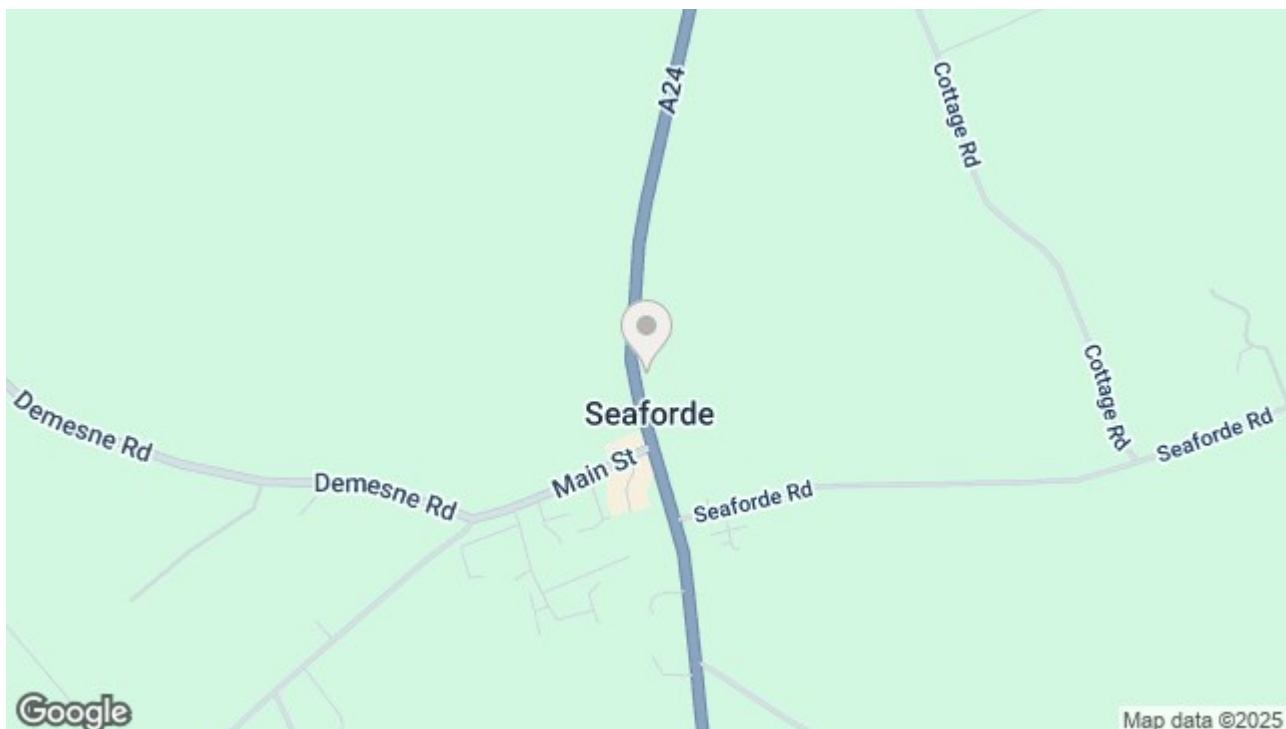




182 NEWCASTLE ROAD, SEAFORDE, DOWNPATRICK, BT30 8NZ



OFFERS OVER £365,000



## Charming Period Property in the Heart of Tree-Lined Seaforde Village

A rare opportunity to acquire former schoolhouse nestled in the picturesque and highly sought after village of Seaforde. Brimming with period features and offering generous living accommodation, this home presents the perfect canvas for a buyer wishing to place their own stamp on a property full of potential.

The flexible layout of the property lends itself to a variety of potential uses such as a coffee shop or Gallery, subject to the relevant planning consents. The property is a grade B1 listing. Seaforde offers a tranquil village setting while remaining easily accessible to Newcastle, Ballynahinch, Downpatrick, and surrounding areas making it ideal for both commuters and those seeking a peaceful lifestyle within reach of schools, shops and amenities.





## At a glance:

- Former School House
- Three Bedrooms
- Charming period features
- Four Receptions

### Entrance Hall

Solid wood front door leading to entrance hall with original tiled flooring.

### Living Room

15'0" x 12'0"

Front facing room with feature fireplace with tiled inset.

### Reception Room

36'1" x 16'0"

Large reception which was a former classroom, suitable for a variety of uses. Two fireplaces at either ends of the room.

Leading too:

### Reception Room 2

17'6" x 20'4"

Front facing room off the main reception room.

