

simon**BRIEN**
RESIDENTIAL

'Crawfordsburn Cottage'
& 'Cherrytree Cottage'
20 Main Street,
Crawfordsburn, BT19 1JE



Offers Over £460,000

Telephone 02890 428989
www.simonbrien.com

KEY FEATURES

- A unique opportunity to acquire two self-contained cottage dwellings in the heart of Crawfordsburn Village
- Crawfordsburn Cottage is accessed from the Main Street in Crawfordsburn
- Cottages on the Main Street such as this rarely come to the open market
- Cherry Tree Cottage is an annex to the main cottage and is accessed from the rear via Crawfordsburn Village Brow
- Garden laid in lawns between the two cottages
- Oil fired central heating (separate boiler systems)
- Triple glazed windows and composite front doors
- Dividing wall for privacy between cottages
- 'Crawfordsburn Cottage'
- Accessed from the Main Street in Crawfordsburn village
- Living and dining room with open fire
- Fully fitted kitchen with casual dining space
- Two double bedrooms
- Large bathroom
- Alarm system fitted
- Oil fired central heating
- Crawfordsburn Cottage is licensed with NI Tourism (with website available)
- Front door and traditional porch
- 'Cherry Tree Cottage'
- Detached self-contained cottage
- Newly constructed and in the final stage of painting
- Open plan space
- Mezzanine level
- WC
- Off street parking to the front of the cottage
- Oil fired central heating
- Double glazed windows

SUMMARY

20 Main Street is a unique opportunity to acquire two dwellings in Crawfordsburn Village. It is ideally located directly opposite the well-renowned Crawfordsburn Inn and a short walk to Crawfordsburn Country Park.

The main cottage is situated on the Main Street with access from the street. The accommodation comprises of a living and dining space with open fire, fitted kitchen with casual dining space and access to the rear gardens. On the first floor are two good sized bedrooms and a bathroom.

The ancillary dwelling is Cherry Tree Cottage. Cherry Tree Cottage is an open plan cottage which could have many uses such as a guest dwelling, home office or studio space. It is also self-contained with its own oil fired heating system and WC. There is also private parking to the front of this cottage which is accessed via Crawfordsburn Village Brow.

These two immaculate dwellings which are in one title would be fitting for a various range of buyers and internal inspection is recommended to appreciate what is on offer.



THE PROPERTY COMPRISES:

'Crawfordsburn Cottage'

GROUND FLOOR

Hardwood panelled entrance door with glazed inset to Entrance Hall.



ENTRANCE HALL:

Wood laminate floor, wall light wiring, stairs to First Floor.



LIVING ROOM:

18' 3" x 11' 3" (5.56m x 3.43m)

Hardwood fire surround with cast iron inset, open fire and slate hearth.



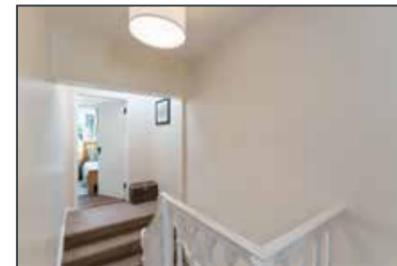


KITCHEN/DINING:
12' 9" x 8' 11" (3.89m x 2.72m)

Excellent range of high and low level fitted units, porcelain sink with mixer taps, integrated dishwasher, 4 ring induction hob with under oven and stainless steel extractor, integrated fridge freezer, tiled floor, PVC glazed door to rear patio and gardens, dining space for 4.



FIRST FLOOR





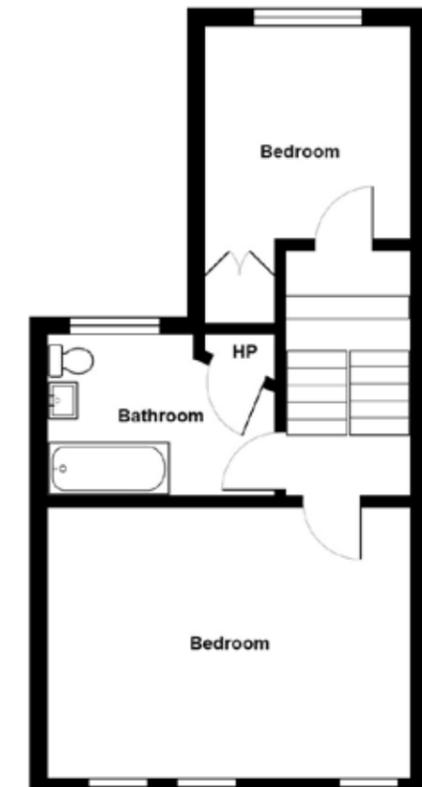
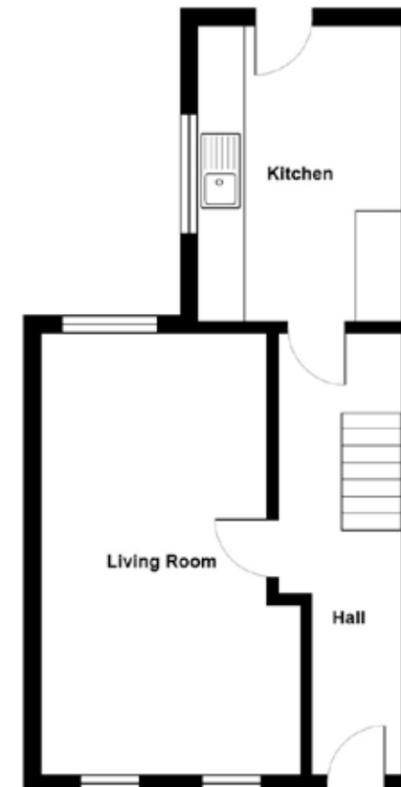
BEDROOM (1):
13' 1" x 11' 9" (3.99m x 3.58m)



