



13 Castle Street
Strangford
Downpatrick
Co Down
BT30 7NF

OFFERS OVER: -
£325,000

Viewing strictly by appointment
028 92 683762/07740 511808

13 CASTLE STREET, STRANGFORD, DOWNPATRICK, BT30 7NF

Downshire Estate Agents are delighted to present to the market, 13 Castle Street, Strangford. This is a rare opportunity to acquire an attractive, red-brick terrace property, standing proud amongst the most prominent and sought-after properties in the region of Strangford and Lecale. Close to the imposing Strangford Castle Tower and built c. late 19th century, this delightful period property has been renovated and restored to fully maximise the layout and accommodation on offer and is conveniently positioned in the heart of this historic and charming coastal village.

Strangford retains much of the Georgian charm inherited from historic prosperity and remains beautifully framed by fine plantations of trees designed and executed for its principal land-owning families. The Ferry linking to Portaferry, whose history is as old as the town itself, is now the most regular use of the harbour. This community-centric village boasts an excellent variety of amenities, including, award-winning eateries, bijou cafes, cosy pubs, excellent local shops, and a popular primary school.

Strangford lough boasts an unrivalled setting, with panoramic views across to Portaferry and the stunning, surrounding countryside. Wildlife both above and below the waterline is of unparalleled variety and of great scientific importance to this area of conservation, being the perfect wintering location for more than 70,000 sea birds that migrate from northern latitudes, the lough also boasts over 2000 marine creatures.

This charming period property perfectly blends a traditional time-honoured feel, with modern home comforts, and will attract wide appeal from Investors, commercial speculators, owner occupiers and those looking for a low-maintenance bolthole by the sea. Approved by the Northern Ireland Tourist board this former holiday let proved to be extremely popular with a consistently lucrative return. Ideally positioned, with an abundance of local amenities on the doorstep, and for commuters, Strangford Village is located approx. 10 minutes' drive from Downpatrick and only 45 minutes' drive from Belfast.

This original stone and red-brick property is in excellent condition and the bright ground floor accommodation includes, an open-plan living, kitchen, dining room with feature exposed original stone wall, a multi-fuel stove, and a modern downstairs shower room. The first floor boasts, three bedrooms, and a principal bathroom. The property is further enhanced by double glazed windows, oil fired central heating and a newly installed damp proof course.

The private and secluded rear aspect of the property is a true hidden gem, boasting two restored stone outbuildings (a utility room and store) a delightful cottage style, flagged rear patio with original stone walls, leading to secluded mature gardens, extending to St Johns Lane with a pillared vehicular access and off-street parking for two cars.



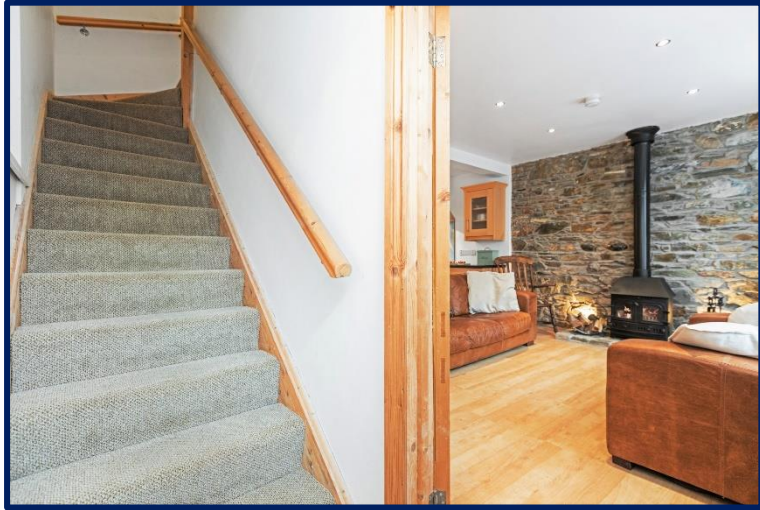
Strangford Old Quay

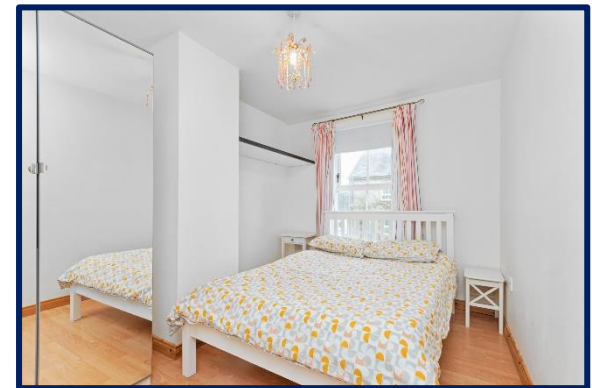
FEATURES



- An exceptionally rare opportunity to purchase a charming, red-brick mid-terrace property, on historic Castle Street, close to Strangford Castle Tower, in the beautiful coastal Village of Strangford.
- This delightful property is located in the heart of this picturesque Village which boasts uninterrupted views from the harbour across Strangford lough to Portaferry and the stunning surrounding countryside.
- Built c. late 19th century, this enchanting property, retains many beautiful rustic features, including stripped internal doors, an exposed original stone wall, restored original stone outbuildings and boundary walls to the rear.
- Offering a hugely convenient location with all the village amenities on the doorstep and for commuters, Strangford is located approx. 10 minutes' drive from Downpatrick and approx.45 minutes' drive from Belfast.
- Close to many local tourist attractions, and beautiful beaches.
- An Ideal costal bolthole, or investment property
- Northern Ireland Tourist Board approved self-catering accommodation.
- The property offers bright, well-presented accommodation over two floors to include:
 - Open plan, living/dining/kitchen with feature exposed stone wall, and a multi-fuel burning stove with stone hearth.
 - Excellent selection of high and low level shaker style kitchen cabinetry.
 - Downstairs shower room.
 - Three well-proportioned Bedrooms.
 - Modern principal bathroom.
 - Double glazed windows/Oil fired central heating.
 - Newly installed damp proof course.
 - Floored roof void with Velux window.
 - Restored stone outbuildings currently used as utility outhouse and store.
 - Excellent rear aspect, fully enclosed with extensive terraced gardens, private patio area, original stone store/shed and secure off street parking for two cars.
- Leafy mature site with beautiful original stone boundary walls to rear.
- Option to purchase contents by separate negotiation.
- Rates 2022/23- £1090.00 (Est)
- EPC – D56/D64







GROUND FLOOR:-

Entrance Hall:-

Solid wood flooring. Electric metre box. Stairs to first floor.

Living/Kitchen/Dining Room:- 21'1" x 12'11"

Living/Dining Area:-

Feature multi-fuel burning stove with stone hearth with exposed stone wall with decorative uplighters. Under stairs storage. Laminate wood flooring. Double panel radiator. Recessed spotlights. Double aspect windows to front. T.V. point. Space for dining table and chairs.

Kitchen Area:-

Excellent selection of shaker style wood cabinetry including, high and low level units, shelving and feature, space saving, counter-top larder style unit with double doors and pull out storage. Stainless steel sink unit and mixer tap. Space for cooker, plumber for gas. Stainless steel extractor hood, with fan and light. Space for fridge. Plumbed for dishwasher. Rear aspect window. Double panel radiator. Feature stripped pine, 'stable style', half door with wrought iron fittings, leading to rear patio and stone outhouse/utility.

Downstairs Shower room:-

Fully tiled double sized shower enclosure with wet room style floor and 'Redring' electric shower. Wash hand basin with vanity cupboard below. Low Flush W.C. Slate style tiled floor. Extractor fan.

FIRST FLOOR: -

Landing: -

Laminate wood flooring. Built in hotpress with copper cylinder immersion heater.

Roof Void :-

Accessed via Slingsby type ladder. Floored. Velux window.



FIRST FLOOR CONTINUED: -

Bedroom (1) 11'6" x 8'6"

Laminate wood flooring. Single panel radiator. Front aspect window.

Bedroom (2) 8'7" x 8'6".

