



6 Cochranes Lane , Newtownards, BT22 2AU

"Have you ever dreamt of a life in the country? A homely place to live, some outside space, a workshop or two to tinker about in? Welcome to 6 Cochranes Lane."

Located on a shared laneway close to Carrowdore village, this detached cottage traces its roots back about 200 years. It benefited from a significant extension in and around the 1970's and now offers 4 double bedrooms in addition to the original lounge and dining room. There is also a modern bathroom and a practical kitchen but some modernisation and upgrading should be anticipated to meet most buyers needs and tastes.

The property benefits from uPVC double glazing & fascia, oil fired central heating, a solid fuel Rayburn range, and a "rented roof" solar system to reduce running costs. Externally the grounds extend to approx. 0.5 acres with lawns, mature shrubs, concrete and stone parking areas plus garage/workshop and a large metal "Barn style" shed with messinine floor. Please read the "Buyers notes" attached, prior to requesting a viewing, and be realistic in your expectations of an older property that will benefit from some modernisation, and we don't think you'll be dissappointed.

Offers Around £285,000

6 Cochranes Lane

, Newtownards, BT22 2AU



- Charming detached bungalow in rural setting extending to approx. 0.5 acres
- Dining room
- uPVC double glazing & fascia - Oil fired heating - Solar system (rented roof)
- Cash buyers preferred
- 4 double bedrooms
- Kitchen with solid fuel range cooker
- Large metal shed plus additional workshop & garage
- Lounge with cast iron stove
- Bathroom with bath & shower
- Gardens to rear

Entrance

Porch

3'11x3'10 (1.19mx1.17m)

Entrance hall

Lounge

14'11x14'3 (4.55mx4.34m)

Dining room

14'2x12'3 (4.32mx3.73m)

Kitchen

19x9'1 (5.79mx2.77m)

Rear porch

6'4x5'9 (1.93mx1.75m)

Bathroom

10'11x6'4 (3.33mx1.93m)

Bedroom 1

15'6x12'2 (4.72mx3.71m)

Bedroom 2

12'2x11'5 (3.71mx3.48m)

Bedroom 3

12x11 (3.66mx3.35m)

Bedroom 4

12'11x12 (3.94mx3.66m)

Garage/Workshop

30x19'3 (9.14mx5.87m)

Large shed

46'8x28'10 (14.22mx8.79m)

Outside

Tenure

Note to buyers

Property misdescriptions

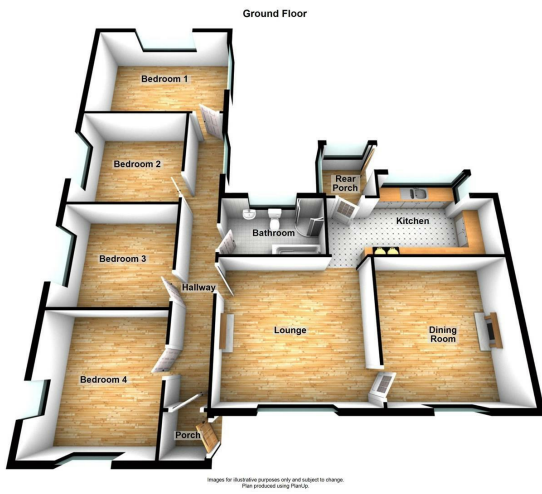


Directions

Travelling from Portaferry Road along Mount Stewart road towards Carrowdore, Cochrane's Lane is located on the left and number 6 is on the right.



Floor Plan



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 | (92 plus) A | | | Very environmentally friendly - lower CO ₂ emissions | (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 | | | |
| | | 55 | 72 | | | | |
| Northern Ireland | | EU Directive 2002/91/EC | | Northern Ireland | | EU Directive 2002/91/EC | |

61 High Street, Newtownards, Co Down, BT23 7HS

Tel: 028 91 828 100 Email: info@grantestateagents.co.uk <https://www.grantestateagents.co.uk/>