



For Sale

TOTAL SALE PRICE

£290,000

### THE SPACE

This is a unique opportunity to purchase a well-established and known business, that also provides lots of potential for further expansion. Barholm could also be converted into residential dwellings, subject to the necessary planning consents.

## Barholm, 11 The Strand, Portaferry, BT22 1PF

### Location

- Portaferry is a small town in County Down, Northern Ireland, located at the southern end of the Ards Peninsula, near the Narrows at the entrance to Strangford Lough. Portaferry is approximately 21.5 miles southeast of Belfast and 9.6 miles to Downpatrick via the short ferry crossing across the narrows to Strangford. It is home to Northern Ireland's only aquarium Exploris and is well known for the annual Gala Week Float Parade in July. Portaferry is only a short drive away from some of the finest beaches in Northern Ireland and golf courses such as Kirkistown Castle Golf Club, Ardglass Golf Club and Ardminnan Golf Club. It is the home of the QUB Marine Biology Facility and the Marina Boats berths for up to 50 Boats.
- Barholm is located on the scenic and quaint Strand of Portaferry, directly facing the Marina and the Portaferry ferry terminal, providing easy access to the village of Strangford. The property benefits from picturesque views over Strangford Lough from the front of the property. It is located in a highly sought-after position within the town.
- Visitors can explore the Exploris Aquarium located 150 yards from the property and Portaferry Castle only 100 yards from Barholm.

# Description

## Barholm

Barholm's substantial accommodation comprises of 12 guest bedrooms (8 with ensuite shower rooms) over three floors with a conference room, dining room and commercial kitchen on the ground floor. Also located on the ground floor are the communal lounge, games room and dining room with panoramic views of Strangford Lough.

Patio terrace to the front of the property with undisturbed views of Strangford Lough.

Enclosed courtyard to the rear with stores and boiler room.

Ample scope for aspiring interior design enthusiasts.

Tremendous space, in a great location & with excellent commercial or residential opportunity.

George Best Belfast City Airport is 20.5 miles away.

Portaferry ferry terminal is 30 yards away from the property.

Walk or cycle the coastal routes and observe the beauty of Strangford Lough, designated an Area of Outstanding Natural Beauty.

Take the ferry and visit Strangford Village, with its beautiful array of restaurants and cafes, whilst there visit Castle Ward and its many land and lough activities and Game of Thrones experiences.



The Narrows



Entrance Hall





Dinning Room/Conservatory



Dinning Room



Lounge



Pool Room



## Bedroom



## Bedroom



## The Property comprises

### Outside

**FRONT TERRACE:** Patio area with uninterrupted views of Strangford Lough. Leading to:

### Ground Floor

**ENTRANCE PORCH:** Ornate mosaic tiled floor and fan light. Glazed inner door to Hallway.

**ENTRANCE HALL:** 24' 5" x 7' 11" (7.44m x 2.41m) Hard wood floor, cornice ceiling and corbeling.

**RECEPTION/OFFICE:** 13' 7" x 11' 12" (4.15m x 3.65m) Bay window with uninterrupted views of Strangford Lough. Tiled floors and door leading to:

**DINING ROOM/CONSERVATORY:** 24' 10" x 23' 8" (7.56m x 7.22m) Double height ceiling. Panoramic views of Strangford Lough. Feature stone wall and fully tiled floors. Door leading to:

**KITCHEN:** 15' 5" x 14' 9" (4.70m x 4.50m) Fully fitted commercial style kitchen with window to rear enclosed patio.

## Ground Floor

ENTRANCE HALL (LEADING TO THE REAR)

CONFERENCE ROOM: 28' 9" x 15' 3" (8.77m x 4.66m) Corniced ceiling, ceiling rose and carpeted floor. Bay window with views of Strangford Lough.

BEDROOM (2): 14' 5" x 12' 4" (4.39m x 3.75m) Ample room with carpet floors and window to the rear of the property.

BATHROOM: 7' 7" x 7' 3" (2.32m x 2.21m) Disabled walk-in shower cubicle, wash hand basin, W.C.

COMMUNAL LOUNGE: 14' 10" x 13' 7" (4.53m x 4.15m) Wooden floor and TV area with views to rear enclosed courtyard. Open to:

GAMES ROOM: 14' 11" x 13' 4" (4.55m x 4.06m) Bright Games Room with wooden floors and built-in seating areas. Leading to:

## Rear First Floor

BEDROOM (13): 15' 11" x 11' 9" (4.85m x 3.57m) Carpet floors and TV points on walls. Windows to rear of property.

ENSUITE SHOWER ROOM: Laminate flooring, shower cubicle, W.C., wash hand basin.

BEDROOM (14): 15' 11" x 11' 9" (4.85m x 3.57m) Carpet floors and TV points on walls. Windows to rear of property.

ENSUITE SHOWER ROOM: Laminate flooring, shower cubicle, W.C., wash hand basin.

