

Tim Martin
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Hillhead Cottage
11 Annadorn Road
Downpatrick
BT30 8JU

Offers Around
£325,000

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SUMMARY

Tucked away in the heart of the country, and yet a short drive from Downpatrick, Crossgar, Newcastle and the Mourne Mountains, this delightful renovated country cottage with adjoining workshops and stores offers spacious luxury appointed accommodation on one floor.

Enjoying pleasing views over the surrounding countryside, the cottage boasts a spacious lounge with wood burning stove, quality modern integrated kitchen, 3 bedrooms, contemporary fitted bathroom all creating a gracious homely feel. The property is fitted with oil fired heating and double glazing.

The range of outbuildings include a generous workshop with enclosed stove, which is currently used as a show room, but is equally suitable for a range of purposes. An additional workshop / garage, stores and cattle house provide lots of options for hobbies / home businesses.

FEATURES

- Delightful Renovated Country Cottage
- Three Excellent Sized Bedrooms
- Beautifully Appointed Lounge with Enclosed Cast Iron Stove
- Quality Modern Integrated Kitchen
- Deluxe Contemporary Bathroom
- Oil Fired Heating
- Double Garage
- Large Enclosed Gardens
- Generous Workshops / Stores
- A Short Drive From Downpatrick, Crossgar, Newcastle and the Mourne Mountains

Reception Hall

Wood laminate floor.

Sitting Room

16'8 x 15'6 (5.08m x 4.72m)

Hole in the wall fireplace with enclosed cast iron stove on slate hearth; timber beam mantle; wood laminate floor; corniced ceiling.

Kitchen

19'9 x 8'0 (6.02m x 2.44m)

Single drainer enamel sink unit with mixer taps; extensive range of modern laminate eye and floor level cupboards and drawers with matching pull out larder unit; formica worktop integrated electric oven and microwave oven; Hotpoint 4 ring ceramic hob with stainless steel and glass extractor canopy over; part tiled walls; ceramic flagged floor; Keylite ceiling window; formica breakfast bar; LED spotlighing.

Rear Hall

Wood laminate floor; leading to:-

Bedroom 1

14'8 x 11'3 (4.47m x 3.43m)

Bedroom 2

11'5 x 7'8 (3.48m x 2.34m)

Corniced ceiling.

Bedroom 3

15'3 x 7'4 (4.65m x 2.24m)

Bathroom

12'3 x 6'5 (3.73m x 1.96m)

Contemporary white suite comprising freestanding bath with centrally located chrome mixer taps; walk in rectangular tiled shower; glass shower panel; floating vanity unit with fitted wash hand basin and chrome mono mixer tap; drawers under; illuminated mirror over; WC with concealed cistern; wall mounted vertical heated towel radiator; hotpress with Kingspan ultra steel pressurised hotwater cylinder; ceramic tiled walls and floor; extractor fan.

Outside

Shared bitmac drive; leading to:-

Concrete Court Yard

Laundry Room

15'7 x 11'1 (4.75m x 3.38m)

2½ tub stainless steel sink unit with mixer taps; range of laminate eye and floor level cupboards and drawers; formica worktops; integrated Caple microwave over; plumbed for washing machine; ceramic flagged floor.

Garage / Workshop

30'7 x 16'5 (9.32m x 5.00m)

Built in workbenches; fluorescent light and power points.

Wokshop

30'7 x 16'5 (9.32m x 5.00m)

Enclosed cast iron stove; LED lighting and power points.

Store

13'5 x 7'4 (4.09m x 2.24m)

Concrete Yard

With a range of outbuildings including:-

Open Fronted Store

30'0 x 20'4 (9.14m x 6.20m)

Light and power points.

Lying In Shed

26'10 x 17'5 (8.18m x 5.31m)

Divided into two pens with silage rack; two automatic water drinkers.

Hayshed

45'0 x 21'8 (13.72m x 6.60m)

Concrete floor; LED light and power points; double sliding doors.

Open Clamp Silo

Concrete floor.

Gardens

Situated to the front of the residence, the gardens are laid down to lawns enclosed with random stone wall and ranch fencing. Mature apple and pear trees and planted.

