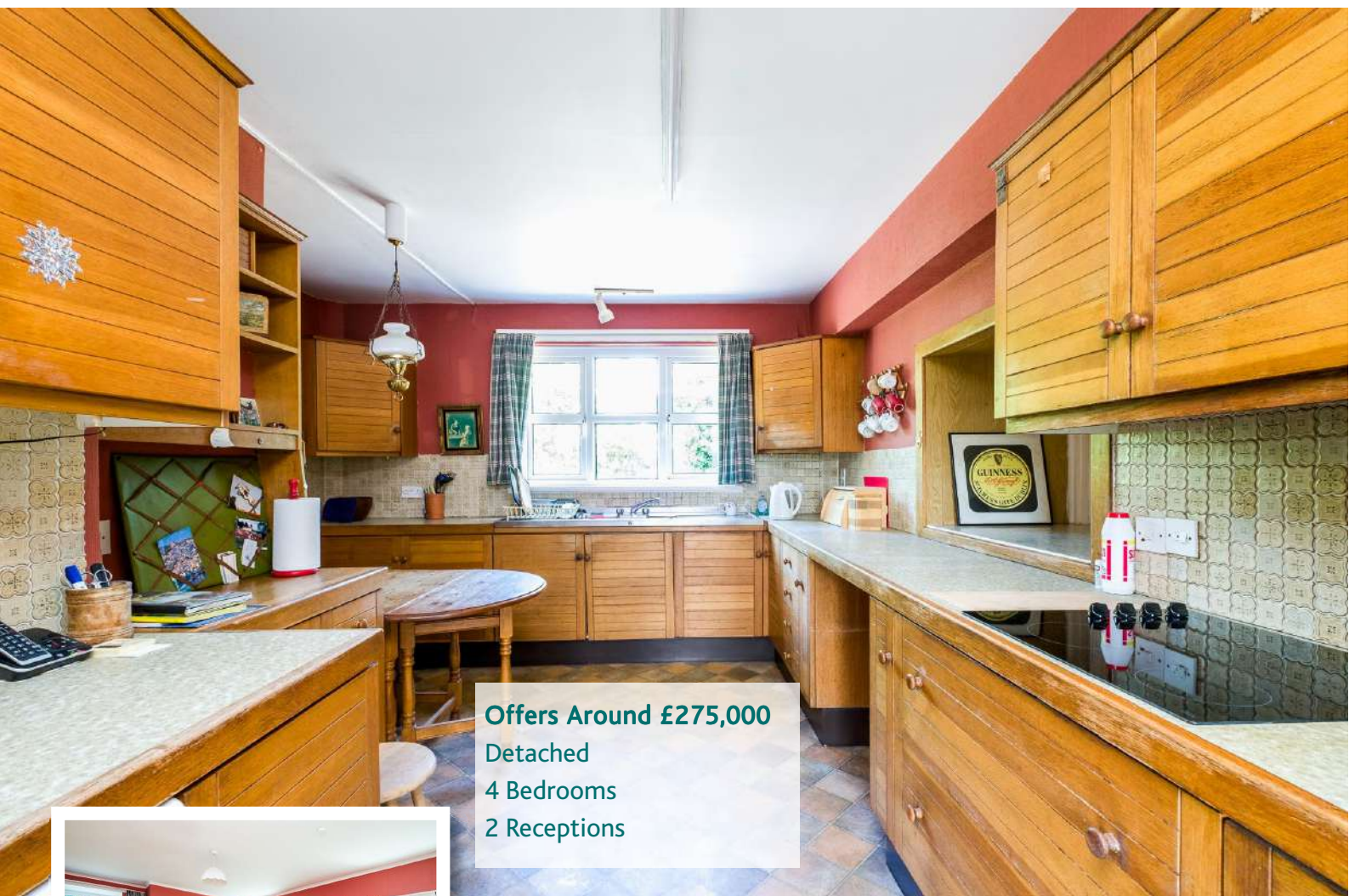


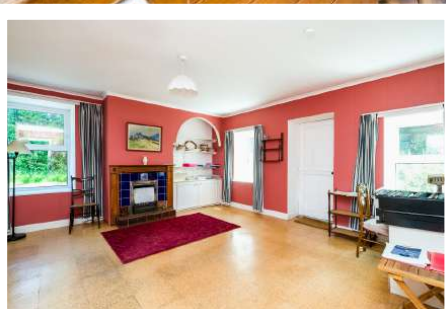


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

11 Castle Espie Road | Comber
OFFERS AROUND £275,000



Offers Around £275,000
Detached
4 Bedrooms
2 Receptions



Property Features

- Deceptively Spacious Cottage on Private Site
- Popular Picturesque Rural Location on the Quieter 'Middle Road' between the Quarry Road & Ballydrain Road
- Four Bedrooms
- Bathroom & Shower Room
- Spacious Kitchen in Need of Updating
- Family Room with Feature Fireplace, Lounge with Dual Aspect
- Attic Room a potential Fifth Bedroom / Study
- Potential to Reconfigure Accommodation to suit Individual Requirements (subject to necessary planning and consents)
- Outbuilding Housing Two Stables, Driveway Parking for Numerous Cars
- Gardens Mainly Laid in Lawn with Mature Shrubs and Trees
- Only a short drive to Comber Town Centre Boasting a Varied Range of Local Amenities, Shops, Restaurants, Leisure Facilities and Local Schools.
- Good Road Networks and Public Transport Links for Commuting to Belfast, Newtownards and Bangor

Accommodation

Ground Floor

Entrance Porch

Kitchen

17'9" x 11'8"

Family Room

15'10" x 13'10"

Cloaks Area

Bathroom

Bathroom Four

12'4" x 12'3"

Lounge

24'5" x 14'3"

Ground Floor

Bedroom Three

14'6" x 11'9"

Bedroom Two

14'8" x 7'5"

Shower Room

First Floor

Bedroom One

19'9" x 12'1"

Attic Room

12'5" x 12'3"

Outside

Boiler House

12'6" x 9'7"

Store Room

12'6" x 10'6"

Stable Block

For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk



This is a superb opportunity to purchase a deceptively spacious cottage style property that dates to circa 1906. Set on a mature and private site, in this area of outstanding natural beauty, it really is an idyllic setting.

Although now in need of updating and priced accordingly, this home offers potential purchasers an opportunity to put their own stamp on this house and create something to their own specific needs and taste. The accommodation currently consists of a kitchen and two separate reception rooms, four bedrooms, a bathroom and shower room.



Directions

Travelling out of Comber turn left onto the Ballydrain Road. Continue along the road and the Castle Espie Road is on your right-hand side, No 11 is located on the right.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G	14	45
Not energy efficient - higher running costs		

Awards & Recognition



THE SUNDAY TIMES
THE SUNDAY TIMES

Comber /Ards Peninsula

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INDEPENDENT PROPERTY
ADVISORS & VALUERS



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ESTATE AGENTS &
LETTING SPECIALISTS

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