### Entrance Porch

2'6" x 7'8"

Separate entrance with double doors. Ideal entrance if a commercial use ie coffee shop or gallery.

### Sitting Room

15'0" x 11'1"

Window to side, fireplace, door to:

### Kitchen/Dining Room

10'2" x 29'5"

Low level units with recess for Aga. Tiled flooring. Recess for fridge and washing machine. Feature stone walls. Tiled at splashback. Three windows to rear, two windows to side, window to front, door to:

### Bedroom 3

10'0" x 11'7"

Window to side, door to:

### Landing

12'10" x 7'3"

Window to front.

### Bedroom 2

15'0" x 13'5"

Solid wooden flooring. Window to side, door to:

### Bedroom 1

15'0" x 11'8"

Solid wooden flooring. Window to side, door to:

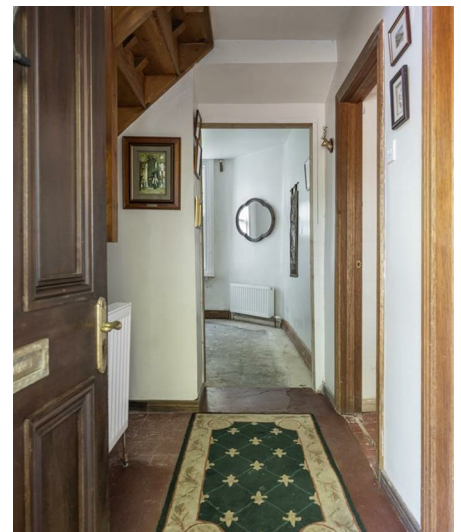
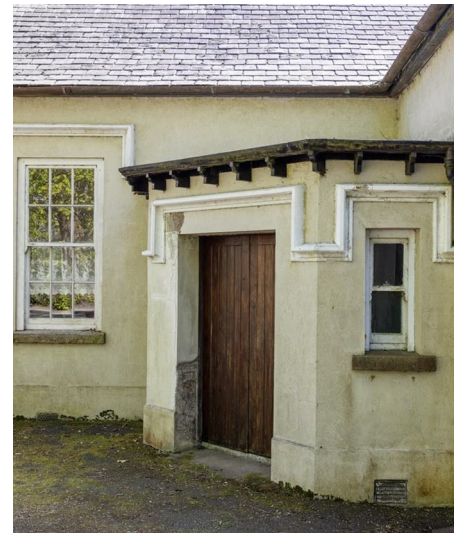
### Bathroom

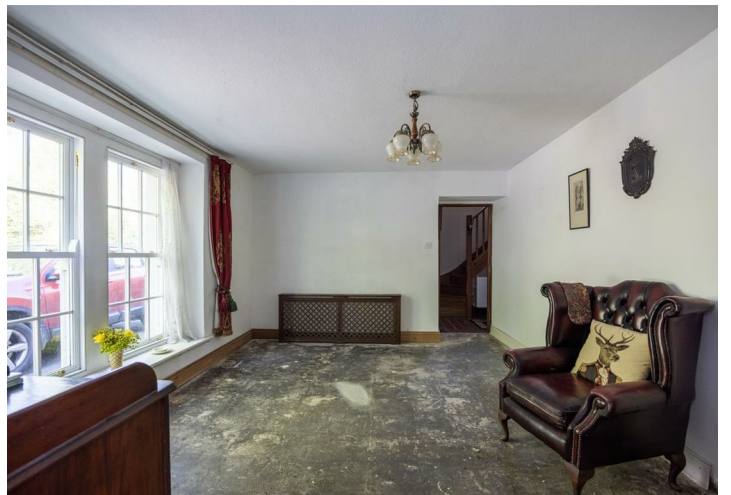
10'2" x 12'5"

Panelled bath with electric shower over, low flush w.c., and pedestal wash hand basin. Window to front, door. Tiled at splashback.

### Outside

Enclosed rear garden with oil fired boiler and oil tank.













