:

Low flush WC, pedestal wash hand basin, tiled shower enclosure, tiled floor, half tiled walls, recessed lighting.



BEDROOM (3):

10' 2" x 8' 10" (3.1m x 2.69m)

Fitted wardrobe, views to garden and old windmill.

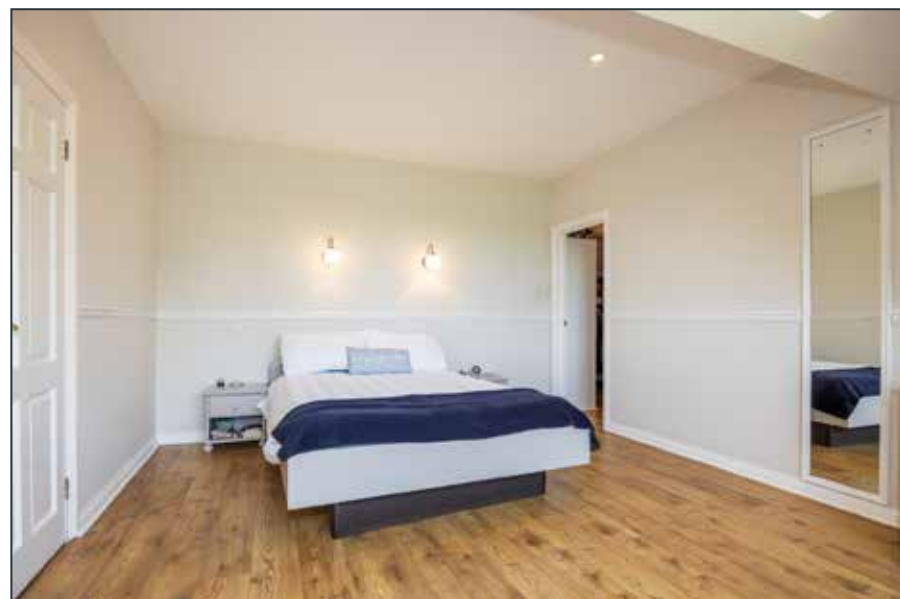


FIRST FLOOR

GALLERY LANDING:

Vaulted tongue and groove panelled ceiling with velux window and recessed lighting, feature double height arched window.





BEDROOM (5):
17' 4" x 12' 4" (5.28m x 3.76m)

Dormer window with outlook to surrounding fields, wood laminate floor. Walk in dressing room with hanging space and drawers.



BEDROOM (6):
13' 3" x 6' 5" (4.04m x 1.96m)

Velux window.



HOME OFFICE:
15' 3" x 11' 2" (4.65m x 3.4m)

Fitted with desk space and drawers, wood laminate floor, velux windows, access to large eaves storage space.



SHOWER ROOM:

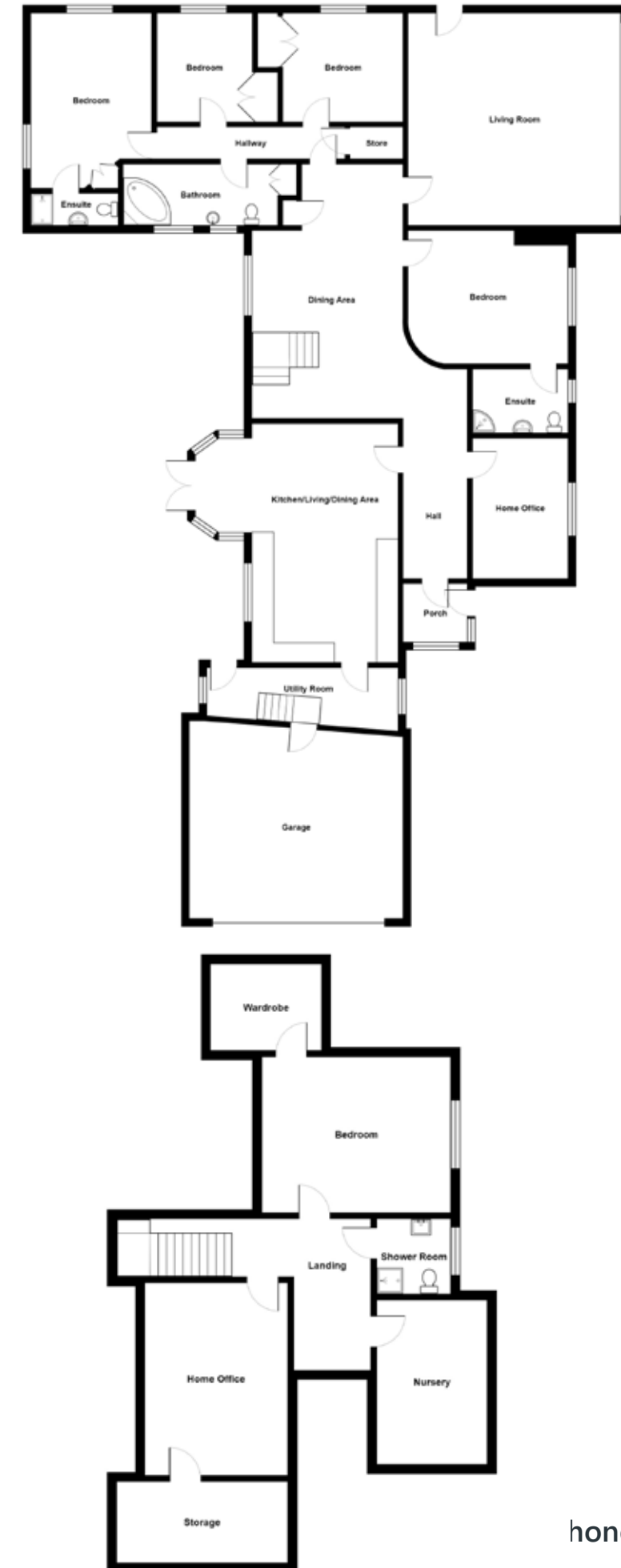
Contemporary white suite comprising: Low flush WC, wash hand basin with vanity drawer beneath, large shower enclosure with chrome thermostatic controls, tiled floor, fully tiled walls, heated towel radiator, recessed lighting.



