

simonBRIEN
RESIDENTIAL

**'Barnwell Farm Cottages',
8 Ballybryan Road, Greyabbey,
Newtownards, BT22 2RB**

Asking Price £795,000

Telephone: 028 9066 8888
Website: www.simonbrien.com



KEY FEATURES

- 8 Self-Contained Holiday Cottages
- Stable Block
- Car Park
- Two Laundry Rooms
- Function Room / Games Room
- Oil Fired Central Heating To All Cottage
- Super Presentation Throughout With Furnishings Included
- All Double Glazed
- 4-Star Rating
- Superfast Broadband Installed

SUMMARY

Sitting within 1.2 acres Barnwell Farm Cottages is situated off a quiet country road, in the heart of the Ards Peninsula, 1 mile from Strangford Lough and 2 miles from the Irish Sea coast. The location is protected from noise and bustle of everyday life. It is tranquil and relaxing, surrounded by farmland and unspoilt countryside.

The farmhouse and courtyard has been sympathetically restored into 8 self-catering cottages. The use of traditional materials and clever design have captured the true atmosphere of a rural country cottage. This, coupled with a quality interior finish, reflects their 4-Star Rating.

The cottages are served by two Laundry buildings with a Separate Stable block with two loose boxes and a large Function Room or Games Room. A dedicated car park and stable yard caters for all guests as well as some cottages having terraces and two with garden access.

Rarely does an opportunity like this presents to the market with a fully restored farm dwelling and outbuildings into a fully functioning holiday let environment in the heart of the countryside yet enjoying easy access to a range of local amenities.

Local attractions include; Mount Stewart House & Gardens, Local Sandy Beaches, Exploris Aquarium, Ballycopeland Windmill, Castle Ward (via the Ferry), and Greyabbey Ancient Monument to name but a few.

The cottages have been awarded Gold by Green Tourism based on their ethos of using sustainable materials and recycling making this a must see destination for staycations and those from further afield.

ACCOMMODATION

FUNCTION ROOM / GAMES ROOM:

50' 0" x 15' 6" (15.24m x 4.72m)

Power and light.

KITCHEN AREA:

Fitted with a range of units. Stainless steel sink drainer sink unit with mixer taps. 4 ring hob with under oven.

STAFF ROOM:

16' 1" x 10' 8" (4.9m x 3.25m)

Power and light.







FLAX COTTAGE

LIVING / KITCHEN AREA:

16' 4" x 16' 4" (4.98m x 4.98m)

In the living area - cast iron wood-burning stove. In the kitchen area - full range of high and low level maple units. Stainless steel single drainer sink unit with mixer taps. 4 ring hob with under oven. Freezer. Dishwasher. Partially tiled walls. Ceramic tiled floor.

Storage cupboard.

FIRST FLOOR

BEDROOM (1):

10' 9" x 10' 7" (3.28m x 3.23m) (to max.)

Laminate wooden floor.

BEDROOM (2):

9' 10" x 6' 0" (3m x 1.83m)

Laminate wooden floor.

