



20 Main Street presents a rare opportunity to acquire two charming cottages on a single title, situated in the highly sought-after Crawfordsburn Village. Properties on Main Street are a rare find, making this offering particularly special.

The main residence, Crawfordsburn Cottage, can be accessed directly from Main Street and boasts a traditional charm with modern comforts. This characterful residence features a cosy living and dining room with an open fire, a fully fitted kitchen with casual dining space, and two double bedrooms. The large bathroom and traditional front porch add to the home's appeal. Notably, Crawfordsburn Cottage is licensed with NI Tourism and has its own dedicated website.

Cherry Tree Cottage, a detached self-contained annex, is accessed from the rear via Crawfordsburn Village Brow. This newly constructed cottage offers a modern open-plan layout with a mezzanine level, a convenient WC, and off-street parking at the front. This annex is ideal for visiting family or could serve as a profitable holiday let.

The cottages are separated by a dividing wall for privacy and share a delightful garden laid out in lawns between them.

This unique property offers versatile living arrangements and a blend of traditional charm with modern amenities. An internal viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Asking Price
£460,000

'Crawfordsburn Cottage'
& 'Cherrytree Cottage',
20 Main Street,
Crawfordsburn,
BT19 1JE

Viewing by
appointment
through agent
028 9042 4747



- Rare opportunity to acquire two charming cottages on a single title
- Located in the highly sought-after Crawfordsburn Village
- Main residence, Crawfordsburn Cottage, can be accessed from Main Street:
- Cosy living and dining room with an open fire
- Fully fitted kitchen with casual dining space
- Two double bedrooms
- Large, stylish bathroom
- Equipped with an alarm system
- Licensed with NI Tourism, with its own dedicated website
- Detached self-contained annex, Cherry Tree Cottage:
- Accessed from the rear via Crawfordsburn Village Brow
- Newly constructed with a modern open-plan layout
- Includes a mezzanine level and convenient WC
- Off-street parking
- Ideal for visiting family or as a profitable holiday let
- Cottages separated by a dividing wall for privacy
- Delightful garden laid out in lawns shared between them
- Both properties benefit from oil-fired central heating with separate boiler systems
- Triple-glazed windows and composite front doors for energy efficiency
- Versatile living arrangements with a blend of traditional charm and modern amenities

Crawfordsburn Cottage

The Property Comprises:

Ground Floor

Triple glazed composite front door with glazed inset to . . .

ENTRANCE HALL: Wall lights, oak laminate wood flooring.

LOUNGE: 18' 8" x 11' 2" (5.7m x 3.4m) Attractive carved fireplace with cast iron inset and slate hearth.



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MODERN FITTED KITCHEN WITH BREAKFAST AREA: 12' 6" x 8' 10" (3.8m x 2.7m) Excellent range of high and low level units, wood effect laminate worktops, porcelain sink unit with mixer tap, built-in double oven and four ring induction hob, stainless steel extractor fan, integrated fridge freezer, built-in dishwasher, ceramic tiled floor, space for 4 seater dining table, PVC glazed door to rear patio.



First Floor Return

BEDROOM (2): 9' 6" x 8' 10" (2.9m x 2.7m) Double built-in robe.



First Floor

BEDROOM (1): 15' 1" x 11' 10" (4.6m x 3.6m)



LUXURY BATHROOM: 9' 8" x 7' 3" (2.95m x 2.21m) Traditional-style suite featuring a pedestal washbasin with an illuminated wall mirror above, a panelled bath with mixer taps and a shower attachment, a low-flush WC, a chrome heated towel radiator, and a storage cupboard housing the hot water tank and shelving.





Cherry Tree Cottage

The Property Comprises:

Ground Floor

Triple glazed composite front door with beautiful traditional porch cast iron lantern .

LIVING ROOM: 20'2" x 11'4" (6.15m x 3.85) Wall lighting. Panelled walls.

WC: Wall panelling, traditional style suite comprising low flush wc and wash hand basin.

BATHROOM: Plumbed for your choice of bath and shower.

Iron spiral staircase with balustrade to...

MEZZANINE LEVEL BEDROOM.



Outside:

Cherry Tree Cottage: private parking for two cars

Shared garden between the two cottages laid in lawns.

Crawfordsburn Cottage: Private paved patio leading and pebbled area to rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	65 D
39-54	E		
21-38	F		
1-20	G		

Location:

Opposite the Crawfordsburn Inn, Crawfordsburn Village.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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