



## 10-12 BISHOPS COURT ROAD, KILCLIEF, STRANGFORD, 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**

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

## 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

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









# 10-12 BISHOPS COURT ROAD, KILCLIEF, STRANGFORD, 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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

FORETSIDE  
028 9064 1264

NEWTOWARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYMENA  
028 2565 7700

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark