



7 GRANSHA ROAD SOUTH

Bangor, BT19 7QB

Offers around **£449,950**



DETACHED | 3  | 2  | 4 

Occupying an idyllic semi rural site of just under two acres, here is an ideal opportunity to purchase an extended Grade B2 listed cottage steeped in charm, character and history. This most attractive looking cottage is so much bigger than it looks.

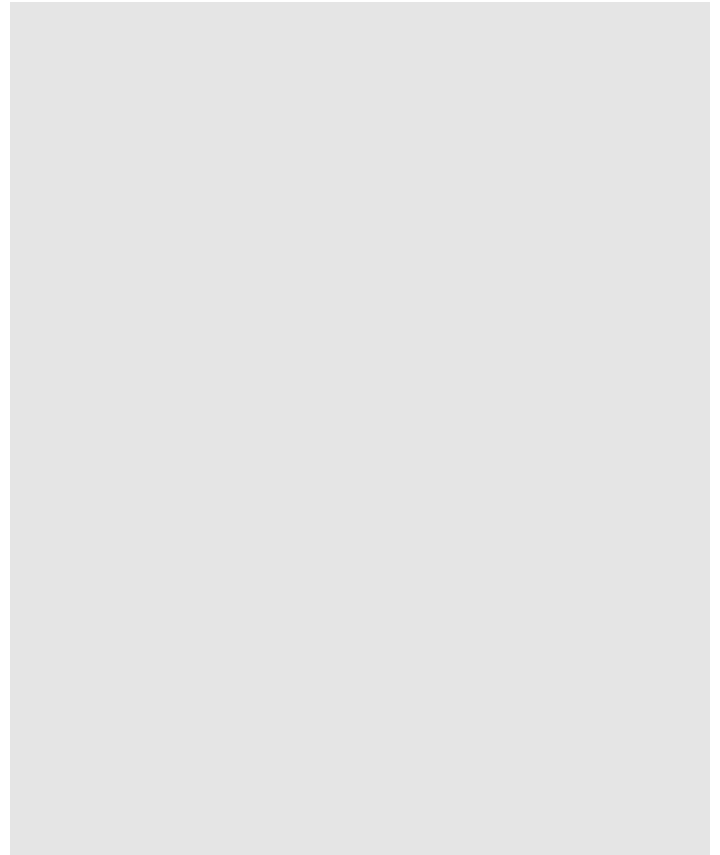
The property itself consists of spacious reception hall with open fire, which is ideal as a family room, large drawing room with feature beamed ceiling, Inglenook fireplace and open fire, kitchen which is open plan to casual dining/sitting area, conservatory which is located off the kitchen area, three well proportioned bedrooms, including main bedroom with en suite shower room, bathroom and office/study. Please note that the office/study was originally a bedroom and could be converted back to provide four bedrooms if required.

Outside you will find arguably one of the finest sites in the vicinity. Mature beautifully presented gardens in lawns with vast array of colourful flowers, plants, trees and shrubs can be found both to the front and the rear of the property. The rear garden is its own little haven of lawns, pathways, meadow type area and even a tennis court. Combine this with the fact it has a westerly aspect and it is a place which is sure to be enjoyed. There is also a delightful landscaped courtyard style garden area to the side of the property with a southerly aspect and is a real sun trap. It doesn't stop there with this outstanding home. There is also a self contained annexe which has an open plan living/kitchen/bedroom area with cast iron gas stove and there is also a shower room.



KEY FEATURES

- Idyllic Semi Rural Site of Just Under 2 Acres, Arguably One of the Finest in the Area
- Spacious Reception Hall, with Open Fire, Which is Ideal as a Family Room
- Large Drawing Room with Feature Beamed Ceiling, Inglenook Fireplace and Open Fire
- Kitchen with Oil Fired Aga, Open Plan to Casual Dining/ Sitting Area
- Archway from Dining/Sitting Area to Conservatory with Lovely Aspect to Side Garden
- Three Well Proportioned Bedrooms Including Main Bedroom with En Suite Shower Room
- Large Office/Study Which was Originally a Fourth Bedroom and Could be Converted Back
- Bathroom with Three Piece White Suite
- Oil Fired Central Heating
- Self Contained Annexe with Electric Heating
- Accommodation Comprises Open Plan Living/Kitchen Bedroom Area with Cast Iron Gas Stove and Shower Room



ROOM DETAILS

Ground Floor

- Spacious Reception Hall
16'11" x 15'10"
- Drawing Room
30'2" x 16'
- Kitchen Open Plan To
Casual Dining/Sitting Area
20'9" x 17'4" "
- Office/Study
18'1" x 12'9"

Rear Hallway

- Primary Bedroom
18'1" x 15'
- Ensuite Shower Room
- Bedroom Two
12'7" x 10'10"
- Family Bathroom"
- Bedroom Three
13'8" x 10'2"
- Cloakroom with WC