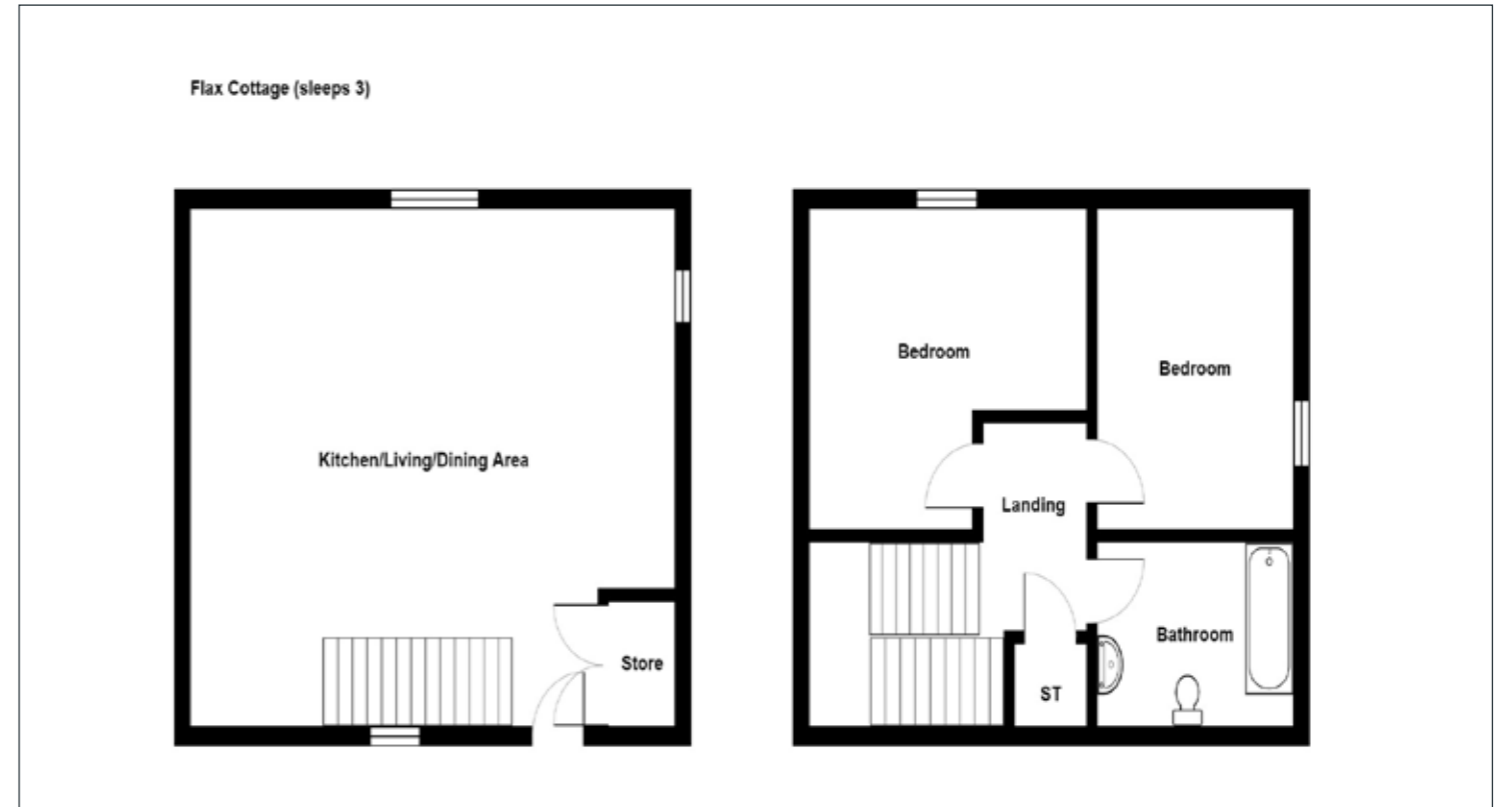
BATHROOM:

White suite comprising panel bath with thermostatic shower. Low flush WC. Pedestal wash hand basin. Partially tiled walls. Ceramic tiled floor.

LANDING:

Access to shelved hotpress.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0974-2907-0422-9198-5161

BARLEY COTTAGE

ENCLOSED ENTRANCE PORCH:

Ceramic tiled floor.

ENTRANCE HALL:

Ceramic tiled floor.

CLOAKROOM:

LIVING / KITCHEN AREA:

20' 9" x 13' 0" (6.32m x 3.96m)

In the living area - 'Morso' wood-burning stove. Ceramic tiled floor. In the kitchen area - full range of high and low level maple units. Stainless steel single drainer sink unit with mixer taps. 4 ring hob with under oven. Freezer. Dishwasher. Partially tiled walls. Ceramic tiled floor.

Storage understairs.

Rear door leading to terrace.

FIRST FLOOR

BEDROOM (1):

11' 10" x 10' 4" (3.61m x 3.15m)

Laminate wooden floor.

BEDROOM (2):

10' 4" x 9' 3" (3.15m x 2.82m)

Laminate wooden floor.

