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Estate Agent of the Year

Northern Ireland 2016

Tim Martin
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CELEBRATING 30 YEARS IN BUSINESS



150 Newcastle Road, Seaforde, Downpatrick,
BT30 8PL

OFFERS

£375,000

A rare opportunity to acquire a quality family home with a fine range of commercial stores and a paddock extending in total to about 3 1/2 acres or thereabouts.

The residence is tastefully presented and maintained including two reception rooms, spacious integrated kitchen, four bedrooms including Master bedroom ensuite and principal bathroom. Oil fired heating and double glazing have been fitted. The residence sits on slightly elevated position overlooking Seaforde Estate.

An extensive range of commercial buildings are clustered around a large yard to the rear of the residence and provide an impressive income stream or are equally suitable for those who wish to run their business from home. A large paddock provides ample room for those with equestrian or livestock interests.

ACCOMMODATION

COVERED ENTRANCE PORCH

Flagged step; pine tongue and groove ceiling with light.

ENTRANCE HALL

Telephone connection point.



LOUNGE 5.05m (16'7) x 4.22m (13'10)

Inglenook fireplace with enclosed cast iron stove on tiled hearth; corniced ceiling; tv aerial connection point.



FAMILY ROOM 4.24m (13'11) x 2.9m (9'6)

Cast Iron stove open to lounge; tv aerial connection point.



KITCHEN 5.97m (19'7) x 2.74m (9')

Single drainer stainless steel sink unit with mixer taps; good range of painted finish eye and floor level cupboards and drawers; wine rack and open display shelves; Formica worktops; integrated Hotpoint electric oven; space for microwave; Hotpoint 4 ring gas hob with canopy concealing extractor unit over; Bosch dishwasher; Formica breakfast bar; part tiled walls.



LAUNDRY ROOM 1.83m (6'0) x 1.75m (5'9) (Max Measurements)

Single drainer stainless steel sink unit with cupboard under; range of eye and floor level storage cupboards; plumbed for washing machine; part tiled walls.

REAR HALLWAY



BEDROOM 1 3.73m (12'3) x 3.18m (10'5)

Double built in wardrobe with cupboards over.

BEDROOM 2 3.3m (10'10) x 3.15m (10'4)

Double built in wardrobe with cupboards over.



MASTER BEDROOM 4.29m (14'1) x 3.63m (11'11)



ENSUITE SHOWER ROOM 2.64m (8'8) x 1.73m (5'8)

White suite comprising quad tiled shower cubicle with Aqualisa thermostatically controlled shower; glass sliding shower doors and side panels; pedestal wash hand basin with chrome mixer taps; close coupled wc; vertical wall mounted heated towel radiator; tiled walls and floor.



BEDROOM 4 3.1m (10'2) x 2.79m (9'2)



VIEWING

By Appointment with Agent



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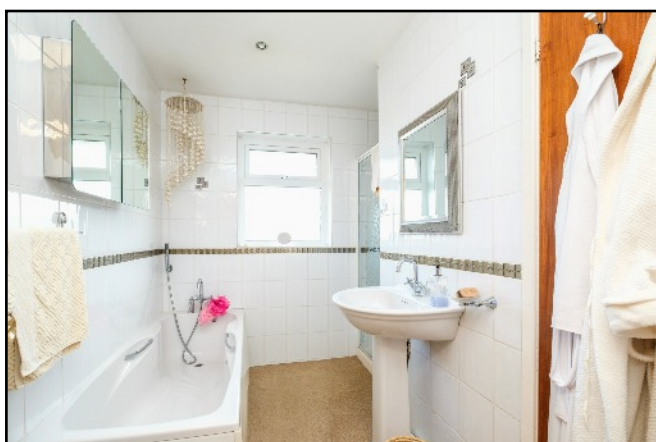
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RICS

W/C 2.77m (9'1) x .84m (2'9)

White suite comprising pedestal wash hand basin with swan neck mixer taps; close coupled wc.



BATHROOM 2.77m (9'1) x 1.65m (5'5)

White suite comprising panelled bath with chrome pillar mixer taps; telephone shower attachment; matching side handles; pedestal wash hand basin with chrome swan neck mixer taps; tiled shower cubicle with thermostatically controlled shower; etched glass shower doors; hotpress with copper cylinder and immersion heater; tiled walls; 12 volt lighting.

GRAVELED DRIVE TO YARD & SEPARATE BITMAC DRIVE TO:

Ample parking at front of residence; gardens to front and side laid out in lawns and planted with a fine selection of ornamental and flowering shrubs including flowering Cherry, Maple, Copper Brown, Hydrangea, Variegated Holly, partially enclosing a delightful dew pond with cowtail pump.

An aluminium glass house is tucked in one corner.



BOILER HOUSE 2.67m (8'9) x 1.78m (5'10)
 Warmflow Oil Fired Boiler; light and power points.

YARD
 Range of outbuildings including:-
GARDEN STORE 5.89m (19'4) x 2.41m (7'11)
DOUBLE GARAGE 7.49m (24'7) x 5.11m (16'9)
 Two roller doors; fluorescent light; power points; sliding door; 14ft 3ins high.
UNIT 1 11.99m (39'4) x 4.93m (16'2)
 Fluorescent light; large sliding door.
STORE 4.72m (15'6) x 4.17m (13'8)
 Access through unit 1.
UNIT 2 12.19m (40'0) x 10.67m (35') (APPROX)
 Fluorescent light and power points; 14ft 3 ins high; sliding door.
UNIT 3 12.19m (40'0) x 6.1m (20'0)
 Sliding entrance door; light and power points.
UNIT 4 13.28m (43'7) x 7.32m (24')
 14ft high sliding door; fluorescent light and power points.



PADDOCK
 A generous paddock situated to the front and side of the residence provides ample space to graze a number of horses/ponies or livestock.

CAPITAL/RATEABLE VALUE
 £170,000. Rates Payable = £1439.39 per annum (approx.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient • lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		62
E 39-54		
F 21-38	28	
G 1-20		
Not energy efficient • higher running costs		