

TEMPLETON
ROBINSON



Ava Lodge,
Belfast Road,
Crawfordsburn,
BT19 1UJ

Offers Around
£725,000

Viewing by
appointment with
& through agent
028 90 424747



Located on the edge of the beautiful village of Crawfordsburn, built circa 1855, this quintessentially charming yet deceptively spacious Tudor revival design cottage originally formed part of Clandeboye Estate.

Offering an abundance of character and charm, the finish compliments the historic qualities with many of the original features having been retained - From the mullioned windows with lattice glazing to the front door sheeted with cast iron studding and ornamental strap hinges. Having been generously extended, the unique layout could be easily adapted to suit a multitude of requirements. Briefly comprising two reception rooms, an impressive open plan kitchen – dining – living, a secondary kitchen, study area, three double bedrooms – two with ensuite plus bathroom and shower

room. Occupying a notably private site, the property is enveloped by beautiful mature gardens, timber decked area from the kitchen plus a private enclosed courtyard – a perfect space for relaxing.

The location offers the best of both worlds; On the doorstep of Clandeboye Estate enjoying a pleasant rural backdrop yet highly convenient to arterial links to Belfast for those wishing to commute. There are a variety of amenities on your doorstep including Helen's Bay Golf Club, Royal Belfast Golf Club, Royal North of Ireland Yacht Club, renowned schools for all age groups plus picturesque woodland and coastal walks. All in all, a truly tremendous opportunity that rarely presents itself to the open market.



- Charming yet deceptively spacious Tudor revival design cottage
- Built circa 1855 & originally forming part of Clandeboye Estate
 - Many original features have been retained including:
 - Mullioned windows with lattice glazing
- Front door sheeted with cast iron studding & ornamental strap hinges
 - Living Room & Family Room
 - Bathroom, Separate Shower Room
 - Open plan kitchen - dining - living/Secondary kitchen
- Bedroom 1 & 2 (first floor) - both with ensuite/Bedroom 3 (ground floor)
 - Ample storage in eaves
 - Oil fired central heating
 - Enclosed, private courtyard
- Notably private site consisting of 1.04 acres of tree lined, spacious, mature gardens
- On the doorstep of Clandeboye Estate enjoying direct private access to the Ulster Way and a pleasant rural backdrop
 - 20 minute walk to Helen's Bay beach via the Ulster Way
 - 10 minute drive to George Best City Airport
 - 10 minute walk to The Crawfordsburn Inn
 - Highly convenient to arterial links to Belfast for those wishing to commute
- Helen's Bay Golf Club, Royal Belfast Golf Club, Royal North of Ireland Yacht Club, renowned schools close to hand
- All in all, a truly tremendous opportunity that rarely presents itself to the open market

The Property Comprises:

Ground Floor

Hardwood front door to . . .

HALLWAY:

LIVING ROOM: 11' 10" x 11' 10" (3.6m x 3.6m) Original leaded windows, feature fireplace with wood burning stove and stone surround, ceramic tiled floor.



KITCHEN: 16' 5" x 5' 11" (5m x 1.8m) Modern kitchen with range of high and low level units, laminate worktops, round stainless steel sink unit with prep sink, plumbed for washing machine, space for dishwasher, built-in double Hotpoint oven and grill, space for fridge freezer, ceramic tiled floor.



BATHROOM: White suite comprising free standing bath with claw and ball feet and free standing mixer tap, low flush wc, pedestal wash hand basin, ceramic tiled floor, cornice ceiling, ceiling rose, window, decorative cast iron fireplace.



SHOWER ROOM: Fully tiled built-in shower cubicle with electric shower unit, ceramic tiled floor, window.



INNER HALLWAY: Staircase to first floor leading to bedroom 1, original leaded windows.

BEDROOM (3): 24' 3" x 10' 6" (7.4m x 3.2m)



FAMILY ROOM: 23' 11" x 12' 10" (7.3m x 3.9m) Oak wood strip floor, brick inglenook style fireplace with timber mantle and open fire.



REAR HALLWAY: Study area, stable door with leaded glass window, staircase leading to bedroom 2.

KITCHEN OPEN PLAN TO DINING & LIVING AREA : 29' 2" x 18' 8" (8.9m x 5.7m) Shaker style oak kitchen with range of high and low level units, ceramic sink with mixer tap, granite worktops and drainer, brick tiled cooker alcove with Rangemaster range cooker with double oven, grill and plate warmer plus six ring ceramic hob, plumbed for American fridge freezer, plumbed for dishwasher, decorative cast iron fireplace with wood burning stove and raised tiled hearth, ceramic tiled floor, uPVC double glazed double doors to exterior with leaded side lights. Walk-in pantry with ceramic tiled floor and light.



First Floor

BEDROOM (2): 17' 1" x 10' 6" (5.2m x 3.2m) Built-in wardrobe, dual aspect windows.

BATHROOM: Panelled bath with mixer tap and telephone hand shower, low flush wc, pedestal wash hand basin, half tiled walls, ceramic tiled floor, Velux window, shaver point.



Access to eaves storage, floored with light.

PRINCIPAL SUITE:

BEDROOM (1): 20' 4" x 9' 10" (6.2m x 3m) (at widest points). Oak effect laminate wood floor.

Access to eaves storage.



BATHROOM: Panelled bath with mixer tap, low flush wc, pedestal wash hand basin with mixer tap, ceramic tiled floor.

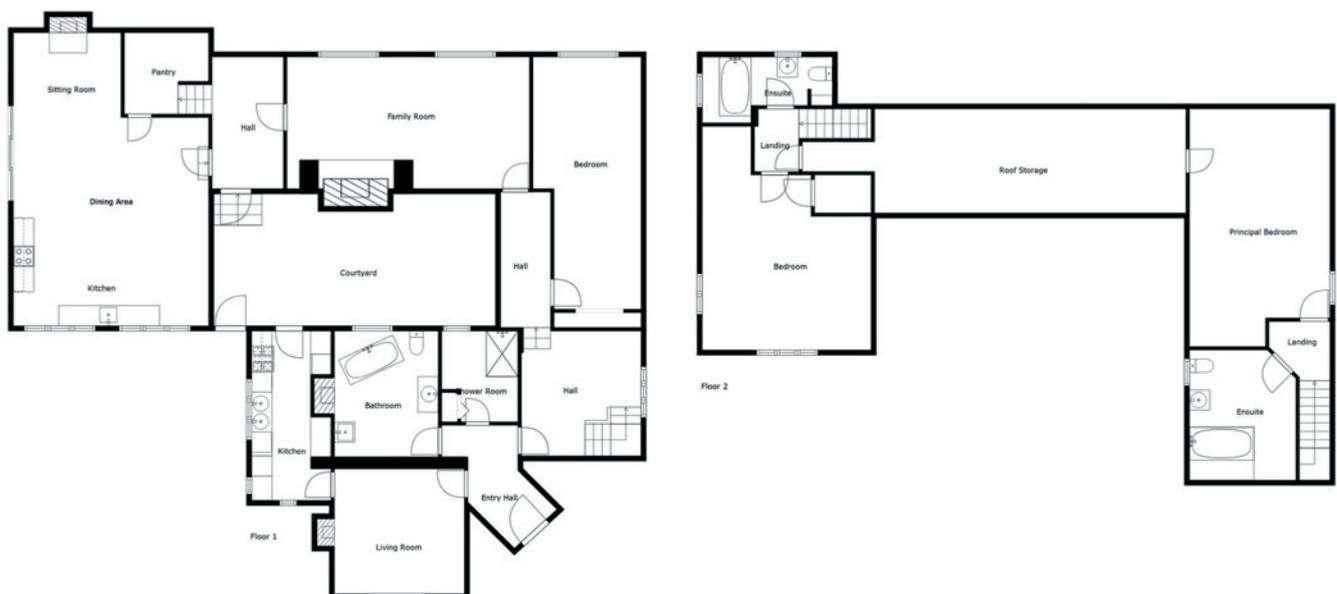


Outside

Gates to tarmac driveway offering ample parking. Notably private site, property is enveloped by 1.04 acres of tree lined gardens in lawn bordered by mature trees and shrubbery. Enclosed courtyard (accessed via inner hallway). Timber decked area (accessed via kitchen/living/dining). Outside lights. Pebbled area leading to lawn cabin / potential office space with full electric supply. Mature tree lined boundaries with direct access onto Clondeboye Avenue which leads to Helen's Tower.







Sizes And Dimensions Are Approximate. Actual May Vary.

Location, location, location

The picturesque village of Crawfordsburn is located between Bangor and Holywood and is home to excellent beaches and scenic wooded glens, as well as an award winning hotel, village store and cafe.

Excellent transport connections, a wonderful community spirit and a highly regarded local school make Crawfordsburn well suited to families who are ready to embrace a calmer pace of life. The nearest supermarkets, high street shops and cinema are in Bangor, just 3 miles away. The bustling town of Holywood (4 miles away) also has a great selection of independent shops, cafés, restaurants and galleries, while Belfast is only 8 miles away by road or rail. Both towns offer a selection of primary, secondary, independent and grammar schooling as well as health and professional services.



Location:

Travelling from Belfast towards Bangor along the A2 Belfast Road, continue through the Ballyrobert Road traffic lights. Ava Lodge is located approx 0.5km along the road on the right hand side.

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

www.templetonrobinson.com



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