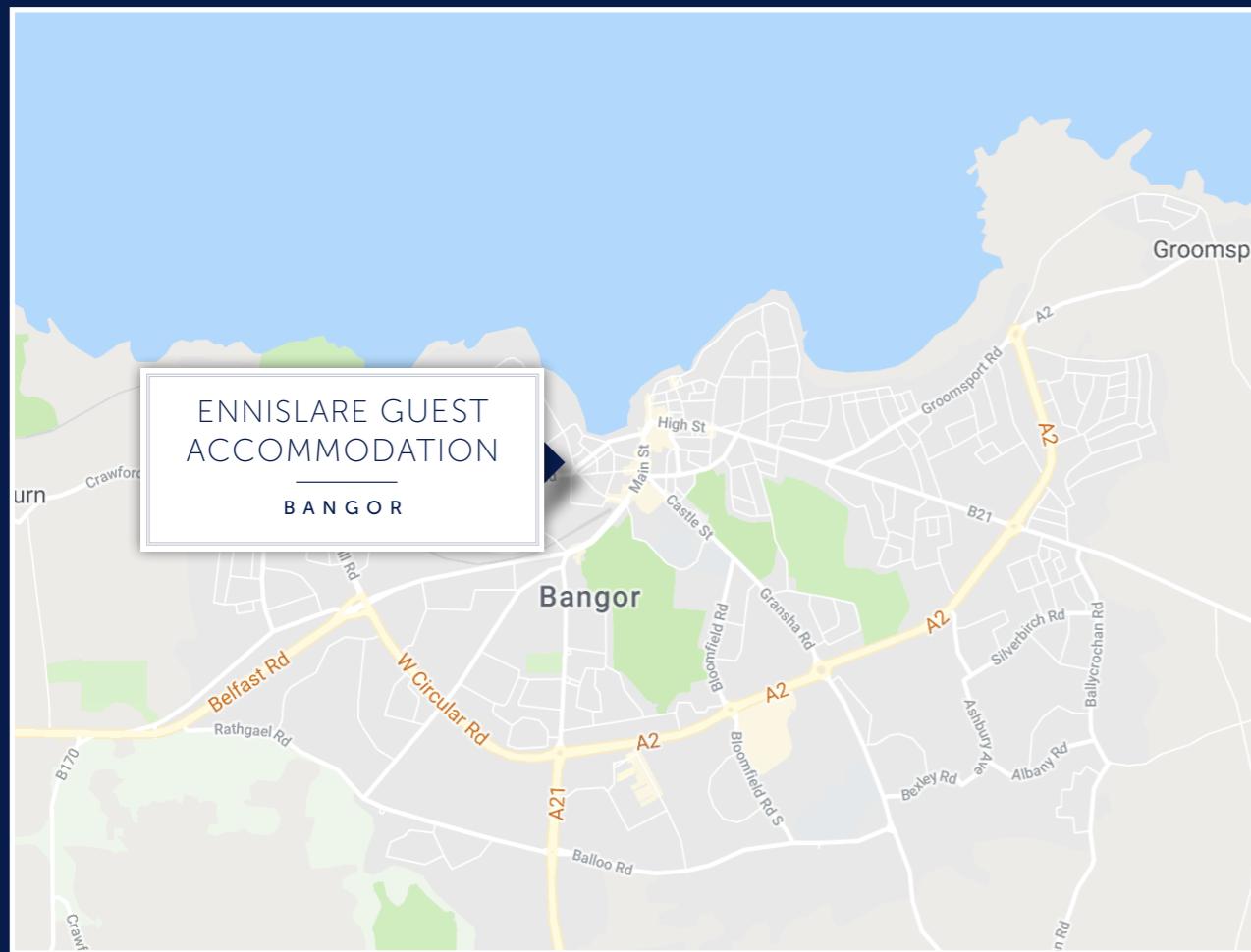


## Location



Offers Over £595,000

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# ENNISLARE GUEST ACCOMMODATION

BANGOR



Beautiful Eleven  
Bedroom Victorian Guest  
Accommodation

Having owned this beautiful Victorian Guest Accommodation for the past twenty years, the current owner renovated the building in 2005 and subsequently have built the business into a reputable Guest Establishment.



ENNISLARE GUEST  
ACCOMMODATION  
BANGOR



ENNISLARE GUEST  
ACCOMMODATION

BANGOR

Independent Property Estates are privileged to offer to the Commercial Sales Market (due to retirement) a rare opportunity to purchase an established Guest Accommodation business, 'Ennislare House.'

For Sale due to retirement  
Extending to over 4,000 Sq Ft  
Lonely Planet Guide Recommended  
NITB Approved Guest Accommodation  
Affiliated with Booking.Com  
Well Established Business of 20 years  
Commanding Elegant Victorian Residence  
Strong trading figures with excellent turnover & profitability  
Substantially Renovated in 2005  
Social Media & Website Branding All Included  
Excellent Business Opportunity  
11 Guest Bedrooms (10 Ensuite)  
Commercial Kitchen  
Dining Room

Additional Kitchen for Guests  
Laundry Room  
Utility Room  
Private Car Parking Facilities  
Excellent Location with Some Sea Views  
Well Presented Throughout  
Additional Separate One Bedroom Self Contained Apartment  
Close to Local Amenities  
Gas Fired Central Heating  
uPVC Double Glazing  
Lifestyle Change Opportunity  
Handover From Current Owner Available  
Rates Approx £6,750 per annum

Offers Over £595,000

# ENNISLARE GUEST ACCOMMODATION

BANGOR

Ennislare House occupies an enviable elevated position on the prestigious Princetown Road, within the picturesque Seaside Town of Bangor, Co Down.