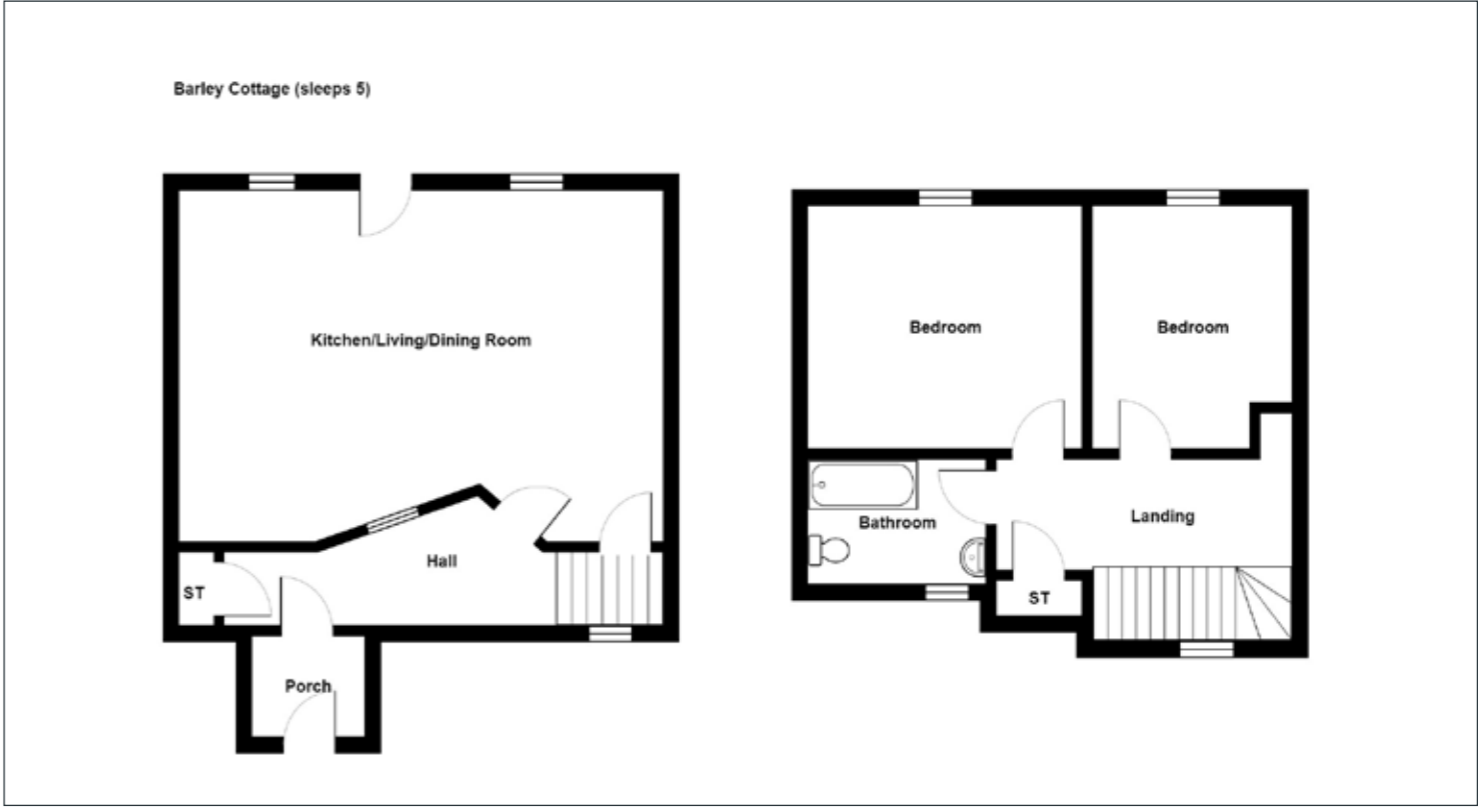
BATHROOM:

White suite comprising panel bath with thermostatic shower. Low flush WC. Pedestal wash hand basin. Chrome towel radiator. Partially tiled walls. Ceramic tiled floor.

