

**Tim Martin**  
.co.uk



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Offers Around  
£250,000

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## SUMMARY

A charming country cottage set in its own grounds extending to about  $\frac{3}{4}$  of an acre. It enjoys most pleasing and far reaching views over the surrounding countryside.

The spacious cottage includes a lounge with open fire, kitchen with an adjoining laundry room and three good sized bedrooms.

Gardens situated to front, side and rear overlooking the paddock providing grazing for a pony and ample room for the keen gardener and/or children and pets.

Situated convenient to Strangford Lough with a host of sporting activities. The area is renowned for pleasing casual walks, good restaurants and friendly neighbours!

## FEATURES

- Charming Country Cottage
- Lounge With Open Fire
- Kitchen With Separate Laundry Room
- Three Good Sized Bedrooms
- Double Garage
- Front And Rear Gardens
- Adjoining Paddock
- Far Reaching Views

**Entrance Hall****7'10" x 6'6" (2.4 x 2)**

Ceramic tiled floor.

**Lounge****14'6 x 13'3 (4.42m x 4.04m)**

Tiled fireplace and hearth with pine mantle on carved corbels; open fire with back boiler.

**Bedroom 1****13'8 x 9'11 (4.17m x 3.02m)**

Double built-in wardrobe.

**Bedroom 2****13'10 x 7'0 (4.22m x 2.13m )**

(Maximum measurements)

**Hallway**

Hotpress with insulated copper cylinder and immersion heater.

**Bedroom 3****11'5 x 9'8 (3.48m x 2.95m)****Bathroom****11'10 x 6'0 (3.61m x 1.83m)**

White suite comprising panelled bath; tiled shower cubicle with Mistral Force thermostatically controlled shower; glass sliding shower door and side panels; pedestal wash hand basin with tiled splash back; close coupled wc; vinyl flooring; extractor fan.

**Kitchen****13'11 x 8'6 (4.24m x 2.59m )**

1½ tub single drainer stainless steel sink unit with mixer taps; good range of laminate eye and floor level cupboards and drawers; matching bookshelves; formica worktops; plumbed for dishwasher; plumbed and space for gas cooker with pull out canopy and concealed extractor unit; space for fridge; part tiled walls; ceramic tiled floor.

**Laundry Room****8'6 x 6'4 (2.59m x 1.93m)**

Single drainer stainless steel sink unit with mixer taps; good range of laminate eye and floor level cupboards; formica worktops; plumbed and space for washing machine; ceramic tiled floor.

**Outside**

Gravelled driveway with :-

**Garage****16'6 x 7'9 (5.03m x 2.36m)**

Roller door; light and power points.

**Garage****16'6 x 8'6 (5.03m x 2.59m)**

Roller door; light and power points.

**Outside**

Gardens to front, side and rear laid out in lawns with flagged parts and flagged patio to rear.

Boiler house with warmflow oil fired boiler; pvc oil tank.

Paddock to front and side laid down to permanent pasture.

**Glasshouse****8'0 x 5'0 (2.44m x 1.52m )**

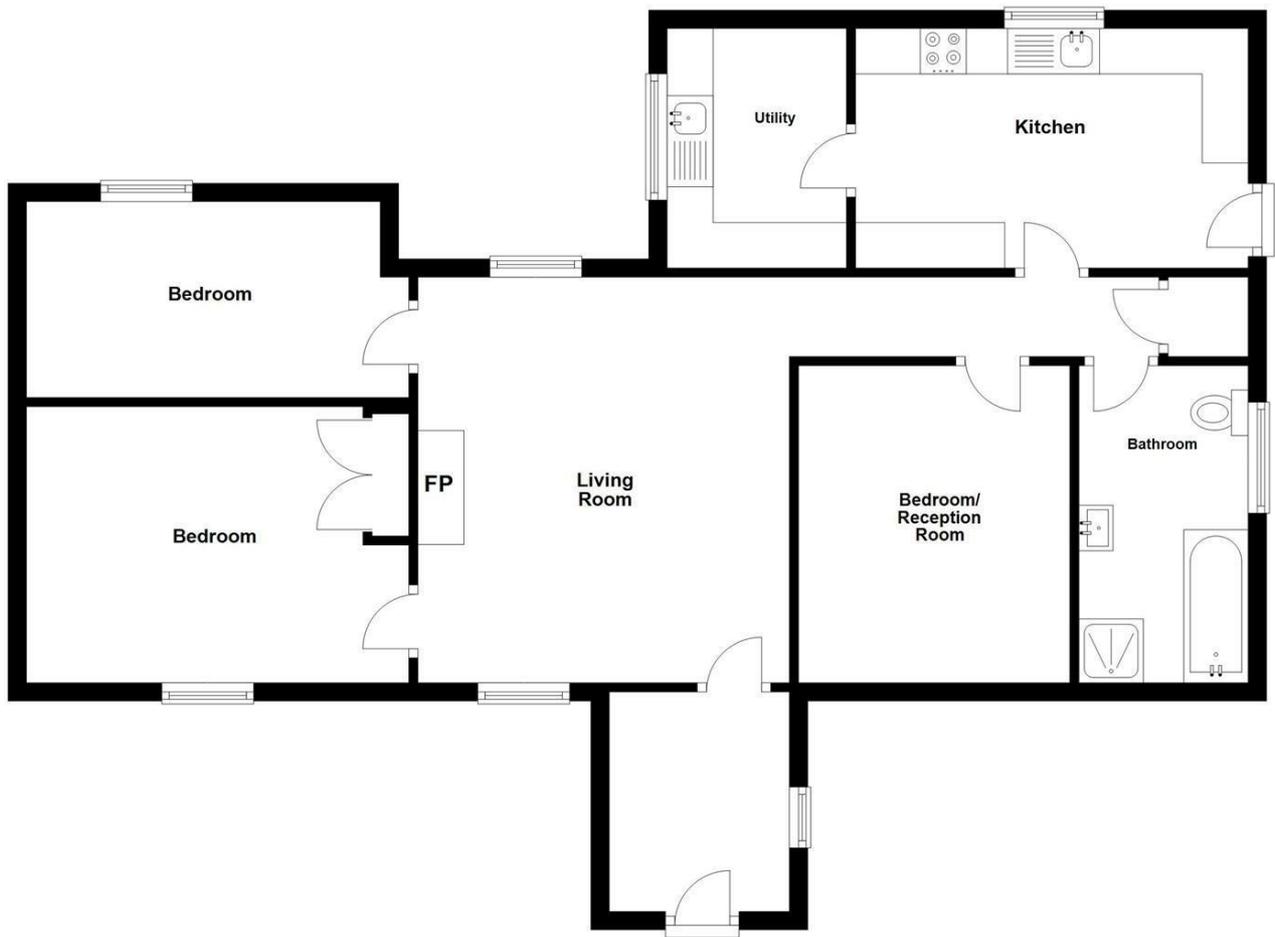
Aluminium framed glass house with flagged floor.

**Tenure**

Freehold

**Capital / Rateable Value**

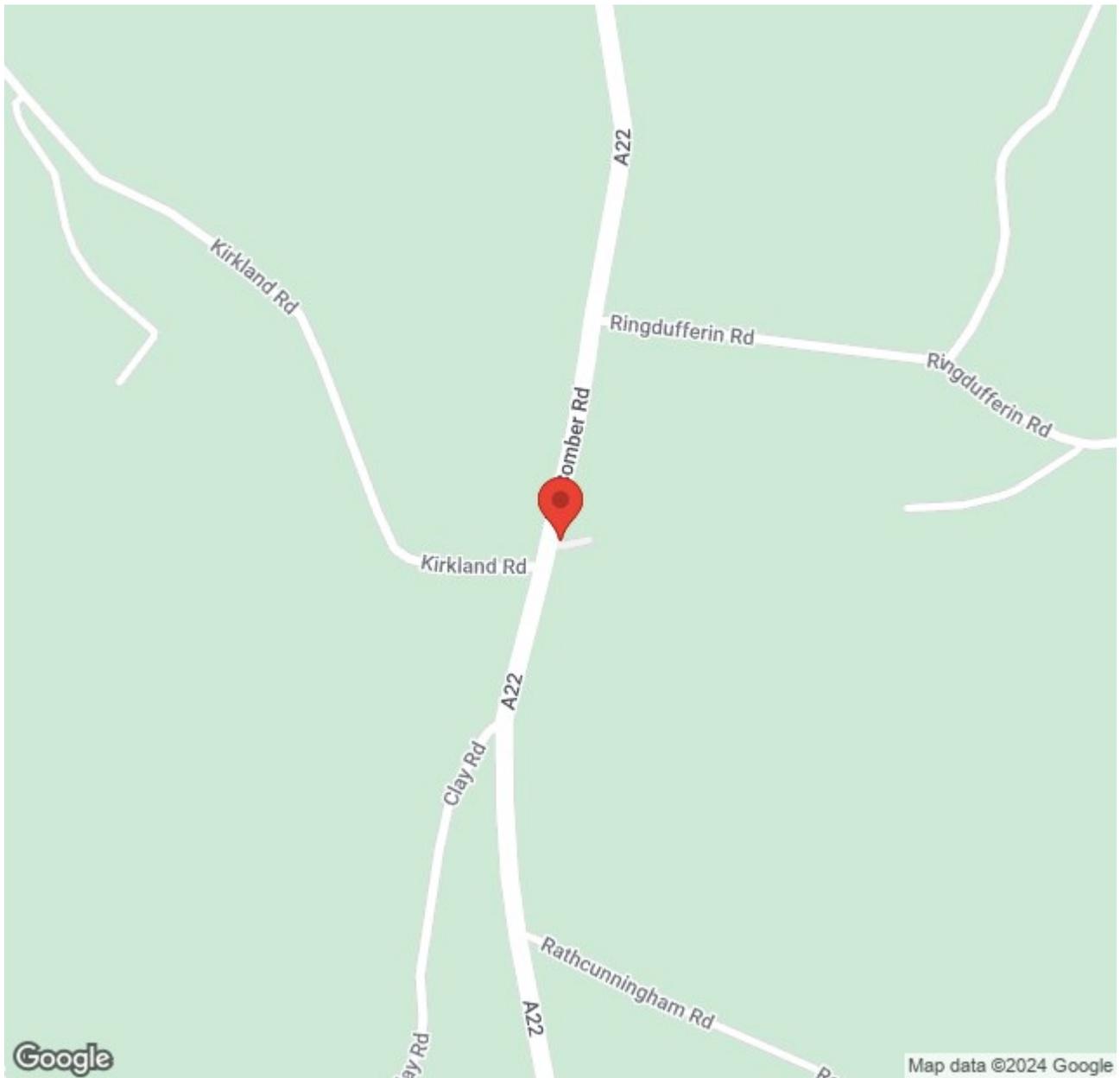
£115,000. Rates Payable = £1062.95 per annum (approx)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	57
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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