



2 Ferry Street , Portaferry, BT22 1PB

"Well you won't see a property like this every day. A stunning 3 storey townhouse, dating back over 150 years to 1869, yet fully modernised in the last few years and offering incredible family accommodation of nearly 3,500 sq.ft. or obvious potential as a B&B or guest house, given it's location on the shores of the stunning Strangford Lough".

Starting at the top you'll find a self contained, 2 bedroom apartment, with direct access to the garden and street via an external stairwell, centred around an open plan kitchen/living/dining room and including a master suite with ensuite dressing room & shower room plus a 2nd bedroom, also with ensuite bathroom. Moving down to the middle floor there are 2 further suites with walk through dressing rooms & ensuites and a further double bedroom with shower room across the hall. The ground floor is highly versatile and centred around a large "farmhouse style" kitchen, open plan dinning room and a separate lounge. To the right of the front door is a reception room/guest breakfast room, currently used as a fashion & gift boutique, with an additional room to the rear, ideal as a guest sitting room or games room. Externally there is a courtyard to the rear with walled garden and lawn area. The property has been extensively renovated and benefits from uPVC double glazing and a new oil fired central heating system. The possibilities in this property are only limited by your imagination.

If you're looking for a home built to the latest building standards then this property may not be for you, but if you appreciate the character of a stone built property with modern enhancements then we invite you to view 2 Ferry Street at your earliest convenience.

Offers Around £325,000

2 Ferry Street , Portaferry, BT22 1PB



- Stunning 3 storey historic townhouse with guest house potential
- Ground floor kitchen open plan to dining/TV room
- Fully modernised throughout
- Located just off Shore Road, close to the Ferry dock with some sea views
- 5 double bedrooms - 4 ensuite, 3 suites with dressing areas
- Ground floor lounge
- uPVC double glazing - New oil fired central heating system
- Self contained 2nd floor, 2 bed apartment with living/kitchen/diner
- Ground floor guest breakfast room + sitting/play room
- Courtyard garden to rear with lawn area

Entrance

Entrance Hall

13'7x9'4 (4.14mx2.84m)

Lounge

19x10 (5.79mx3.05m)

TV/dining room

11'1x9'11 (3.38mx3.02m)

Kitchen/diner

14'10x14'2 (4.52mx4.32m)

Breakfast room (Shop)

22x12'1 (6.71mx3.68m)

Sitting/Play room (Rear shop area)

16'1x15'6 (4.90mx4.72m)

First floor landing

Suite 2

Bedroom

12'6x12'5 (3.81mx3.78m)

Dressing area

11'8x7'1 (3.56mx2.16m)

Ensuite shower room

7'11x4'11 (2.41mx1.50m)

Bedroom 4

13'8x11'5 (4.17mx3.48m)

Shower room

8'10x4'8 (2.69mx1.42m)

Bedroom 5

11'11x10'2 (3.63mx3.10m)

Dressing room

15x5'1 (4.57mx1.55m)

Ensuite bathroom

8'9x4'5 (2.67mx1.35m)

2nd Floor apartment

Kitchen/living/dining room

22x13'8 (6.71mx4.17m)

Bedroom 3

16'3x10'10 (4.95mx3.30m)

Ensuite bathroom

10'5x5'4 (3.18mx1.63m)

Suite 1

Bedroom

17'6x11'10 (5.33mx3.61m)

Dressing area

13'8x9'9 (4.17mx2.97m)

Ensuite shower room

6'1x5'11 (1.85mx1.80m)

Outside

Tenure

Property misdescriptions

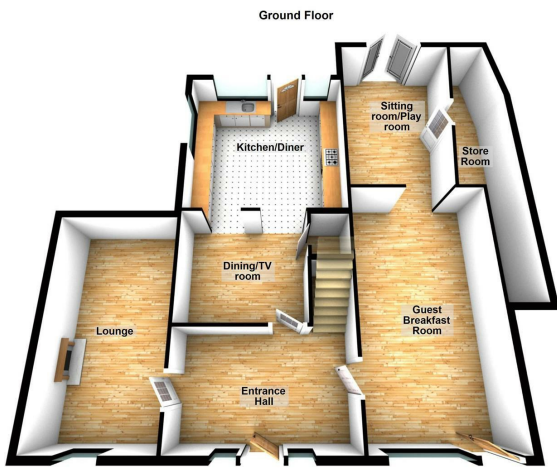


Directions

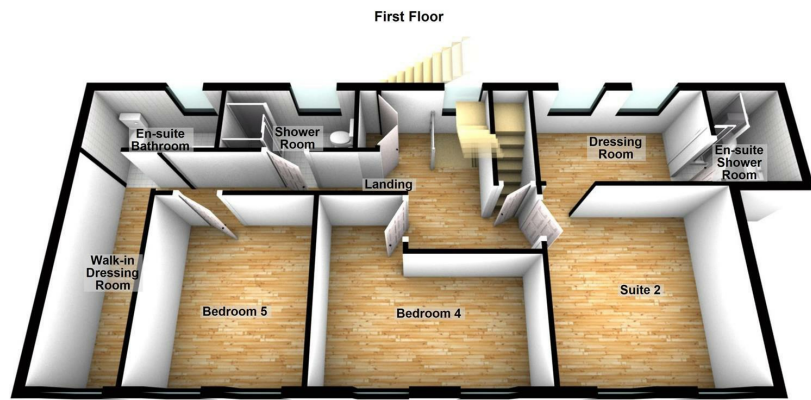
Ferry Street runs from the Square in Portaferry to Shore Street close to the Ferry dock.



Floor Plan



Images for illustrative purposes only and subject to change. Plan produced using PlanIt.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			49				58
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	