Having owned this beautiful Victorian Guest Accommodation for the past twenty years, the current owners renovated the building in 2005 and subsequently have built the business into a reputable Guest Accommodation.

Consequently their hard work and determination to deliver first class customer service to their guests has resulted in ample repeat trade throughout the years.

Being only a short walk from the Town Centre, visitors can explore the wonderful historic sites, including Bangor Castle and the Abbey, which dates back to the 1st Century. Bangor Marina and some beautiful coastal walks are also just a short distance away, making this a wonderful tourist location.

The substantial accommodation comprises of 11 Guest Bedrooms (10 with Shower Rooms) over three floors with a Dining Room and Commercial Kitchen on the Ground Floor.





The substantial accommodation comprises of 11 Guest Bedrooms (10 with Shower Rooms) over three floors with a Dining Room and Commercial Kitchen on the Ground Floor.

Also, on this floor is the Communal Lounge which offers views over Bangor and Belfast Lough from the bay windows with an ornate feature Fireplace and open fire for those cosy winter evenings. There is also an additional Kitchen that can be utilized by self catering Guests and a Laundry and Utility Room on the middle floor.

In addition there is also a separate self contained One Bedroom Apartment with Ensuite, Kitchen and Utility Area which could be occupied by the proprietors or perhaps a Resident Housekeeper.

This is an exciting and unique opportunity to become the new owners of a well-established reputable business, that still has lots of potential for further growth.



# COMPRISES

## GROUND FLOOR

### Entrance Hall

Mosaic Flooring.

### Inner Hallway

Laminate Flooring, Ornate Feature Cornicing.

### Communal Lounge (13'2" x 12'10")

Front Aspect Reception Room, Laminate Flooring, Bay Windows, Feature Fireplace with Marble Hearth, Tiled Insert and Open Fire.

### Kitchen (11'7" x 12')

Tiled Flooring, High and Low Level Units, 5 Ring Gas Range, Plumbed for Dishwasher, Countertop Griddle/Food Warmer/Deep Fryer.

### Dining Room (19'5" x 10'2")

Dual Aspect, Laminate Flooring, Access to rear.

### Bedroom (12'3" x 12")

### Ensuite (7'3" x 6'8")

Disabled Walk-In Shower Cubicle, Wash

## SELF CONTAINED APARTMENT

### Bedroom (12'3" x 12")

### Ensuite (7'3" x 6'8")

Disabled Walk-In Shower Cubicle, Wash Hand Basin, W.C.

### Kitchen (11'4" x 8'9")

Vinyl Flooring, 1/2 Bowl Stainless Steel Sink & Drainer, Access to Rear Yard.

### Utility Room (8'3" x 4'3")

Plumbed for Washing Machine.



Ground Floor

## FIRST FLOOR

### Room 1

#### Bedroom (10'4" x 10'3")

Dual Aspect Double Bedroom to Rear.

#### Ensuite (8'8" x 7'1")

Tiled Flooring, Shower Cubicle, W.C., Wash Hand Basin.

#### Separate Office (7'2" x 6'3")

### W.C.

Tiled Flooring, W.C., Wash Hand Basin.

## FIRST FLOOR UPPER LEVEL

### Room 7 (11'10" x 8'3")

Rear Aspect Double Bedroom, Shower Cubicle, Wash Hand Basin.

### Room 2

#### Bedroom (13'2" x 11')

Front Aspect Double Bedroom, Bay Windows with views of the Sea.

#### Ensuite (9'5" x 7')

Dual Aspect, Tiled Flooring, Shower Cubicle, W.C., Wash Hand Basin.

## SECOND FLOOR

### Room 3

#### Bedroom (10'4" x 10'3")

Dual Aspect to the Rear.

#### Ensuite (8'5" x 7'2")

Tiled Flooring, Shower Cubicle, W.C., Wash Hand Basin.

### Room 4

#### Bedroom (7'4" x 7'2")

#### Ensuite (7'4" x 4")

Shower Cubicle, W.C., Wash Hand Basin.

## SECOND FLOOR UPPER LEVEL

### Room 5 (FAMILY ROOM)

#### Bedroom (13'2" x 12'3")

Dual Aspect.

#### Ensuite

Tiled Flooring, Bath with Shower over, W.C., Wash Hand Basin

### Room 6

#### Bedroom (11'9" x 7')

Rear Aspect Double Bedroom.



First Floor

Second Floor

## Ensuite (6'1" x 4'7")

Tiled Flooring, Shower Cubicle, W.C., Wash Hand Basin.

### Room 8 (Family Room)

#### Bedroom (19'2" x 11'10")

Front Aspect with Sea Views, Bay Windows.

#### Ensuite (8'5" x 4')

Tiled Flooring, Shower Cubicle, W.C., Wash Hand Basin.

### Room 9

#### Bedroom (12'4" x 12'2")

Rear Aspect, Wash Hand Basin.

#### Ensuite (7' x 2'10")

Shower Cubicle, W.C.

#### Kitchen (17'6" x 10'10")

High and Low Level Units, Country Style Sink, Four Ring Gas Hob, Double Eye Level Oven, Bench Seating.

#### Store Room (7'8" x 5'5")

#### Laundry Room (9'6" x 6'9")

#### Utility Room (6'6" x 5'4")

Plumbed for Washing Machine.

## THIRD FLOOR

### Room 10

#### Bedroom (12'6" x 12')

#### Ensuite (12' x 6'3")

Shower Cubicle, Wash Hand Basin, W.C.

### Room 11

#### Bedroom (12'4" x 7'9")

#### Ensuite (6'4" x 4'3")

Tiled Flooring, Shower Cubicle, Wash Hand Basin, W.C.