



## 10-12 BISHOPS COURT ROAD, KILCLIEF, BT30 7NU

This delightful property comprises 2 charming homes offering character, charm and quality internal specification. The full potential of the properties can be realised by any of the following options:

- \* as homes with adjacent cottage with proven income generating potential as air bnb/holiday lets (appropriate approvals in place).
- \* a home with adjacent separate work from home accommodation
- \* a retirement home with separate space for visiting friends/family and boomerang kids.

The private gardens enable sunshine to be enjoyed within walking distance of Kilclief beach. The amenities of the village of Strangford are within easy commuting distance.

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  | 74      | 76        |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| Northern Ireland EU Directive 2002/91/EC    |  |         |           |

**OFFERS AROUND £395,000**



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## Key Features





**The Cottage School House,  
10 Bishopscourt Road**  
Cottage has solar panels.

### Entrance Hall

Wooden stable door to entrance hall with Chinese slate flooring.

### Living Room

15'8 x 14'02  
Chinese slate flooring. Multi fuel stove on raised hearth. Door to front. Door to Kitchen/dining area.

### Kitchen/Dining area

15'8 x 14'02  
High and low level units with sink unit. Integrated oven and hob with extractor. Integrated fridge. Breakfast bar. Tiled floor. Double doors to patio area. Velux windows.

### Bedroom

10'08 x 10'05  
Front facing. Door to:

### Shower room

Walk in shower cubicle with wall shower and rain shower over, wash hand basin, low flush w.c. Chinese slate tiled floor. Door to:

### Utility Room

6'05 x 5'02  
Recess for washing machine. Chinese slate flooring.

### The School House, 12 Bishopscourt Road

Underfloor heating on ground floor.

### Entrance Hall

Double door to: Tiled floor.

### Living Room/Dining

16'0 x 14'09  
Open tread staircase to first floor. Multi fuel stove on raised hearth. Patio door to rear garden.

### Kitchen

7'10 x 7'01  
Low level units with 1 1/2 stainless steel sink unit. Recess for oven and fridge freezer. Tiled at splashback. Tiled flooring.

### Bathroom

7'05 x 7'05  
White panelled bath with shower over, low flush w.c., and pedestal wash hand basin. Tiled flooring. Part tiled walls. Towel radiator.

### First floor bedroom

25'07 x 14'04  
Views to side and rear. Wooden flooring.

### Garage

18'10 x 12'02  
Currently used as a workshop and utility area.

### Room accessed via outside steps

14'10 x 12'02  
Ideal for work from home space or workshop.

### Outside

Ample parking to the front with access to beautiful mature gardens with shrubs and trees along with 2 paved seating areas, raised decked area with pergola and stoned areas.

### No 10 Epc

2453-1945-1710-7122-7159  
C74

### No 12 Epc

2753-1201-1788-1671-1729  
C69



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# 10-12 BISHOPS COURT ROAD, KILCLIEF, BT30 7NU



Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Lee-Anne on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17709539**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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