

Tim Martin
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**37 Coach Road
Comber
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**Offers Around
£325,000**

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SUMMARY

Nestled in a picturesque and much sought after rural location, this beautiful country cottage offers a rare opportunity to enjoy peaceful countryside living just moments from the bustling village of Comber.

This charming cottage sitting on 0.96 acre (approx) dates to the 1700s and has been thoughtfully extended over the years to provide generous, well-appointed accommodation throughout making it an ideal choice for families seeking a unique home with space to grow or for those looking to downsize without compromise. Fitted with oil fired central heating and double glazing, the accommodation comprises of a beautifully appointed lounge complete with an open fire creating a warm and welcoming heart to the home and a fitted kitchen which is complimented by a separate utility room. Five excellent sized bedrooms, including the principal bedroom with an ensuite shower room and a family bathroom offer flexibility and comfort for everyday living.

Occupying a spacious site, the cottage enjoys mature gardens that offer privacy and tranquillity, perfect for outdoor entertaining, gardening, or simply soaking in the peaceful surroundings.

Located close to Comber village, with its array of local boutiques, coffee shops, restaurants, churches, doctors' surgery and primary and secondary schools, the property is ideally positioned for those wanting rural charm with convenience in mind. Excellent transport links and road network provide easy access to Belfast, Newtownards, and an excellent choice of grammar schools in the Greater Belfast area.

This is a rare opportunity to own a piece of history in a truly idyllic setting.

FEATURES

- A Beautiful Country Cottage Occupying a Spacious, Mature Site Sitting On 0.96 acres (approx) in This Much Sought After Location
- Spacious Lounge with Open Fire
- Fitted Kitchen and Separate Utility Room
- Five Excellent Sized Bedrooms Including the Principal Bedroom with Ensuite Shower Room
- Family Bathroom
- Oil Fired Central Heating and Double Glazing
- Mature Gardens Located to the Front and Rear with Store/Garage
- Situated Close to Comber Village, Public Transport, Local Primary and Secondary Schools and Local Amenities
- Convenient Commute to Dundonald, Stormont, Ulster Hospital, George Best Belfast City Airport and Belfast City Centre
- Perfect For the Growing and Established Family or Those Wishing to Downsize with Convenience in Mind

Entrance Porch

10'11 x 8'0 (3.33m x 2.44m)

Glazed hardwood entrance door; tiled floor; pine tongue and groove ceiling; glazed double doors to:-

Lounge

20'10 x 16'3 (6.35m x 4.95m)

Feature stone fireplace with open fire; tiled hearth; pine wood strip floor; recessed spotlighting.

Hallway

Hotpress with lagged copper cylinder and shelving; built in cloak cupboard.

Kitchen

12'6 x 11'10 (3.81m x 3.61m)

Good range of oak high and low level cupboards and drawers incorporating single drainer sink unit with mixer taps; integrated Hotpoint electric under oven with Smeg 4 ring gas hob; concealed extractor fan unit over; space for fridge / freezer; space for dishwasher; laminate worktops; part tiled splashback; access to roof space; built in shelving.

Utility Room

7'6 x 9'0 (2.29m x 2.74m)

Compact range of pine high and low level cupboards; space for fridge / freezer; space and plumbing for washing machine and tumble dryer; Grant oil fired boiler; pine tongue and groove wall and ceiling panelling; tiled floor; stable door to rear.

Bathroom

9'11 x 7'6 (3.02m x 2.29m)

White suite comprising tongue and groove panelled bath with raised pillar mixer taps and telephone shower attachment; close coupled WC; pedestal wash hand basin with swan neck mixer taps; built in storage cupboards; pine tongue and groove wall panelling.

Principal Bedroom

13'0 x 11'7 (3.96m x 3.53m)

Built in wardrobes and storage cupboards; cornice ceiling.

En Suite Shower Room

8'3 x 6'6 (2.51m x 1.98m)

Maroon coloured suite comprising separate shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; pedestal wash hand basin; low flush WC; tiled floor.