Boiler Housing

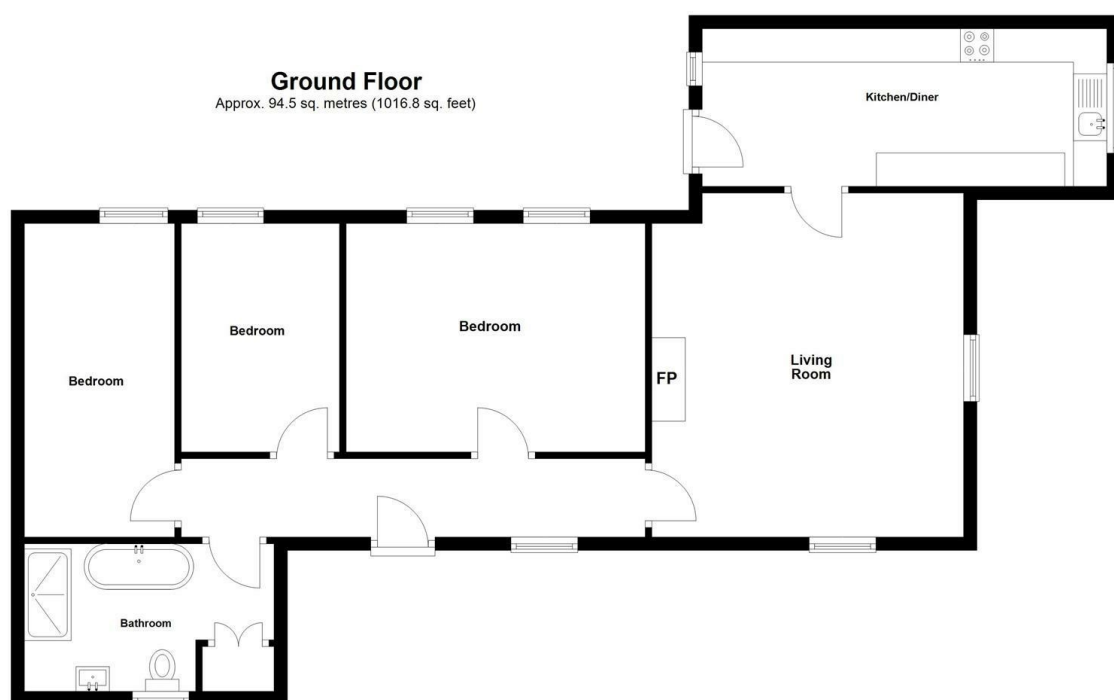
With oil fired boiler; PVC oil storage tank.

Tenure

Freehold

Capital / Rateable Value

£120,000. Rates Payable = £1,218.72 Per Annum (approx)



Total area: approx. 155.2 sq. metres (1670.6 sq. feet)

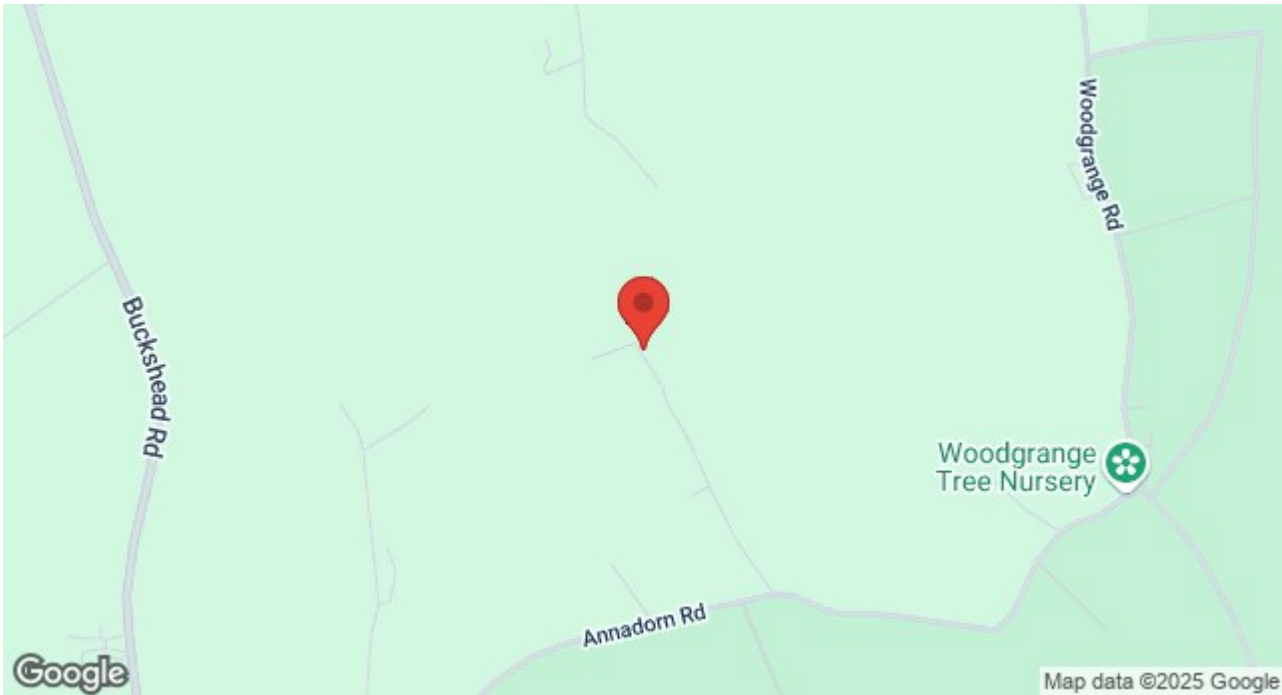
Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

11 Annadorn Road, Downpatrick









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

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