## Outside

ENCLOSED REAR PATIO: Fully tiled patio with stores and boiler room.

## First Floor Landing

BEDROOM (3): 12' 2" x 10' 8" (3.70m x 3.26m) Double room with carpet floors and TV points.

ENSUITE SHOWER ROOM: Laminate flooring, shower cubicle, W.C., wash hand basin.

BEDROOM (4): 10' 8" x 9' 7" (3.26m x 2.92m) Single room with carpet floors and views of rear patio.

BATHROOM: 7' 3" x 6' 1" (2.22m x 1.85m) Laminate flooring, shower cubicle, W.C., wash hand basin.

## First Floor

READING AREA: 10' 6" x 7' 10" (3.21m x 2.38m) Corniced ceiling, carpet floors and windows with uninterrupted views of Strangford Lough.



Bedroom 2



Bedroom



## First Floor

**BEDROOM (5):** 15' 4" x 11' 9" (4.67m x 3.58m) Double room with carpet floors, wash hand basin, TV points and window to the rear of the property.

**BEDROOM (6):** 13' 3" x 8' 2" (4.05m x 2.49m) Double room with carpet floors, wash hand basin, TV points and window to the rear of the property. Door leading to:

**BATHROOM:** Laminate flooring, shower cubicle, W.C., wash hand basin.

**BEDROOM (7):** 11' 8" x 10' 10" (3.55m x 3.29m) Corniced ceilings, carpet floors and TV points. Double windows overlooking Strangford Lough.

**ENSUITE SHOWER ROOM:** Laminate flooring, shower cubicle, W.C., wash hand basin.

**BEDROOM (8):** 11' 8" x 10' 10" (3.55m x 3.31m) Corniced ceilings, carpet floors and TV points. Double windows overlooking Strangford Lough.

**ENSUITE SHOWER ROOM:** Laminate flooring, shower cubicle, W.C., wash hand basin.

## Second Floor Landing

**BEDROOM (9):** 12' 2" x 10' 12" (3.72m x 3.34m) Double room with carpet floors and TV points.

**ENSUITE SHOWER ROOM:** Laminate flooring, shower cubicle, W.C., wash hand basin.

**BEDROOM (10):** 10' 9" x 7' 11" (3.28m x 2.41m) Single room with carpet floors and views of rear patio.

## Second Floor

**BATHROOM:** 7' 3" x 7' 2" (2.22m x 2.19m) Laminate flooring, shower cubicle, W.C., wash hand basin.

**BEDROOM (11):** 19' 10" x 15' 3" (6.04m x 4.66m) Large room with carpet floors and TV points.

**BEDROOM (12):** 19' 9" x 15' 6" (6.02m x 4.73m) Large room with carpet floors and TV points.

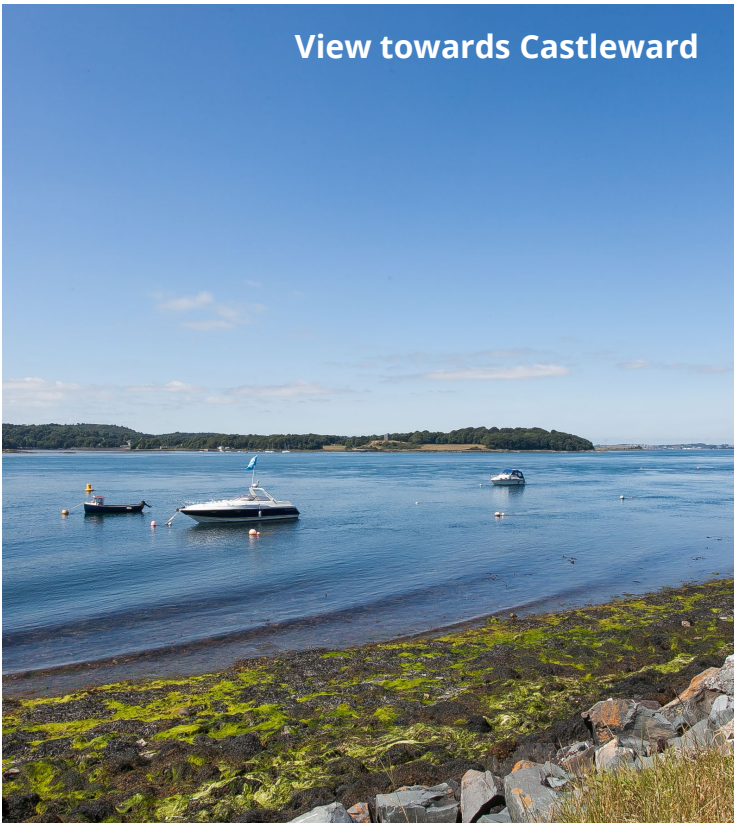
**BATHROOM:** 7' 9" x 6' 4" (2.37m x 1.93m) Laminate flooring, shower cubicle, W.C., wash hand basin.







View towards Castleward



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