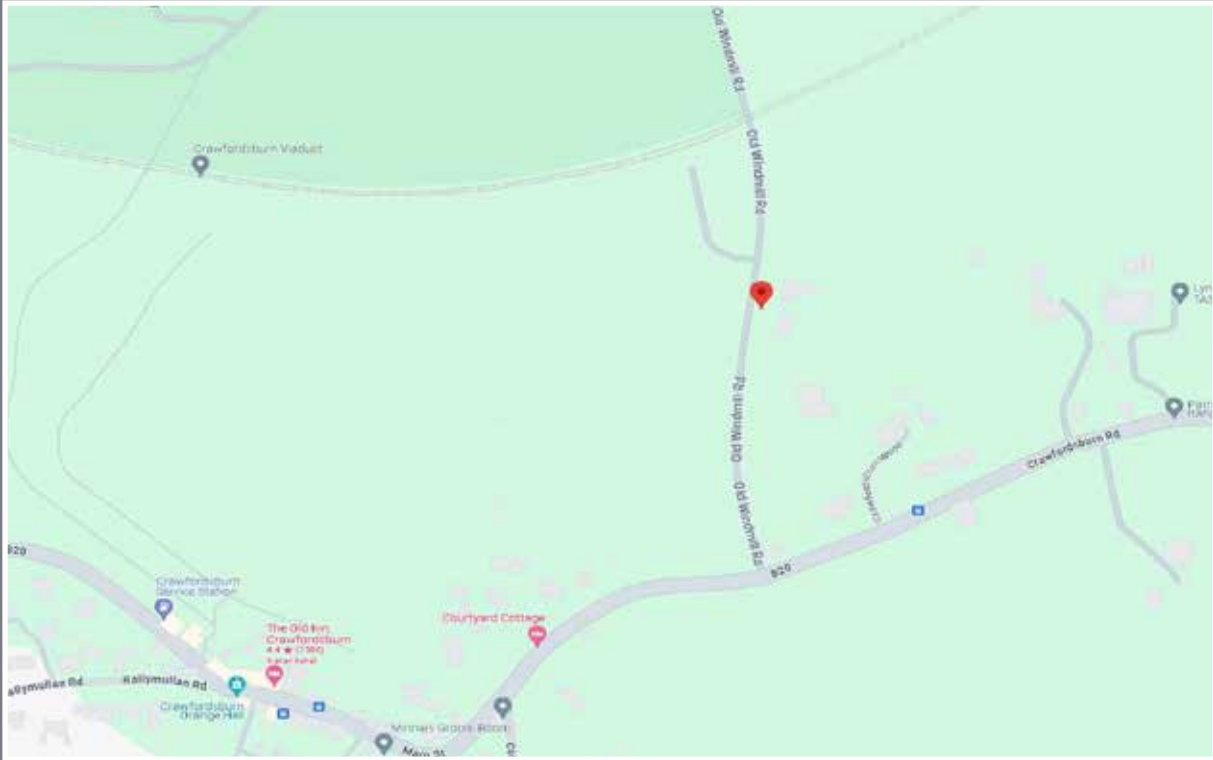




FLOOR PLANS



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**



REF: TB/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0054-0218-1004-8113-5804

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.