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'ROSE COTTAGE' 6 CHURCH STREET, GREYABBEY, BT22 2NQ
OFFERS AROUND £349,950

Scan for Property Details
and to Arrange a Viewing



The Property

Every now and again a property comes to the market which completely blows you away and at Rose Cottage, 6 Church Street, Greyabbey, you have exactly this. From the front facade this quaint cottage dating back to 1860 would lead you to believe that this is a small property but over the years the owners have not only substantially extended the property but also modernised and maintained. The result is a fabulous home with not only charm and character in abundance but a wealth of accommodation and an array of different options to suit the needs of the owners. Rose Cottage is currently operating as a successful holiday rental, thanks to its proximity to the wedding venue, Orange Tree House and its prime position for tourists visiting the beautiful Ards Peninsula. The versatile and flexible accommodation and standard of finish means that this property is ready to move into. Whether you are an owner/occupier, investor, Airbnb advocate or looking for a holiday home, this property needs to be viewed.

Internally the property undoubtedly centres around the magnificent extended kitchen with under floor heating and a feature vaulted ceiling. It offers a fabulous outlook on the mature rear garden. The kitchen is open plan with a casual dining/family area. At the front of the property (the original part) there is a cosy and inviting living room with pitch pine floor, attractive carved wooden fireplace and open fire as well as a bedroom with en suite shower room. Other accommodation includes a second kitchen with range of solid hand painted wooden units, solid wooden work surfaces, vaulted ceiling and casual dining area. There are also three additional bedrooms, bathroom with four piece white suite, to include free standing bath and separate shower cubicle, as well as a room which is already plumbed for a shower and WC (currently used as a store).

Outside does not disappoint either. The property occupies an exceptional mature site with rear gardens in lawns, vast array of colourful flowers, plants, trees and shrubs, pathway in loose stones and paving which leads to additional garden area and extensive stone paved patio terrace making the rear garden an ideal space for children at play, outdoor entertaining or relaxing and enjoying the sun. There is also an additional courtyard to the side in loose stones. Other benefits include oil fired central heating and partially double glazed windows.

Located in the picturesque village of Greyabbey this property is conveniently positioned with easy access to the local amenities as well as various tourist attractions such as Mount Stewart Gardens, Portaferry Aquarium, Scrabo Tower and Killynether Forest Park. Demand is anticipated to be high and to a wide range of prospective purchasers. A viewing is thoroughly recommended at your earliest opportunity.

Property Features

- Outstanding Extended Grade B2 Listed Cottage opposite the magnificent 12th century Abbey ruins and its beautiful parkland and the magnificent St Saviour's Church.
- Beautiful Façade but Much Bigger Than it Looks Having Been Extensively Extended
- Charm and Character in Abundance
- Well Presented Throughout
- Versatile and Flexible Accommodation Providing a Range of Layouts to Suit the Needs of the Home Owners
- Potential to Live-in (with the original cottage ideal as a "granny flat" or teenage annex), Rent Out or as a Combination Between Living and Renting
- Outstanding Large Kitchen Open Plan to Casual Dining/Family Area with Under Floor Heating, Feature Vaulted Ceiling and Aspect Overlooking the Rear Garden
- Living Room with Solid Pitch Pine Wooden Floor, Attractive Carved Wooden Fireplace and Open Fire
- Second Kitchen with Casual Dining Area, Solid Hand Painted Wooden Units, Solid Wooden Work Surfaces
- Four Bedrooms, One of Which Has Attractive Stone Fireplace, Feature Beamed Ceiling and En Suite Bathroom
- Bathroom with Four Piece White Suite to Include Free Standing Bath and Separate Built-in Fully Tiled Shower Cubicle



