



25 THE HILL

Groomsport, BT19 6JS

Offers Around **£199,950**



COTTAGE | 3  | 2  | 1 

Located in the beautiful coastal town of Groomsport, here is an ideal opportunity to purchase a delightful 19th century fisherman's cottage which has been modernised to a high standard with sympathetic updating allowing it to retain a lot of charm and character.

KEY FEATURES

- Fantastic cottage located right in the heart of the picturesque and popular coastal town of Groomsport
- Finished to an excellent standard throughout yet still retaining much charm and character associated with properties dating from nearly 200 years ago
- Fabulous sea views from both ground and first floor levels
- Living room with cast iron wood burning stove, engineered wooden floor and casual dining area
- Superb fitted kitchen with quartz work surfaces and high-end appliances
- Three well proportioned bedrooms, all with sea views
- Ground floor bedroom could be used as a second reception room
- Two first floor bedrooms have excellent storage in eaves
- Ground floor shower room with three piece suite
- First floor shower room with three piece suite
- Phoenix gas heating / Double glazed windows
- Patio area to the rear with southerly aspect



ROOM DETAILS

Ground Floor

- Reception Hall
- Open Plan Living Room with Casual Dining Area
17'7" X 9'10"
- Bedroom Three or Potential Reception Room
12'1" X 11'1"
- Rear Hallway
- Shower Room
- Rear Porch
- Kitchen
11'1" X 10'8"

First Floor

- Landing
- Bedroom One
11'7" X 9'4"
- Bedroom Two
9'8" X 9'5"
- Shower Room



To View Floor Plans
scan QR code below



DIRECTIONS

Heading through Groomsport turn onto Springwell Drive just where The Stables Restaurant is. Take the first on your right into The Hill and Number 25 is on your left.



THE LOCAL AREA

Groomsport, though a small village, is a hiving community of boaters at the quiet harbour and those looking for delicious food from two main eateries, The Groomsport Inn pub and The Stables. Coffee shops and typical community stores make it a great place to stop

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	60	75

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

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