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BUILDING QUALITY SINCE 1903

Wolfhill House

ABBEY ROAD, MILLISLE
NEWTOWNARDS BT22 2DH

wjlaw.co.uk

Wolfhill House

ADJACENT TO 180 ABBEY ROAD, MILLISLE

Wolfhill House offers a wonderful opportunity to purchase a brand new 4 bedroom Georgian style home at a convenient semi-rural location on the outskirts of Millisle. Wolfhill House is the first of two fabulous homes at the location with Wolfhill Farm to follow, subject to planning. Not only does it benefit from a generous PC sum to be spent as you please with some great suppliers, but you have the option to alter the finish that will result in a home that is truly a 'one off'. The designs of the properties are very much centred on modern day family living, with more than enough reception space and large double bedrooms that are sure to please all members of the family. WJ Law have 120 years of customer satisfaction and expertise that will help you find and build your dream home!

- A wonderful opportunity to acquire a brand new luxury Georgian style home
- A generous site with high quality landscaping
- Approximately 1900 sq. ft. with a generous £20k PC sum – details available on request
- Beautiful semi-rural location with stunning views on the outskirts of Millisle
- Can be adapted to suit your requirements
- Impressive entrance hall with triple height vaulted ceiling
- Superb kitchen and open plan dining which in turn leads to the utility room and WC
- Kitchen area with fabulous full height French doors to the patio
- Spacious kitchen/living room and a separate family room – perfect for modern day living
- Utility room with plumbing for white goods and access to a WC
- Four double bedrooms
- Family bathroom on the first floor and en-suite off the master bedroom
- Single garage. Optional enlarged garage with a guest suite/office/games room above
- Pressurised oil fired central heating (alternatives available)
- Sash windows to the front of the property and double glazed throughout
- Surrounding gardens landscaped to offer lawn, west facing patio & planted flowerbeds
- Tarmac driveway with paviour parking areas

Brief Specification

Inside

The ground floor comprises an impressive entrance hall with triple height up to the underside of the rafters, a living room, a family room, a superb kitchen/diner with full height French doors to the rear and a centre island, a utility/boot room and a downstairs WC. The first floor comprises a master suite complete with an en-suite, a further three double bedrooms and a family bathroom with a separate bath and shower.

Outside

Wolfhill House benefits from a west facing patio area that can be accessed via the opening doors from the kitchen that will capture afternoon and evening sunshine… just perfect for some al fresco dining. There will be surrounding lawns and the flowerbeds will be planted with an array of plants & shrubs, resulting in delightful outdoor space all the family can enjoy.

Location

Wolfhill House is within the rural surrounds of North Down with the best of all worlds. Close to Millisle, Newtownards, Bangor and Dundonald.

Finishes

Dry dash maintanence free render in a buttersand tone.

Roof

Concrete interlocking roof tiles – blue black with matching ridge tiles.

Walls

Internal walls and ceilings painted.
Tiled wall finishes post completion by the purchaser.

Openings

Painted aluminium/composite front door, uPVC and select aluminium windows and doors.
Sliding sash front windows.

Garage

A single garage is standard. A large garage with loft gym/office, insulation, heat, power and light is available on request.

Kitchen/tiling/sanitary ware/fireplace

A PC sum of £20k is available from nominated suppliers to include Make Kitchens and Bathline/Haldane Fisher.