Offers Around £349,950
Semi -Detached
4 Bedrooms
3 Receptions

Property Features

- Linen Cupboard
- Oil Fired Central Heating
- Partial Double Glazed Windows
- Mature Garden in Lawns with Array of Colourful Flowers, Plants, Trees and Shrubs, Leading to Additional Garden Area
- Extensive Stone Paved Patio Terrace with Excellent Degree of Privacy to the Rear of the Property Making it an Ideal Space for Children at Play, Outdoor Entertaining or Relaxing and Enjoying the Sun
- Enclosed Courtyard in Loose Stones to the Side of the Property
- Situated in the Picturesque Historical Village of Greyabbey in Close Proximity to Local Amenities
- Various Tourist Attractions Easily Accessible Such as Mount Stewart Gardens, Portaferry Aquarium, Scrabo Tower and Killynether Forest Park, Ballywalter and Cloughey beaches.
- Wide Ranging Appeal to a Host of Potential Purchasers
- Early Viewing Essential

Accommodation

Ground Floor

Front Stable Door to Living Room.

Living Room
15'3" x 13'5"

Bedroom Two
11'3" x 10'1"

En Suite Shower Room

Kitchen Two
15'2" x 14'7"

Inner hallway

Bedroom Three
13'8" x 10'5"

Bedroom Four
9'6" x 6'9"

Bedroom One
13'3" x 11'

Bathroom

Kitchen Open Plan to Casual Dining/Family Area
25'10" x 16'11"

Outside

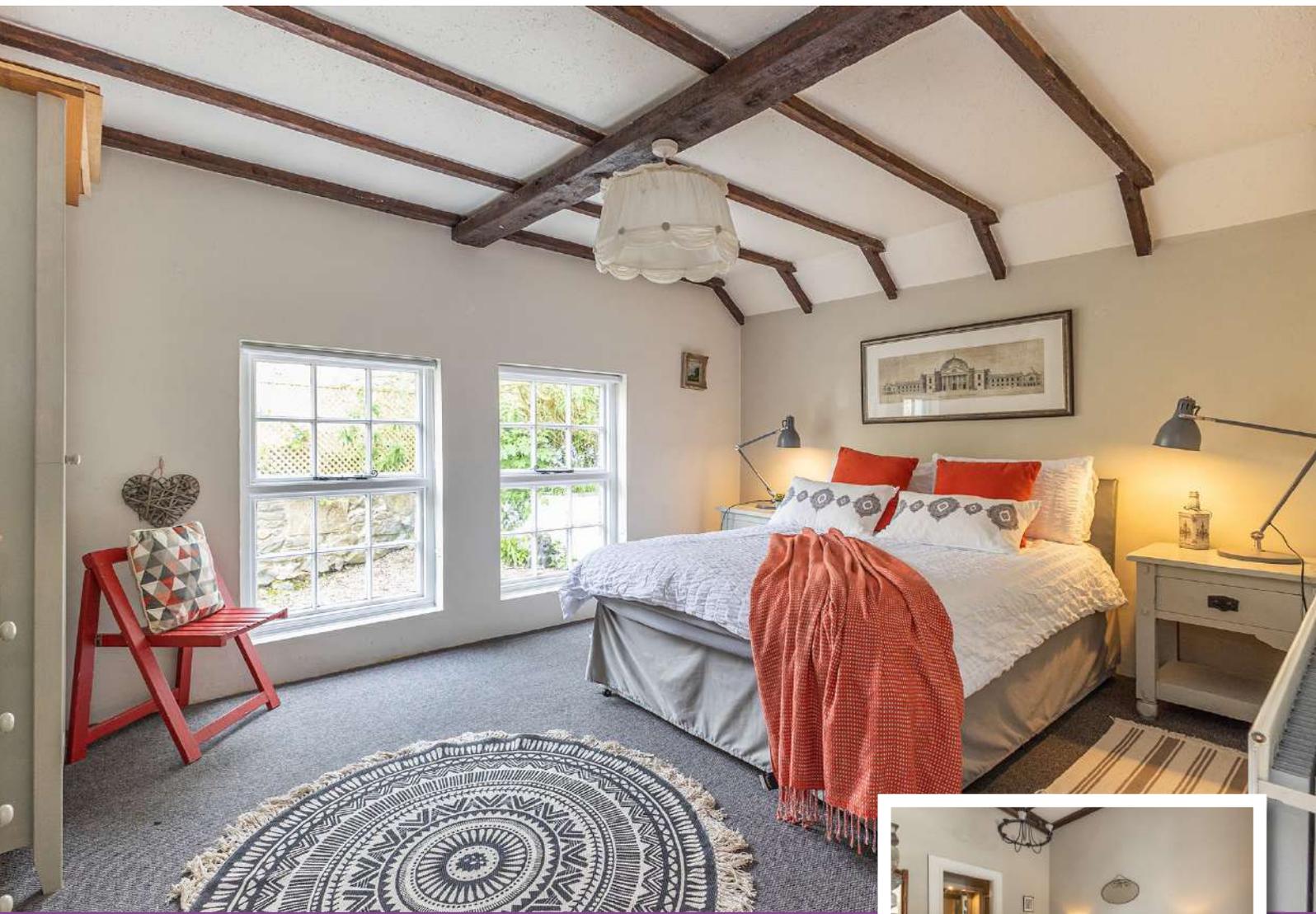
Exceptional Mature Rear Garden

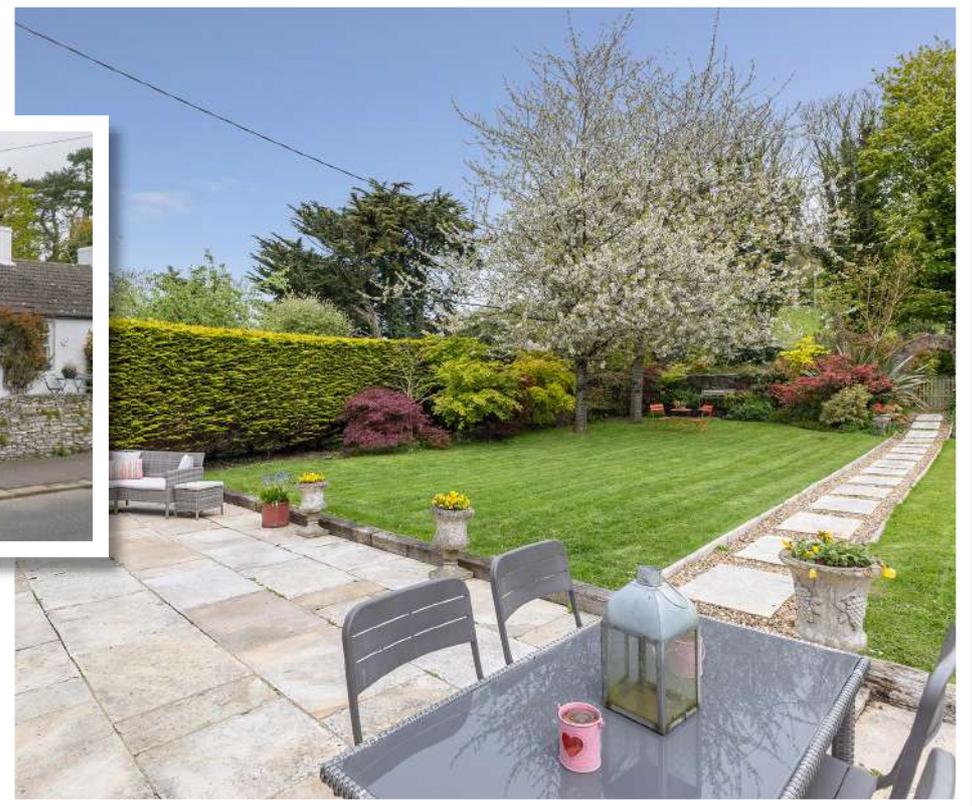
Extensive Paved Patio Area

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk











All measurements are approximate and for display purposes only

Directions

Heading into Greyabbey from Newtownards, at the roundabout turn left onto Main Street. Continue to the end of Main Street and turn right onto Church Street. Number 6 is on your left.



Viewing

By appointment through agent.

Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 64) D			
(39 - 54) E		43	46
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

Bangor/Ards Peninsula

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