Laminate wood flooring. Single panel radiator. Rear aspect window.

Bedroom (3) 8'5" x 7'5".

Laminate wood flooring. Single panel radiator. Front aspect window.

Principal Bathroom: - 8'3" x 4'5"

Panelled bath with chrome taps and handheld shower attachment. Wash hand basin with vanity cupboard below. Feature replica 'Victorian style' high level cistern W.C. Part tiled walls. Recessed spotlights. Extractor fan. Ceramic tiled floor. Rear aspect window.

OUTSIDE: -

Private, cottage style flagged patio area with feature original stone boundary walls, and complementary stone-built boiler house with oil fired boiler. Outside tap, light and double electric socket. Steps to garden area.

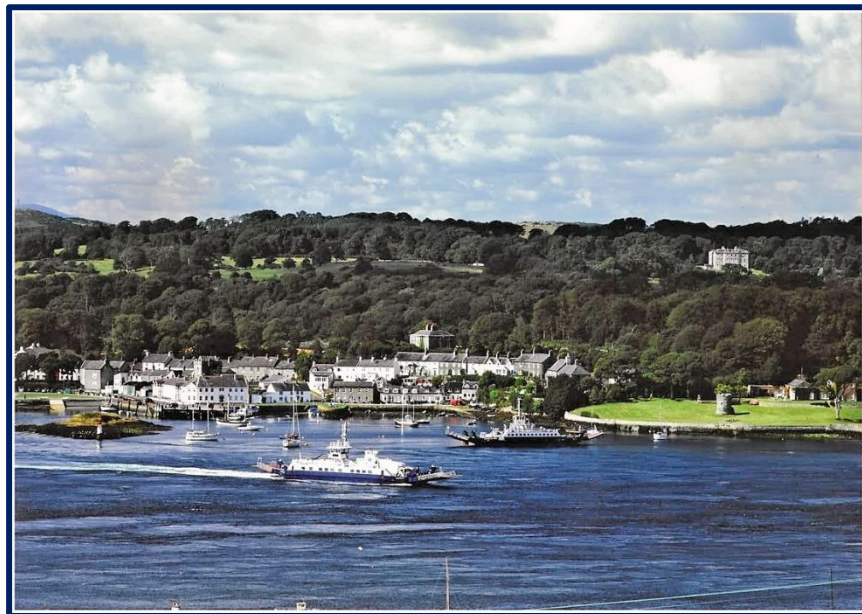
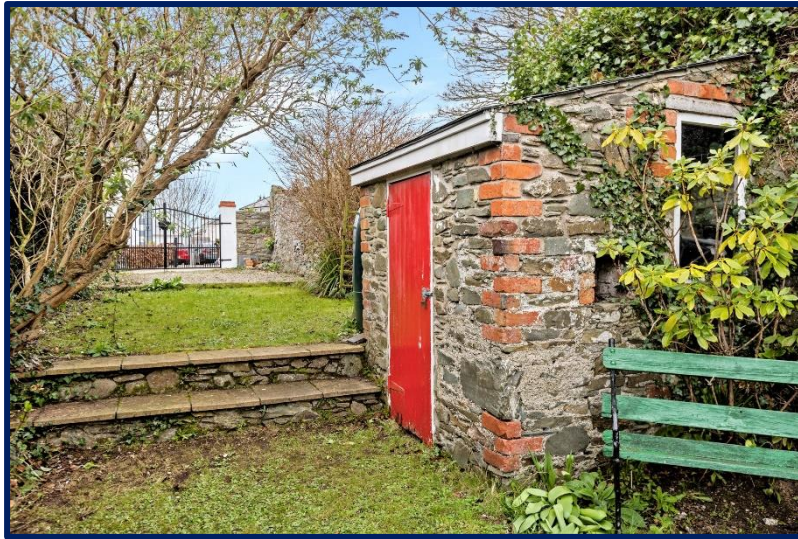
Original Stone Outhouse: - 9'11" x 7'11" (Utilised as Utility and storeroom)

Renovated and restored with pitched slate roof and feature 'stable style' half door. Selection of low-level units with stainless steel sink unit and mixer tap. Plumbed for washing machine space for fridge and freezer. Velux Window. Exposed stone wall. Tiled floor.