LANDING:

Access to shelved hotpress.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9279-3041-0222-7508-1960



CORN COTTAGE

ENCLOSED ENTRANCE PORCH:

Ceramic tiled floor.

ENTRANCE HALL:

Ceramic tiled floor.

CLOAKROOM:

LIVING / KITCHEN / DINING AREA:

21' 5" x 13' 1" (6.53m x 3.99m)

In the living area - 'Morso' wood-burning stove. In the kitchen area - full range of high and low level maple units. Stainless steel single drainer sink unit with mixer taps. 4 ring hob with under oven. Freezer. Dishwasher. Partially tiled walls. Ceramic tiled floor.

Storage understairs. Rear door leading to terrace.

FIRST FLOOR

BEDROOM (1):

11' 10" x 10' 7" (3.61m x 3.23m)

Laminate wooden floor.



BEDROOM (2):

11' 3" x 9' 6" (3.43m x 2.9m) (to max.)

Laminate wooden floor.

BATHROOM:

White suite comprising panelled bath with thermostatic shower. Low flush WC. Pedestal wash hand basin. White towel radiator. Partially tiled walls. Ceramic tiled floor.

LANDING:

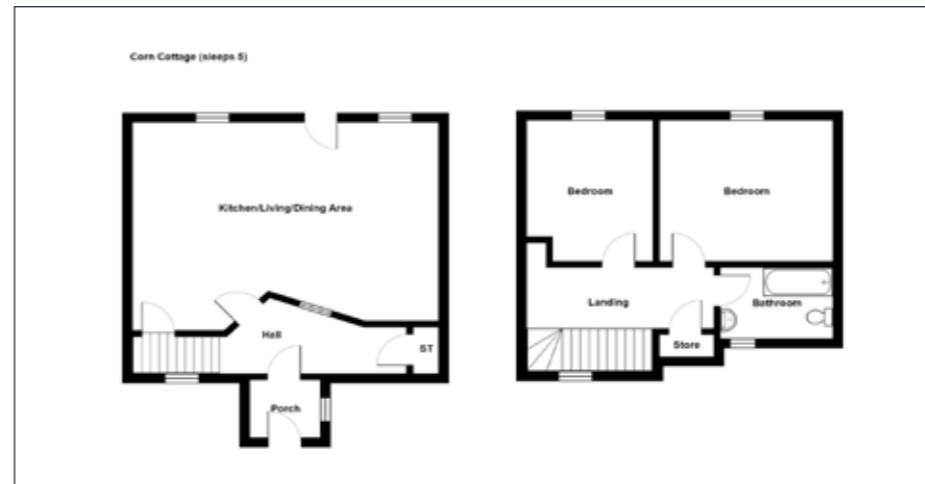
Access to shelved hotpress.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D	66 d	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9379-4041-0222-7808-1980



BROOKS COTTAGE

LIVING / KITCHEN AREA:

16' 3" x 16' 3" (4.95m x 4.95m)

In the living area - 'Morso' wood-burning stove. In the kitchen area - full range of high and low level maple units. Stainless steel single drainer sink unit with mixer taps. 4 ring hob with under oven. Freezer. Dishwasher. Partially tiled walls. Ceramic tiled floor. Patio doors leading to large garden and paved patio area.

Understairs storage.

FIRST FLOOR

BEDROOM (1):

9' 4" x 8' 4" (2.84m x 2.54m)

Laminate wooden floor.

BEDROOM (2):

9' 7" x 8' 1" (2.92m x 2.46m)

Laminate wooden floor.

BATHROOM:

White suite comprising panel bath with thermostatic shower. Low flush WC. Pedestal wash hand basin. White towel radiator. Partially tiled walls. Ceramic tiled floor.

LANDING:

Access to shelved hotpress and storage cupboard.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9979-2041-0222-7508-1944





CLOVER COTTAGE

LIVING / KITCHEN AREA:

16' 3" x 16' 3" (4.95m x 4.95m)

In the living area - 'Morso' wood-burning stove. In the kitchen area - full range of high and low level maple units. Stainless steel single drainer sink unit with mixer taps. 4 ring hob with under oven. Freezer. Dishwasher. Partially tiled walls. Ceramic tiled floor.