BEDROOM (2):
9' 8" x 8' 10" (2.95m x 2.69m)
Built in wardrobe.



BATHROOM:
9' 8" x 7' 3" (2.95m x 2.21m)
Traditional style suite comprising of:
Panelled bath with mixer taps and shower attachment, pedestal wash hand basin with illuminated wall mirror above, low flush WC, chrome heated towel radiator, storage cupboard with hot water tank and shelving.





'Cherrytree Cottage'



GROUND FLOOR

ROOM (1):
20' 2" x 11' 4" (6.15m x 3.45m)
Panelled walls, mezzanine floor.



ROOM (2):
11' 5" x 8' 3" (3.48m x 2.51m)
Recessed lighting.



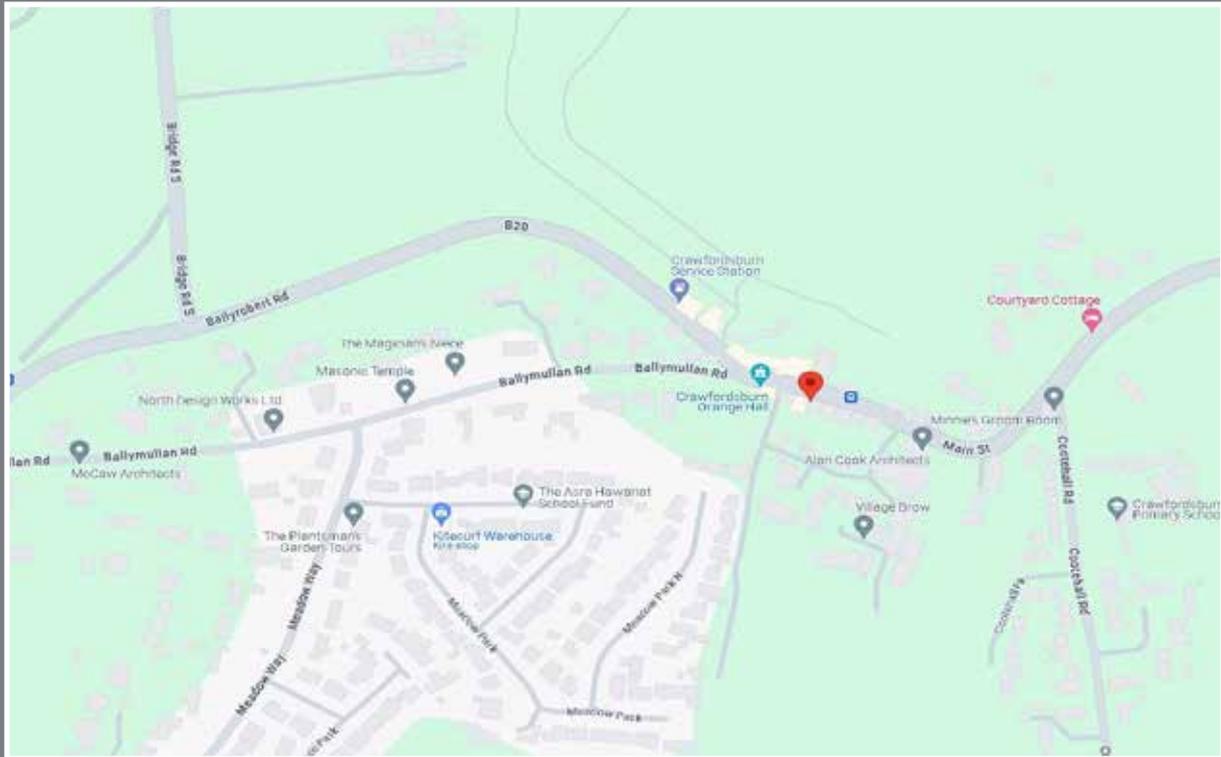
WC.



Cottage



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

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REF: TB/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	65 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 5820-9528-0163-1101-0433

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