



OFFERS AROUND
£850,000

24 Farnham Park

Bangor, Down, BT20 3SR



An Exquisite Edwardian Residence in Prestigious Farnham Park



A Warm Welcome

Nestled on one of Bangor West's most sought-after, tree-lined avenues, this distinguished four-bedroom detached Edwardian home epitomises period elegance while seamlessly incorporating modern enhancements. Situated in the heart of Farnham Park, mere moments from Bangor Tennis Club and the picturesque North Down Coastal Path, this is a residence that offers both prestige and an unparalleled lifestyle. From here, leisurely coastal walks stretching from Bangor Marina to Holywood or Ballyholme are effortlessly accessible, making this a truly enviable location.

Stepping through the grand entrance, one is immediately struck by the home's magnificent proportions and period detailing. The front of the property boasts two formal reception rooms, each graced with exquisite original features, including ornate fireplaces, bay windows, soaring ceilings, decorative cornicing, and delicate picture rails—a testament to the home's distinguished heritage. Beyond the hallway, a study or cloakroom provides a versatile space, accompanied by a convenient downstairs WC.



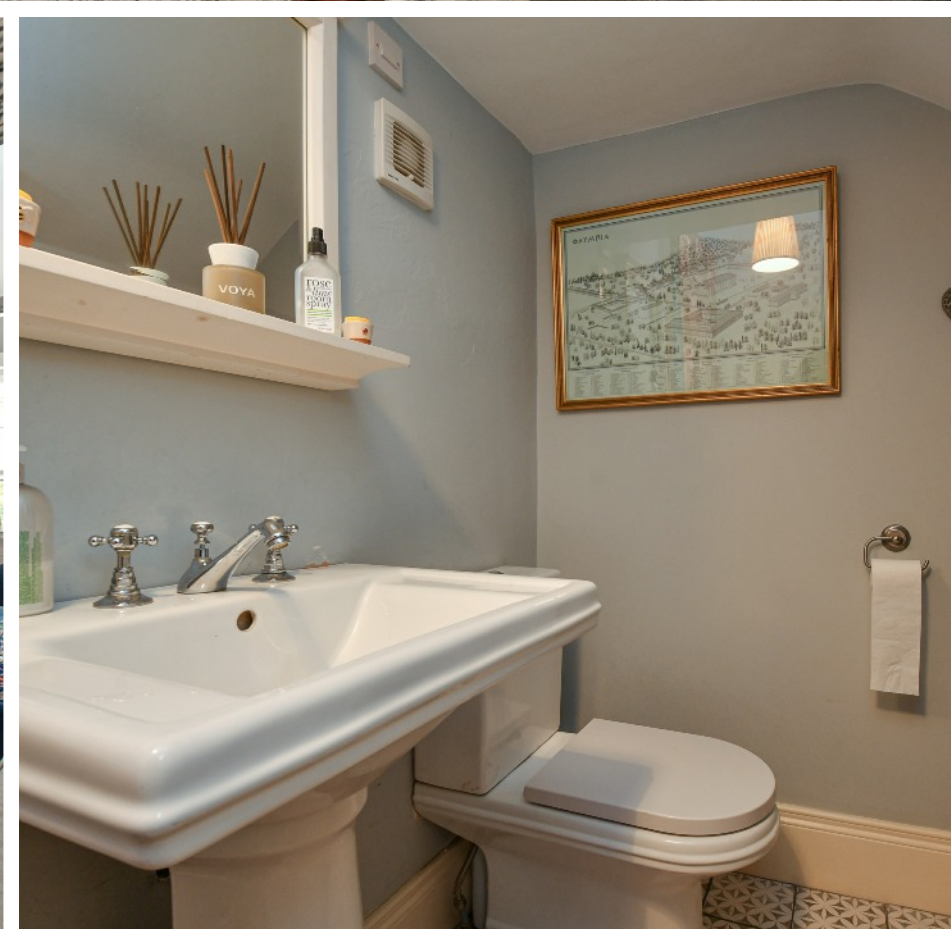






The true heart of this home, however, lies in the recently extended kitchen and dining area, a space that effortlessly blends character with contemporary living. A fully electric AGA serves as a striking focal point, while French doors invite natural light to flood the bright and airy dining area, seamlessly connecting the indoors with the private rear garden. Off the dining space, a generously sized utility room provides ample storage and functionality, with direct access to the garage-currently repurposed as a home gym. Additionally, a cosy sitting room, complete with an open fire, offers a warm and inviting retreat for cooler evenings.





Step Upstairs

Ascending the grand staircase, passing a feature stained-glass window, one reaches the family bathroom, elegantly designed with dual sinks, a walk-in shower, and a freestanding bath—a haven of luxury. The four double bedrooms on this level include a master suite with an ensuite bathroom, while an additional converted attic space provides further accommodation or storage.