Understairs storage.

FIRST FLOOR

BEDROOM (1):

9' 4" x 8' 4" (2.84m x 2.54m)

Laminate wooden floor.

BEDROOM (2):

9' 7" x 8' 1" (2.92m x 2.46m)

Laminate wooden floor.

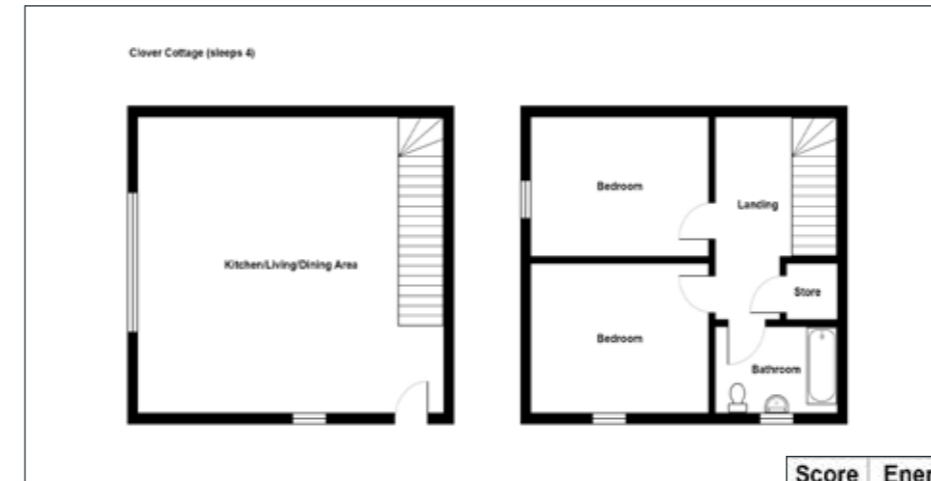
BATHROOM:

White suite comprising panel bath with thermostatic shower. Low flush WC. Pedestal wash hand basin. White towel radiator. Partially tiled walls. Ceramic tiled floor.

LANDING:

Access to shelved hotpress and storage cupboard.





EPC REF: 9379-6041-0222-7608-1954

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ELM COTTAGE

LIVING / KITCHEN / DINING AREA:

15' 2" x 14' 1" (4.62m x 4.29m)

In the living area - 'Morso' wood-burning stove. In the kitchen area - full range of high and low level maple units. Stainless steel single drainer sink unit with mixer taps. 4 ring hob with under oven. Freezer. Dishwasher. Partially tiled walls. Ceramic tiled floor.

INNER HALLWAY:

With separate access. Cloakroom and understairs storage.

FIRST FLOOR

BEDROOM (1):

15' 4" x 13' 5" (4.67m x 4.09m) (to max.)

ENSUITE BATHROOM:

White suite comprising panel bath with thermostatic shower. Low flush WC. Pedestal wash hand basin. Chrome towel radiator. Ceramic tiled floor.

BEDROOM (2):

14' 2" x 9' 0" (4.32m x 2.74m)

Laminate wooden floor. Built-in wardrobes.

BEDROOM (3):

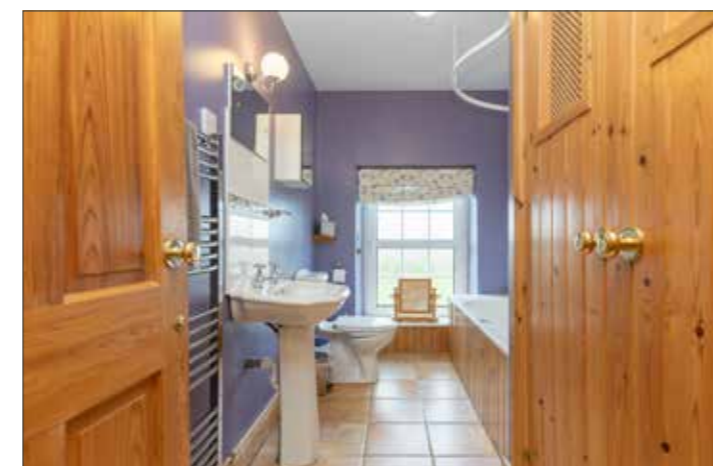
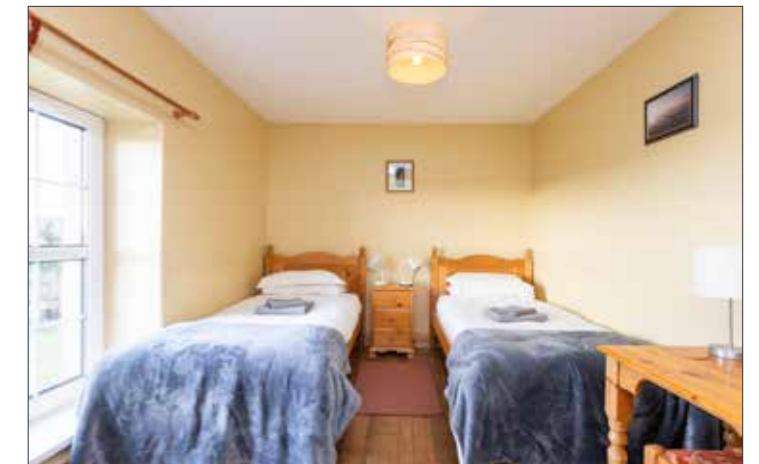
11' 6" x 9' 9" (3.51m x 2.97m) (to max.)

Laminate wooden floor.

BATHROOM:

White suite comprising panel bath with thermostatic shower. Low flush WC. Pedestal wash hand basin. Chrome towel radiator. Ceramic tiled floor. Access to shelved hotpress.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9379-6041-0222-7608-1954

WHIN COTTAGE - SUITABLE FOR DISABLED

ENTRANCE HALL:

Ceramic tiled floor.

LIVING / KITCHEN / DINING AREA:

17' 10" x 11' 10" (5.44m x 3.61m)

In the living area - electric fire. In the kitchen area - full range of high and low level maple units. Stainless steel single drainer sink unit with mixer taps. 4 ring hob with under oven. Freezer. Dishwasher. Partially tiled walls. Ceramic tiled floor.

SHOWER ROOM:

Wet room with thermostatic shower. Low flush WC. Pedestal wash hand basin. Fully tiled walls. Ceramic tiled floor. Chrome towel radiator.

BEDROOM (1):

13' 2" x 12' 8" (4.01m x 3.86m)

French double door to rear.

BEDROOM (2):

10' 3" x 8' 5" (3.12m x 2.57m)

LAUNDRY ROOM

LAUNDRY AREA:

10' 9" x 9' 9" (3.28m x 2.97m)

Oil fired boiler for Whin, Elm and Keepers Cottages. PV panels for hot water in Whin and Laundry area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D	65 d	
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9979-2041-0222-7508-1944





MAIN DWELLING

KEEPERS COTTAGE

ENTRANCE HALL:

Ceramic tiled floor.

**KITCHEN / DINING AREA:
15' 1" x 12' 2" (4.6m x 3.71m)**

Full range of high and low level units. Range cooker. Stainless steel single drainer sink unit with mixer taps. Freezer. Dishwasher. Partially tiled walls. Ceramic tiled floor.

LIVING ROOM:

16' 10" x 15' 1" (5.13m x 4.6m)

Cast iron wood-burning stove. Ceramic tiled floor.

REAR HALLWAY:

Ceramic tiled floor. Separate access for understairs storage.



FIRST FLOOR

BEDROOM (1):

12' 3" x 8' 0" (3.73m x 2.44m)

Laminate wooden floor.

BEDROOM (2):

11' 8" x 8' 2" (3.56m x 2.49m)

Laminate wooden floor.

BEDROOM (3):

11' 8" x 8' 5" (3.56m x 2.57m)

Laminate wooden floor. Built-in wardrobes.

BATHROOM:

White suite comprising panel bath with thermostatic shower. Low flush WC. Pedestal wash hand basin. Chrome towel radiator.

OUTSIDE

INNER COURTYARD:

Separate low flush WC and wash hand basin.