Bedroom 2

11'10 x 8'10 (3.61m x 2.69m)

Built in shelving

Bedroom 3

12'10 x 10'11 (3.91m x 3.33m)

Bedroom 4

10'11 x 10'10 (3.33m x 3.30m)

Feature stove fireplace with slate hearth.

Bedroom 5

11'5 x 8'6 (3.48m x 2.59m)

Built in wardrobe.

Outside

Gravelled and concrete driveway leading to the side and rear of the residence.

Gardens

Front gardens (currently overgrown) are planted with a range of mature trees; feature pond.

Rear gardens laid out in lawn; concrete patio area; outside light and water tap.

Store

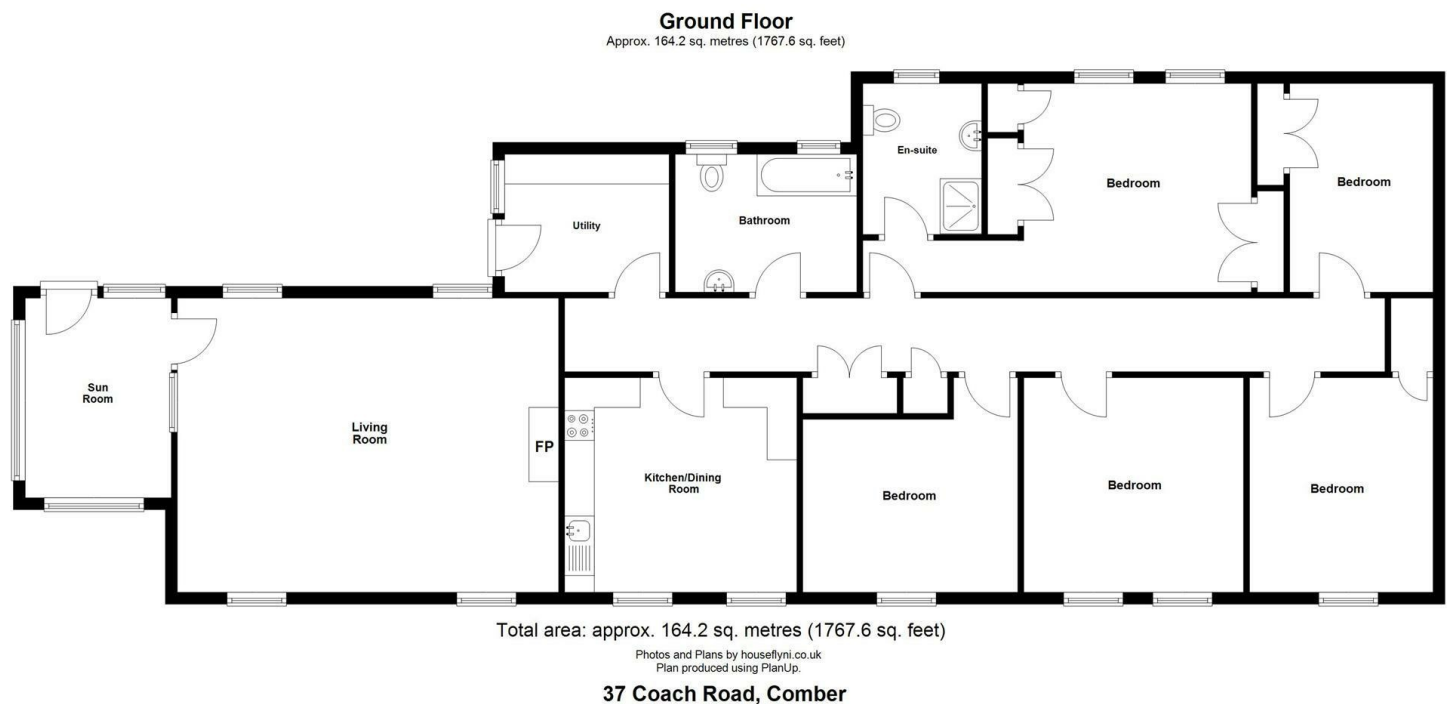
13'9 x 9'7 (4.19m x 2.92m)