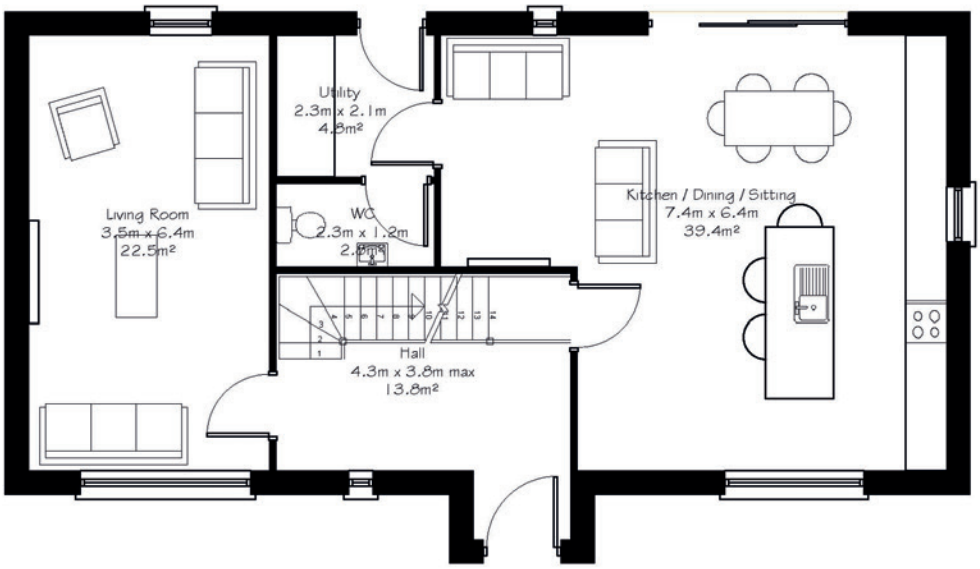
Ground Floor

Living Room
6.4m x 3.5m

Kitchen / Dining
7.4m x 6.4m

Hall
4.3m x 3.8m

Utility
2.3m x 2.1m



First Floor

Master bedroom
5.4m x 2.9m

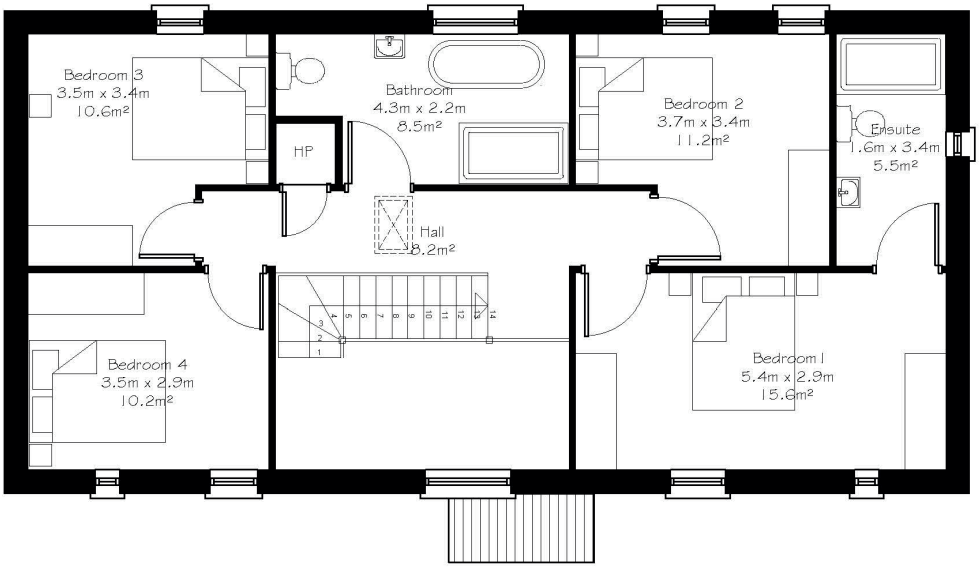
En-suite
3.4m x 1.6m

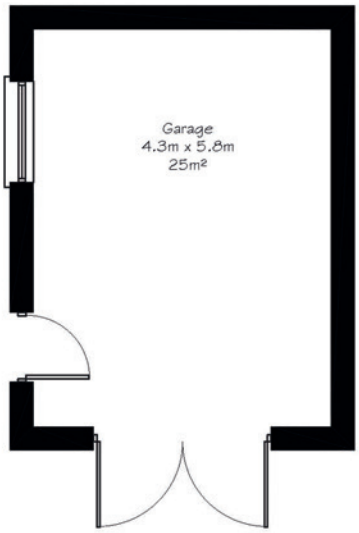
Bedroom 2
3.7m x 3.4m

Bathroom
4.3m x 2.2m

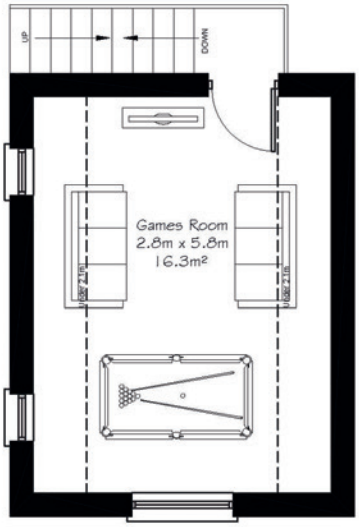
Bedroom 3
3.5m x 3.4m

Bedroom 4
3.5m x 2.9m