COMMUNAL LAUNDRY ROOM:

16' 9" x 9' 0" (5.11m x 2.74m)

Plumbed for washing machine. Oil fired boiler for Games Room. Oil fired boiler for Brooks Cottage.

STABLE BLOCK

LOOSE BOX (1):

13' 2" x 12' 2" (4.01m x 3.71m)

LOOSE BOX (2):

17' 3" x 11' 2" (5.26m x 3.4m)

OIL TANK STORAGE:

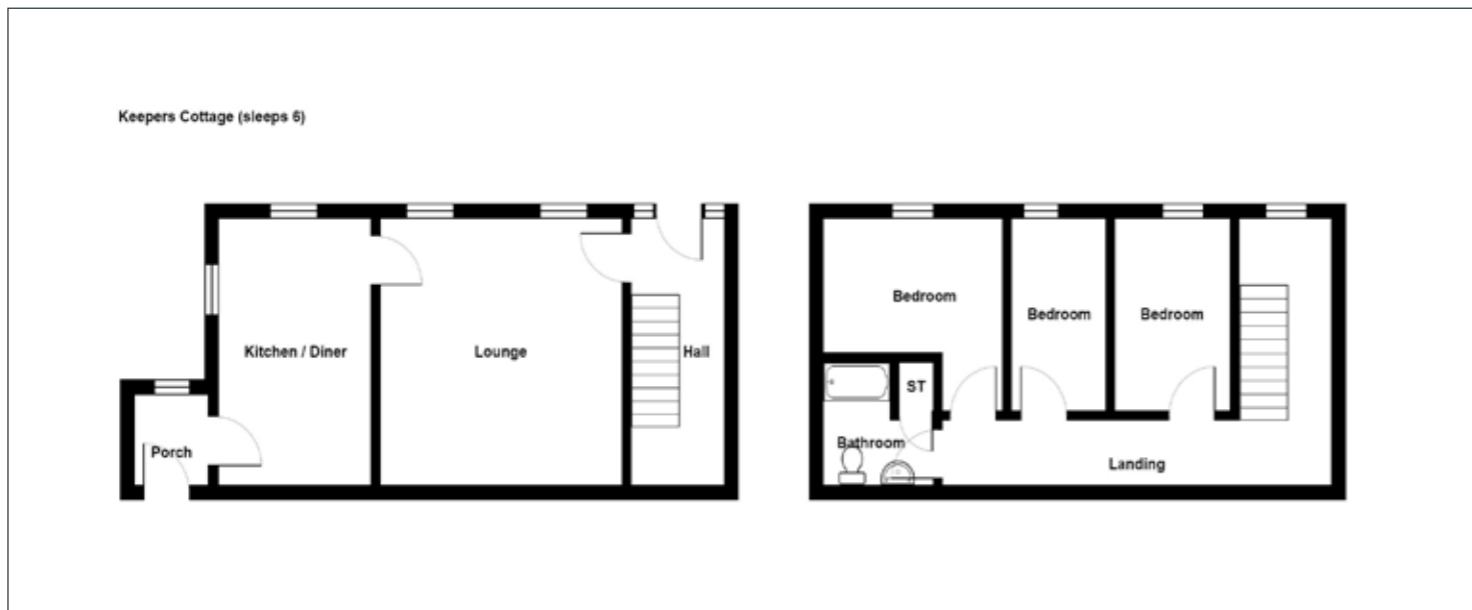
13' 0" x 10' 0" (3.96m x 3.05m)

METER CUPBOARD:

9' 0" x 6' 5" (2.74m x 1.96m)

CAR PARKING:



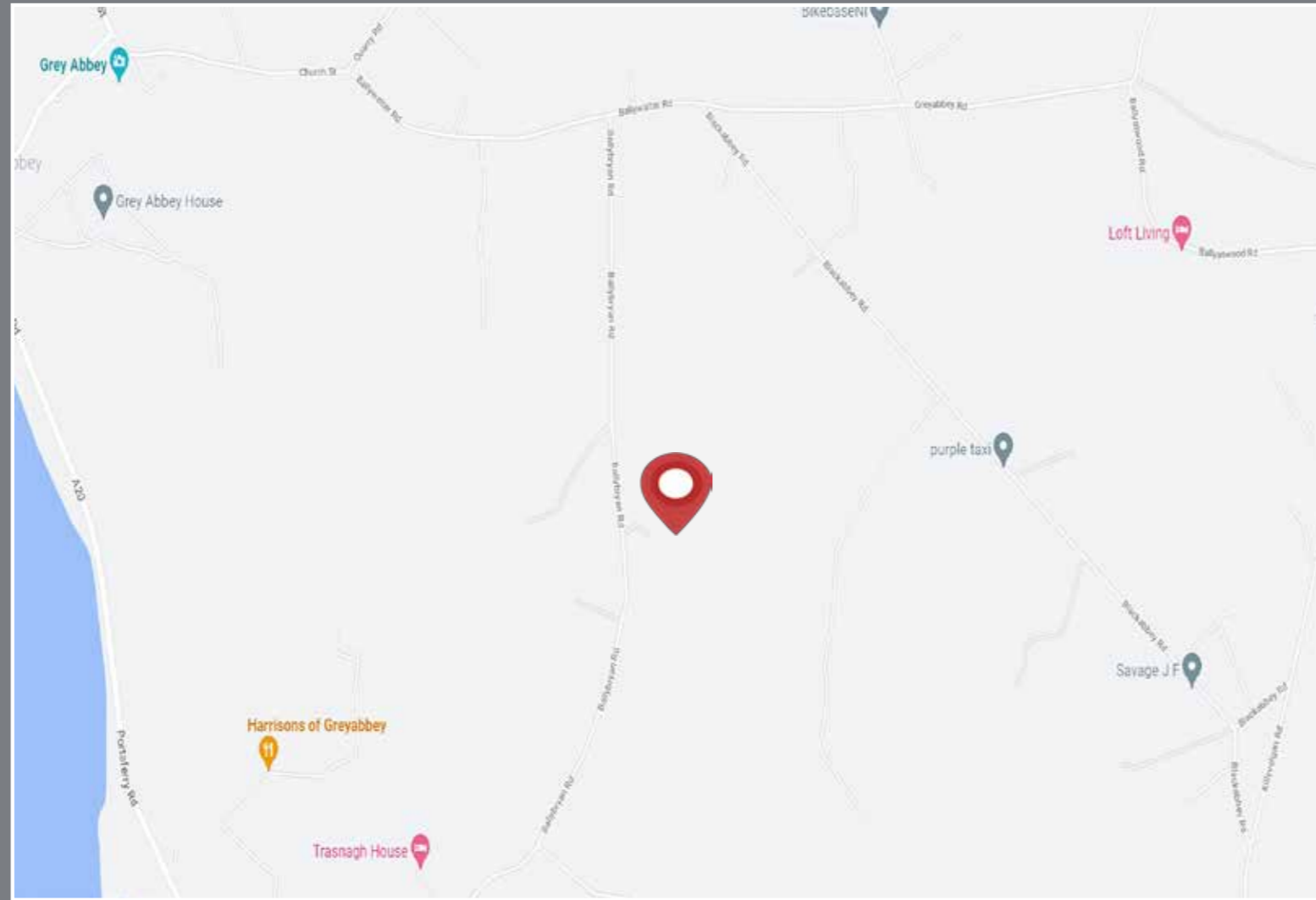


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	63 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0077-2907-0422-9198-5195

Telephone 028 9066 8888
www.simonbrien.com

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/A/22/SO



South Belfast

525 Lisburn Road
Belfast BT9 7GQ
T 028 9066 8888
E southbelfast@simonbrien.com

North Down

48 High Street
Holywood BT18 9AE
T 028 9042 8989
E holywood@simonbrien.com

East Belfast

237 Upper Newtownards Road
Belfast BT4 3JF
T 028 9059 5555
E eastbelfast@simonbrien.com

Newtownards

17 High Street
Newtownards BT23 4XS
T 028 9180 0700
E newtownards@simonbrien.com