Tenure

Freehold

Capital / Rateable Value

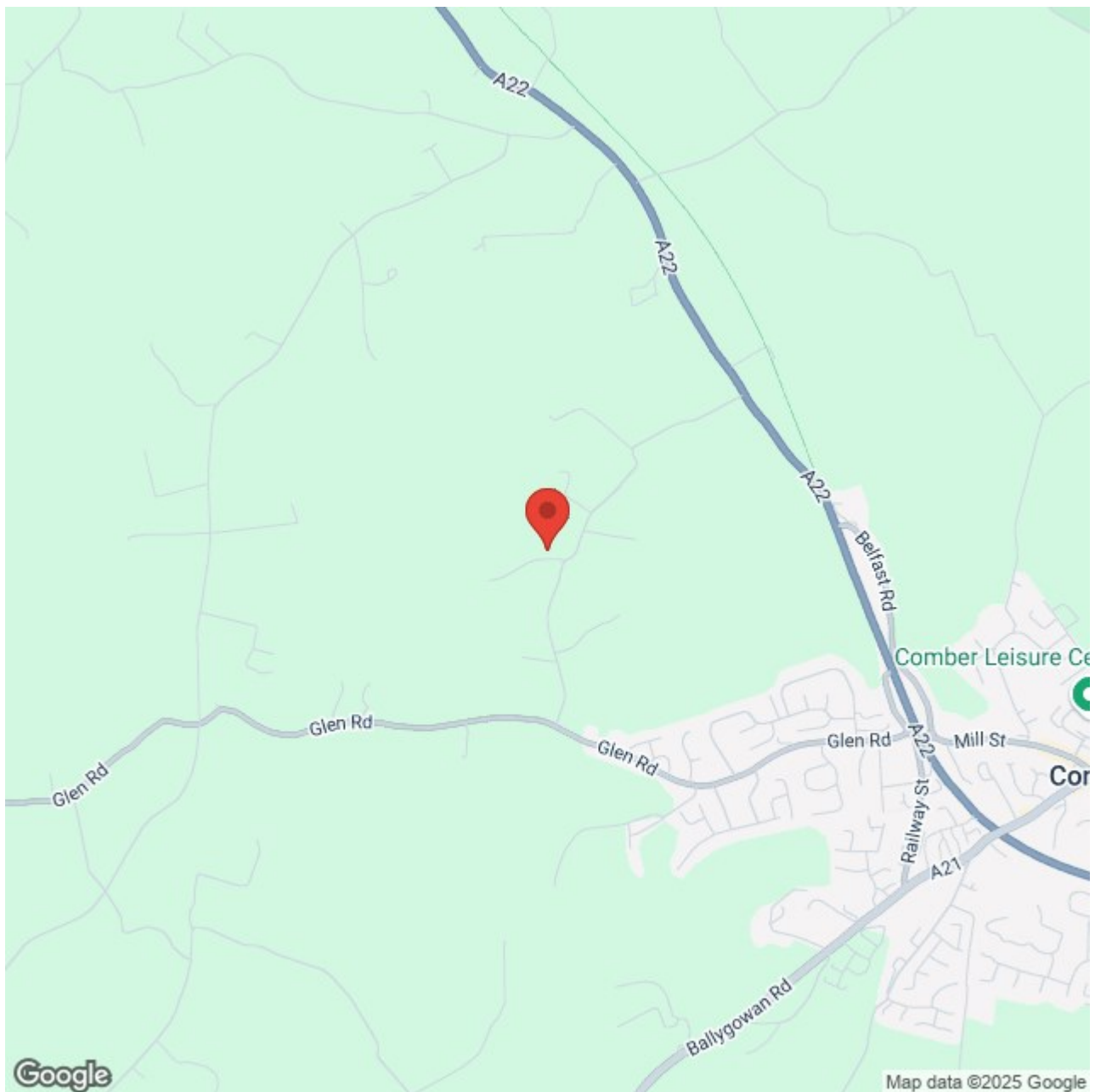
£280,000. Rates Payable = £2558.36 Per Annum (Approx)











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	51	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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