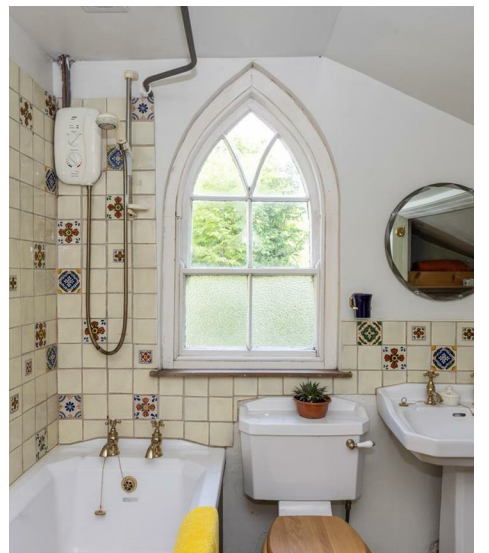

















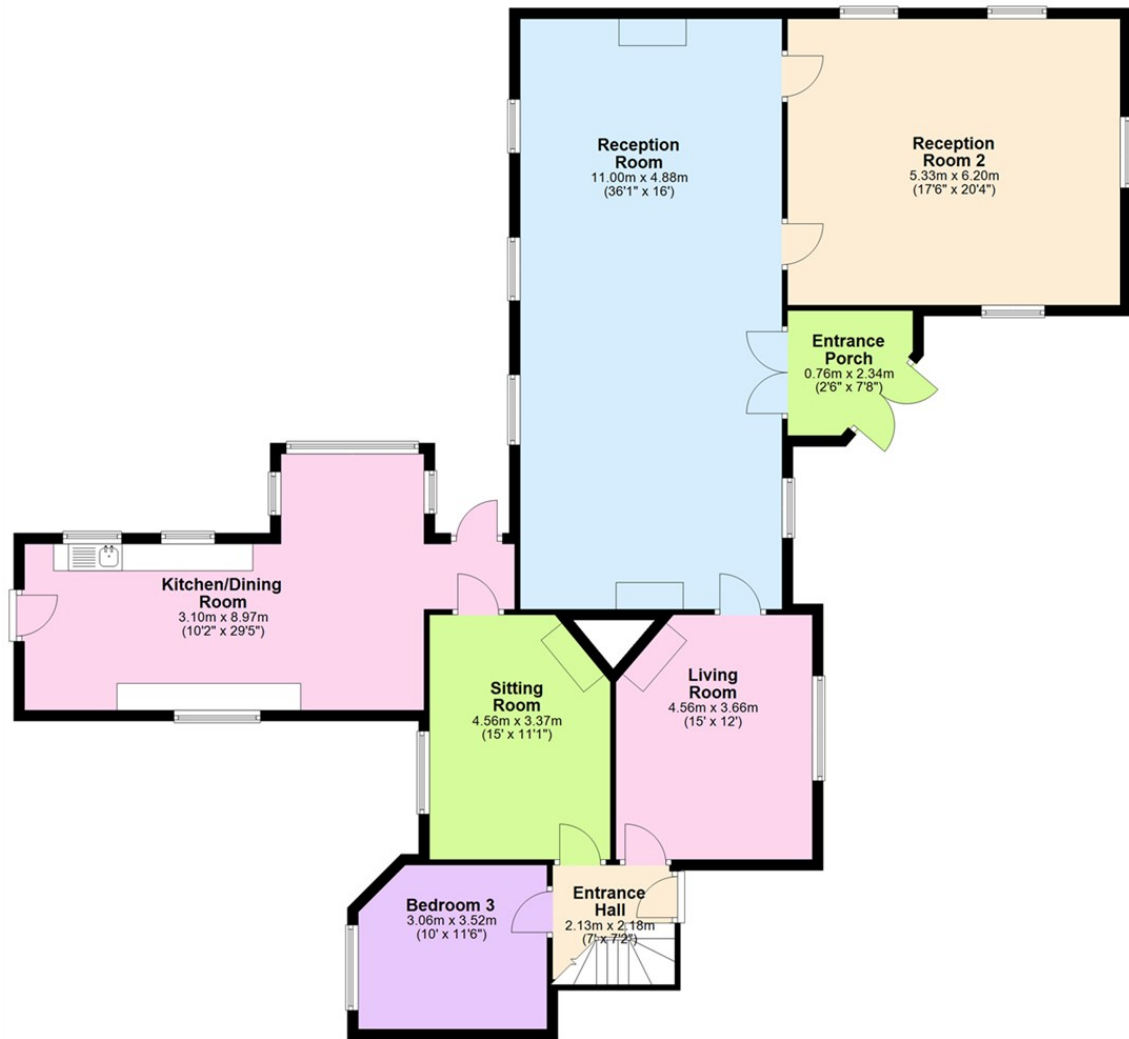




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Ground Floor







Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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**PRS** Property  
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Scheme

**OFT**  
Approved code

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