



ASKING PRICE
£495,000

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Brook Cottage
27 Ballycreely Road Comber, BT23 5PX

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Sales, Lettings and Property Management



Welcome to Brook Cottage, A Charming Rural Retreat with Countryside Elegance

Traditional Charm

Nestled amidst the verdant Northern Irish countryside, Brook Cottage is a quintessential rural farmhouse that combines historic charm with modern comfort. This delightful three bedroom property offers an idyllic retreat, ideal for those who seek the tranquillity of rural life without compromising on proximity to essential amenities.

As you approach Brook Cottage, the timeless beauty of its stone façade and deep-set windows immediately captures your attention. The entrance to this enchanting home is through a classic stable door, which leads into a welcoming boot room - perfect for shedding the day's adventures before stepping into the warmth of the cottage.

The stone walls and deep window reveals throughout the property speak to its rich history, offering an atmosphere that is both rustic and refined. These features, paired with modern touches, create a living space that is as functional as it is charming.





Warmth and Elegance

Brook Cottage is designed to be both inviting and practical. There are two reception rooms, each with its own distinct character. Both rooms feature beautiful wooden floors, which provide a seamless flow and enhance the home's rustic appeal. One of the reception rooms is graced with a wood-burning stove, offering a cosy spot to gather around on crisp evenings.

The hallway, with its stone walls and deep-set windows, widens to create a study nook or snug area. This versatile space, illuminated by natural light filtering through the French doors, opens directly onto the patio, merging indoor and outdoor living. It is an ideal spot for quiet contemplation, reading, or simply enjoying the garden views.











The Heart of the Home

The kitchen at Brook Cottage is truly the heart of the home, where traditional craftsmanship meets modern convenience. Dominating the space is a classic Aga cooker, a beloved feature in many country homes, which not only adds to the aesthetic appeal but also provides exceptional cooking capabilities. The kitchen offers ample space for culinary creativity, all while enjoying sweeping views of the surrounding countryside through the large windows.

Whether you're preparing a simple family meal or hosting a gathering of friends, the kitchen's blend of functionality and charm ensures that cooking is always a pleasure.





A Sanctuary of Peace

The cottage houses three well-appointed bedrooms, each offering a peaceful sanctuary away from the hustle and bustle of daily life. These rooms, characterised by their rustic charm and calming ambience, are perfect for unwinding after a long day.

The master bedroom is particularly noteworthy, with its expansive views of the surrounding landscape, providing a serene backdrop that changes with the seasons. The additional bedrooms are equally charming, with ample space and character to accommodate family members or guests.





THE FINER DETAILS

- Quintessential Rural Farmhouse: Brook Cottage combines historic charm with modern comfort, offering an idyllic retreat in the Northern Irish countryside.
- Charming Exterior: The stone façade and deep-set windows of Brook Cottage exude timeless beauty, with a classic stable door leading into a welcoming boot room.
- Rich Historical Character: The property features stone walls and deep window reveals throughout, creating a rustic yet refined atmosphere.
- Inviting Living Spaces: Two distinct reception rooms with wooden floors enhance the cottage's rustic appeal, with one room featuring a cosy wood burning stove.
- Versatile Study Nook: A widened hallway creates space for a snug study area, complete with French doors opening onto a patio, merging indoor and outdoor living.
- Heart of the Home: The kitchen, equipped with a classic Aga cooker, offers ample space for culinary creativity, and boasts stunning countryside views.
- Peaceful Bedrooms: The cottage includes three well-appointed bedrooms, each offering a serene and rustic retreat, with the master bedroom providing expansive landscape views.
- Expansive Outdoor Space: The property sits on two acres of land, featuring a well-maintained garden, two stables, and a barn, making it ideal for equestrian interests or recreational use.
- Convenient Yet Secluded Location: Located just ten minutes from Belfast and close to charming villages, Brook Cottage offers the best of both rural tranquility and urban convenience.
- Timeless Investment: Brook Cottage is more than a home; it's a lifestyle investment, combining the beauty of the past with modern comforts and offering endless possibilities for the future.



THIS PROPERTY COMPRISES

Utility/Bootroom - 12'10" x 7'11"

Kitchen - 12'9" x 12'5"

Dining Room - 14'0" x 14'3"

Bathroom - 7'6" x 9'2"

Storage - 2'9" x 3'2"

Hallway - 7'6" x 3'4"

Living Room - 14'3" x 16'4"

Office - 14'9" x 11'11"

Bedroom 1 - 12'11" x 14'5"

Storage - 3'3" x 2'9"

Rear Hall - 4'6" x 9'1"

Bedroom 2 - 10'2" x 11'0"

Bedroom 3 - 8'6" x 11'2"

Storage - 5'4" x 4'11"

Attic - 16'6" x 16'1"

Barn - 72'7" x 45'4"

Cottage - 16'7" x 15'9" & 10'7" x 15'9"



A Rural Paradise

The outdoor space at Brook Cottage is nothing short of enchanting. The property sits on two acres of land, providing ample space for both relaxation and recreation. The delightful garden, with its well-tended lawns and colourful flower beds, is a haven for nature lovers and offers a picturesque setting for outdoor gatherings.

Beyond the garden, the property boasts two stables and a barn, making it ideal for those with equestrian interests or a desire for additional storage space. The expansive land offers endless possibilities, whether you envision it as a private sanctuary or a working smallholding.







Energy Efficiency Rating

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	40 E	
21-38	F		
1-20	G		

* For your information: The UK average rating is 'E50'.

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