



**Derry Farm, 3 Ballyrusley Road,
Portaferry
BT22 1JR**

Offers In Region Of £475,000

- This is an idyllic thatched country cottage close to the coastal village of Portaferry
- Set on a two acre site with panoramic countryside views, creating a tranquil and scenic setting
- Three first-floor bedrooms, complemented by a luxury family bathroom with an oversized shower
- The kitchen / dining area features an oil fired range cooker
- Access to a utility room and cloak room
- A spacious formal lounge with an open fireplace
- A comfortable living room featuring a wood-burning stove
- Double-glazed sash windows and underfloor heating throughout
- A modern one-bedroom studio, complete with a hot tub area overlooking the gardens

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	54 E
1-20	G		