Outside

- Garage
28'5" x 20'3"
- Workshop
18'11" x 15'10"
- Storeroom
15'1" x 9'1"
- Outside Utility Room
18'10" x 9'4"
- Self Contained Granny
Flat Or Annexe
- Open Plan Living /
Kitchen / Bedroom Area
28'3" x 14'3"
- Shower Room

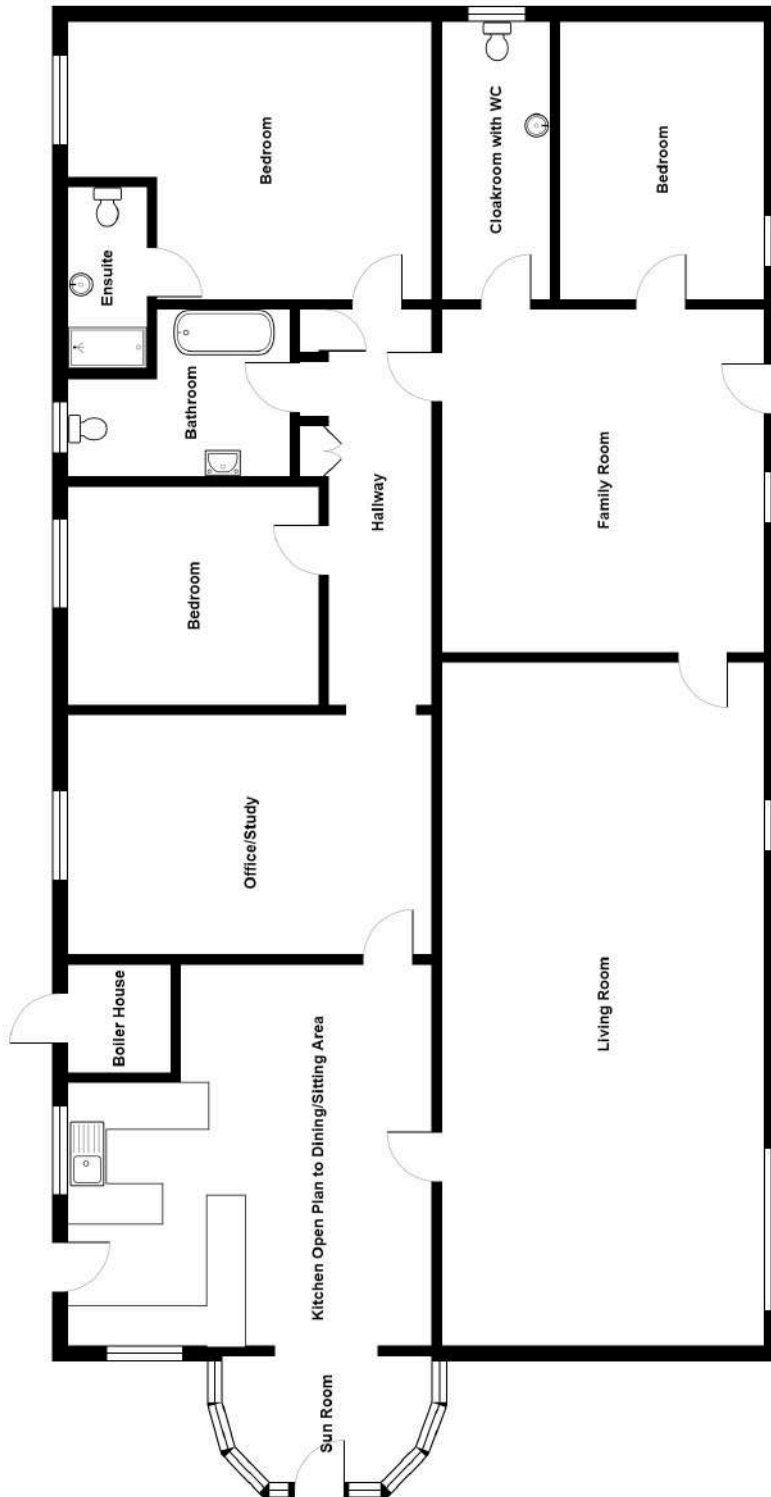
Outside

- Idyllic semi rural site of
around 2 acres with
beautifully presented
mature front garden in
lawns with flowerbeds
with array of colourful
flowers, plants and
shrubs, apple trees and
front terrace
- . The rear of the property
has a westerly aspect and
there is also an additional
landscaped courtyard
style garden area to the
side of the property in
loose stones with flowers,
plants, trees and shrubs
and a southerly aspect.





FLOOR PLANS





DIRECTIONS

From Six Road Ends roundabout take the back road to Newtownards along Gransha Road South and number 7 is on your right.



THE LOCAL AREA

Bangor is a beautiful seaside town located just over 13 miles from Belfast. Bangor offers a wide variety of property with something to suit all.

Bangor Marina is one of the largest in Ireland and attracts plenty of visitors when the sun shows its face. Tourism is a big factor in this part of the world.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		60
39-54 E	27	
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