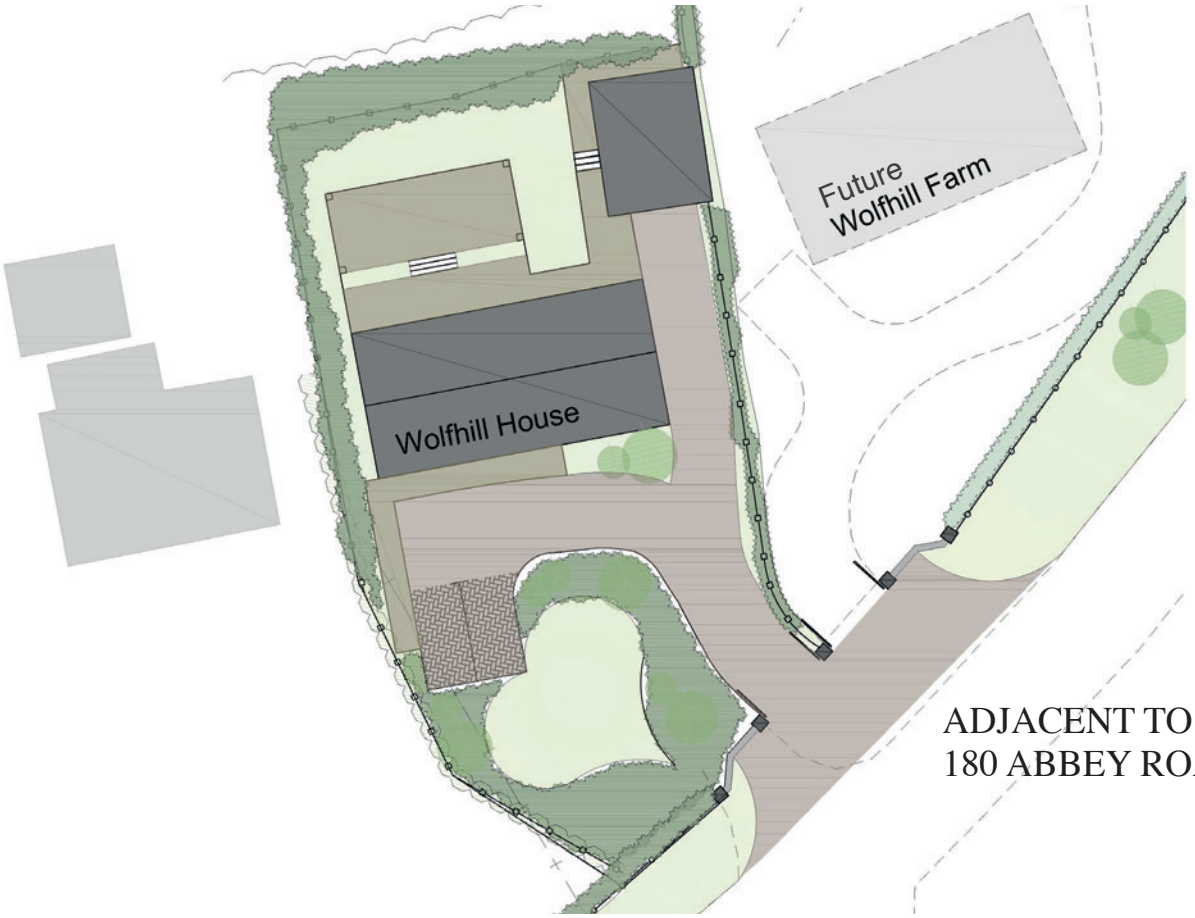


Ground Floor Plan - Garage



First Floor Plan - Garage

Optional enlarged garage with office/gym/games room above shown with single garage as standard.



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Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc.

All specific details to your home or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

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