Enchanting, fully enclosed gardens, laid in lawns with delightful selection of mature shrubs and trees. Boundary hedge and original stone wall. Fully restored original stone shed/store with sloping slate roof.

Pillared entrance with double wrought iron gates for vehicular access via St Johns Lane, with off street parking area for two cars.





The Strangford Ferry taken from Portaferry Quayside.



The Strangford Ferry - Aerial View of Strangford harbour and out to the Irish Sea

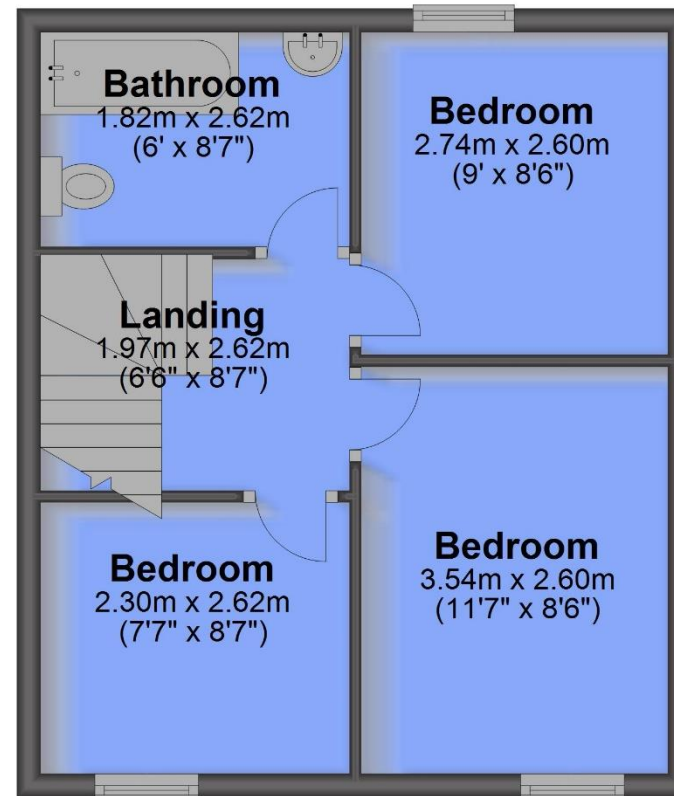
Ground Floor

Approx. 33.5 sq. metres (360.2 sq. feet)



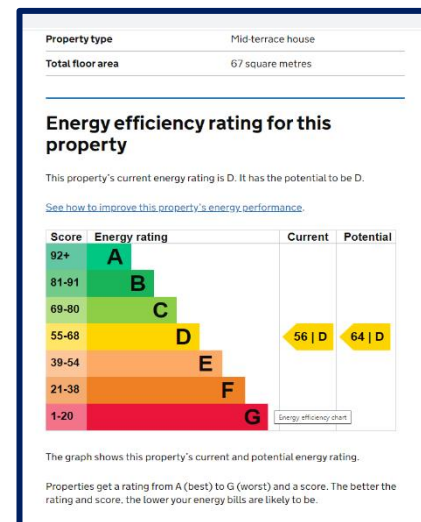
First Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Total area: approx. 67.2 sq. metres (722.9 sq. feet)

Plan prepared by EASS ' www.eassni.com ' To be used as a guide only
Plan produced using PlanUp.



Tenure:- Assumed Leasehold

Viewing:- Strictly by appointment with Aundrea Gray

15 Main Street
Royal Hillsborough
BT26 6AE
028 92 683762

Info@Downshireestateagents.co.uk
WWW.Downshireestateagents.co.uk



These particulars do not represent any part of an offer or contract and none of the statements contained should be relied upon as fact. Please note we have not tested any systems in this property, and we recommend the purchaser checks all systems are working prior to completion. All measurements are taken to the nearest 3 inches. The floor plans are for illustrative purposes only and do not represent of constitute part of the sale.