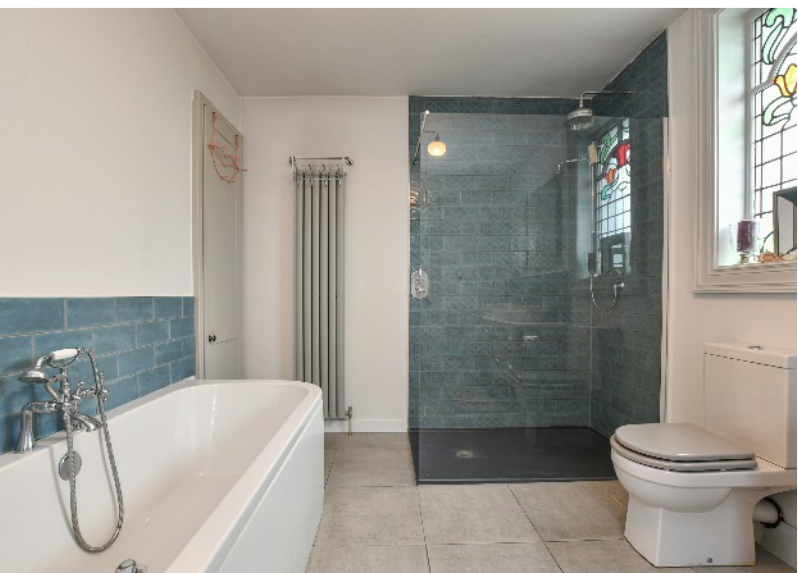
THE FINER DETAILS

- The property features two formal reception rooms with exquisite original details, including bay windows, ornate fireplaces, and decorative corning.
- A versatile study or cloakroom, along with a convenient downstairs WC, enhances the practicality of the home.
- At the heart of the property is a stylish extended kitchen and dining area, featuring a fully electric AGA and French doors leading to the private rear garden.
- A separate sitting room with an open fire provides a cosy space for relaxation on cooler evenings.
- The beautifully designed outdoor area includes a large patio, built-in seating with a firepit, and a low-maintenance lawn, ideal for entertaining.
- A self-contained garden room with a kitchenette, WC, and shower offers flexible use as guest accommodation, a home office, or a teenage retreat.
- The luxurious first-floor bathroom boasts dual sinks, a walk-in shower, and a freestanding bath, with the master suite benefiting from its own ensuite.
- Enhanced with external insulation for improved energy efficiency, this immaculately maintained home is a rare find in such a sought-after location.









THIS PROPERTY COMPRISES

Porch - 3'7" x 5'1"

Hallway - 17'8" x 5'1"

Drawing Room - 18'10" x 12'2"

Dining Room - 15'9" x 12'2"

Study - 4'11" x 12'2"

Sitting Room - 11'10" x 11'9"

Kitchen - 8'4" x 12'9"

Utility - 18'7" x 8'4"

Family Room - 32'6" x 10'3"

Downstairs WC - 7'11" x 5'6"

Bedroom 1 - 12'6" x 12'2"

En suite - 9'1" x 2'10"

Bedroom 2 - 14'3" x 12'2"

Bedroom 3 - 9'4" x 12'2"

Bedroom 4 - 11'11" x 11'8"

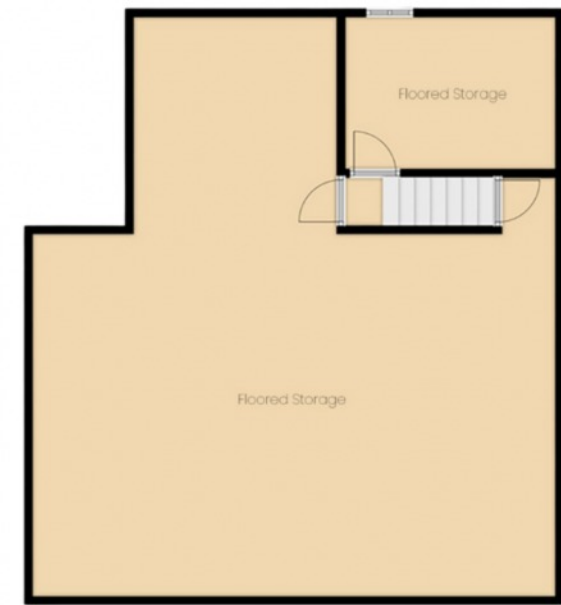
Bathroom - 12' x 8'9"

Floored storage - 12'3" x 8'10"

Garage/Gym - 13'4" x 7'4"

Garden Room - 26'11" x 10'6"

Garden Room Shower Room - 8'6" x 3'



A Private Oasis

Designed for effortless entertaining, the outdoor space is a true sanctuary. A large patio, perfect for al fresco dining, leads down to a built-in seating area with a firepit, creating an idyllic setting for evening gatherings. The manicured lawn requires minimal upkeep, ensuring more time is spent enjoying the sun rather than maintaining the garden. To the rear, a self-contained garden room with a kitchenette, WC, and shower provides exceptional flexibility; ideal as guest accommodation, a teenage retreat, or a private home office.

Further enhancing the outdoor experience, the current owners have installed a large hot tub, thoughtfully covered by a bespoke wooden pergoda, allowing for indulgent relaxation year-round.





Properties of this calibre in Farnham Park are seldom available, particularly those that have been so immaculately maintained and thoughtfully improved. Interest is expected to be high, so we invite you to contact our Bangor office to arrange a private viewing of 24 Farnham Park-a home that blends heritage, elegance, and modern comfort in one of Bangor West's most desirable locations.







Bangor & North Down:
Comber & Ards:

125 Main Street, Bangor BT20 4AE
7a The Square, Comber BT23 5DX

T. 028 9147 9393
T. 028 9140 4100



The above particulars do not constitute any part of an offer or contract. None of the statements contained in this brochure are to be relied on as statements or representations of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. Neither the vendor, Pinkertons, nor any person employed by Pinkertons has any authority to make, or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate.