

# THE ARTIST COTTAGE & ARTIST BARN

PORTAFERRY



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PORTAFERRY, BT22 1QF

Portaferry 3.7 miles, Newtownards 21.3 miles, Bangor 25.7 miles, Belfast City Airport 31.1 miles, Belfast City Centre 32.0 miles, Belfast International Airport 51.6 miles  
(All Distances Approximate)

TWO CHARMING RESTORED COTTAGES ON A PICTURESQUE SETTING AT KNOCKINELDER BAY WITH PANORAMIC VIEWS ACROSS THE IRISH SEA

*Converted former farm cottage and barn steeped in history, rebuilt in 2012 and 2017 respectively*

*Spectacular sea views extending across to Isle of Man and the Mourne Mountains*

*Suitable for families requiring additional living or investors*

*Significant income generating potential through short term holiday lets*

*Beautifully landscaped, spacious site extending to approximately 0.5 acres*

**For Sale by Private Treaty**

CAROLYN  
EDGAR  
Homes

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## SITUATION

The Artist Cottage & Barn are located about 3.7 miles east of Portaferry at Knockinelder Bay. The subject property is located only 0.5 miles from Kearney village, which was carefully restored by the National Trust to give the authenticity of a traditional fishing village. The village boasts incredible views across to the Isle of Man and the Mountains of Mourne.

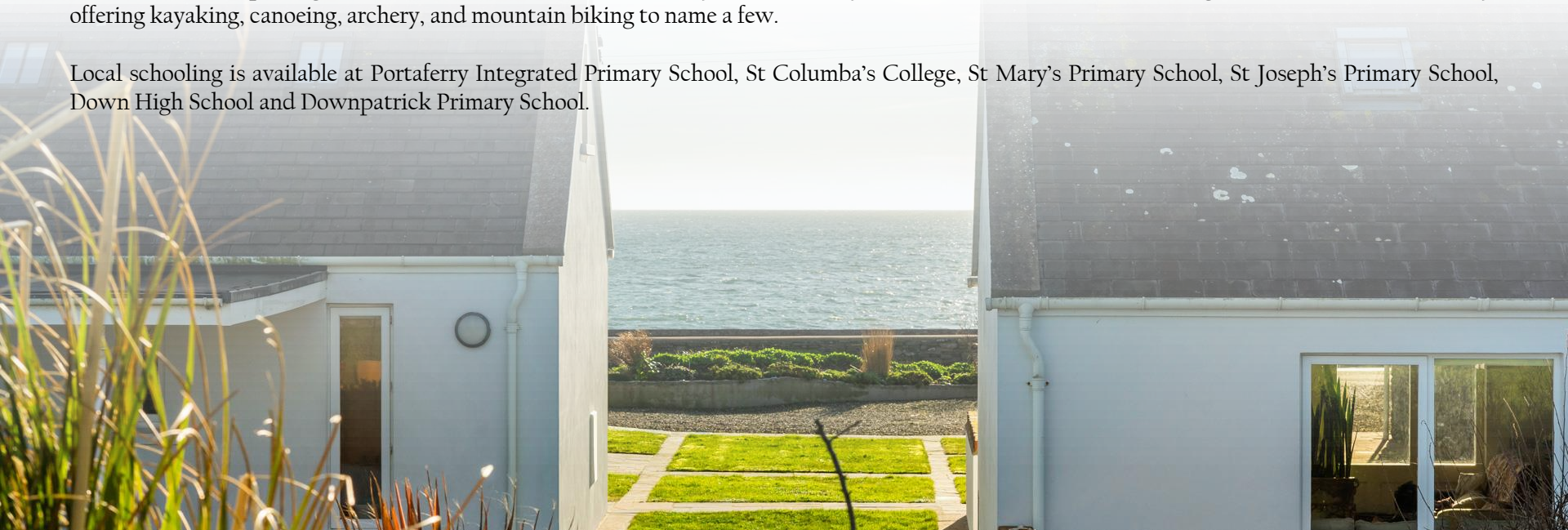
From Kearney village there are attractive walks to the beach at Knockinelder, and along the shore to Stinking Point. The paths lead through lichen-covered slaty rocks and coastal grassland studded with spring squill on the promontories. The small, sheltered bays are made up of shingle and saltmarsh, with the yellow horned poppy, an unusual plant of the area.

The property has an attractive locality with close proximity to Portaferry, providing excellent scenery, history and wildlife, that attracts both local and foreign tourists each year. Located on the southern end of the Ards Peninsula at the entrance to Strangford lough, which is the biggest sea inlet within the British Isles and NI's first Marine Nature reserve. With over 2,000 species of marine animals as well as being noted for its international importance for wildlife, it is not surprising the area has been renowned as an Area of Outstanding Natural Beauty.

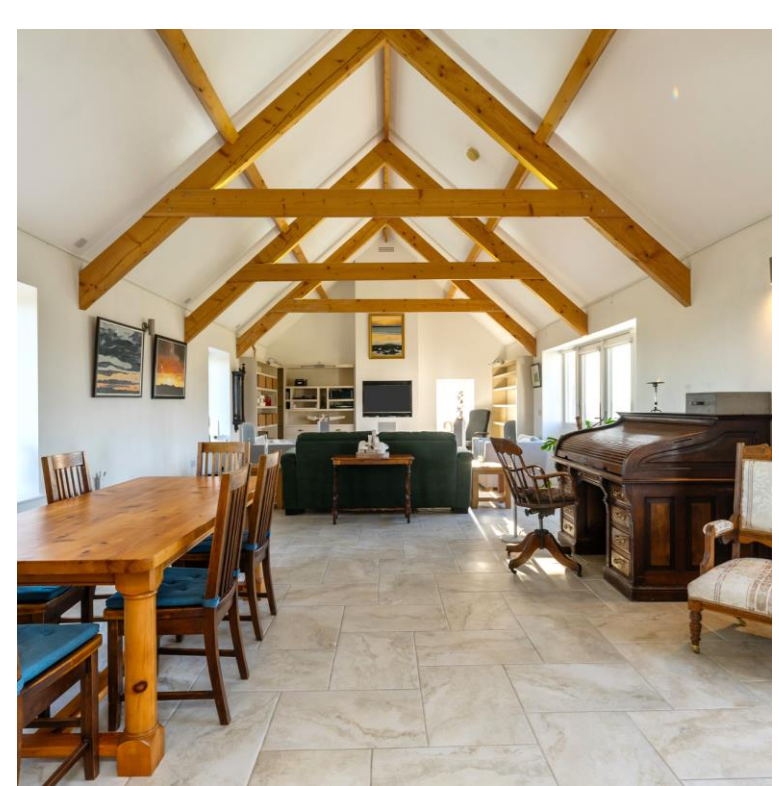
The property is located ideally for commuting being only about 34.6 miles from Belfast, while also having access to the Portaferry – Strangford Ferry service which operates daily at 30 minutes intervals.

An abundance of sporting and leisure activities are located nearby, with Clearsky Adventure Centre located in Strangford about 6.8 miles via ferry, offering kayaking, canoeing, archery, and mountain biking to name a few.

Local schooling is available at Portaferry Integrated Primary School, St Columba's College, St Mary's Primary School, St Joseph's Primary School, Down High School and Downpatrick Primary School.



The Artist Cottage



## — DESCRIPTION —

This sale offers an extremely unique opportunity to purchase a sympathetically restored former farm cottage and barn. These beautiful properties were rebuilt in 2012 and 2017 and offer two separate dwellings. The property was restored by the renowned artist and painter Micheal Yeomans, who was able to retain the character, history and charm of the original dwellings. In harmony with the original design, the properties are built on the same footprint as the original structures and retains many traditional features including thick stone walls and deep set windows.

The property is located on a premier waterfront site with spectacular views out over the Irish Sea which offers views across to the Isle of Man and the Mountains of Mourne. The subject site itself extends to a total of about 0.5 acres and is accessed via Kearney Road through a gated entrance. The property is bound by beautiful stone walls in keeping with the local character.

The Artist's Cottage is a single storey dwelling extending to about 2,281 sq. ft (211.9 sq. m). The property offers excellent accommodation comprising of a spacious and bright entrance hall due to the raised ceiling with skylight. The open plan kitchen/living area features views from a dual aspect of the sea and garden, with further accommodation provided by the principal bedroom with ensuite, 2 bedrooms and family bathroom with freestanding bath.

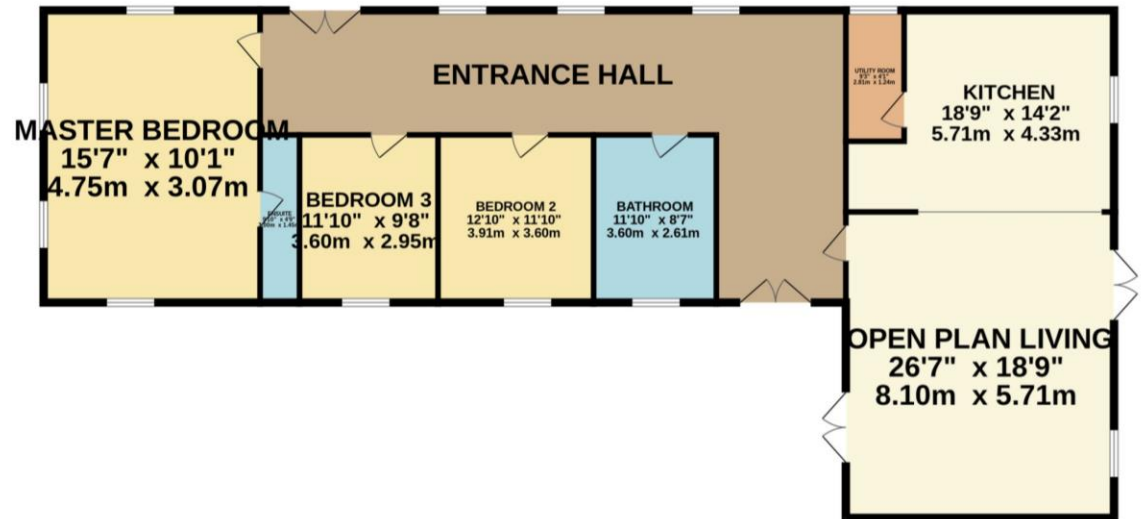
The Artist Barn extends to about 2,631 sq. ft (244.4 sq. m) with accommodation across two floors. The property is accessed by the entrance hall which leads off into the spacious and bright open plan living room with stunning open vaulted timber ceiling and exceptional views. The kitchen/dining room with utility is on the west side, which offers a modern fitted kitchen perfect for entertaining. Further accommodation is provided with a principal bedroom and ensuite benefitting from sea and garden views, a second bedroom with garden views and modern family bathroom/wet room. This property offers an extremely unique opportunity to extend the accommodation with a sizeable loft conversion (subject to planning permission) for an additional two double bedrooms.

Externally, there is further accommodation provided by the studio extending to about 435.2 sq. ft (42.5 sq. m), immaculate landscaped gardens with paved pathways and a stone driveway.

For prospective buyers, this property offers the excellent opportunity to own a unique set of sympathetically converted homes with a lucrative income generating potential by short term lets, future proofing for an independent elderly relative or accommodation for visiting families. Early viewing is recommended.



# FLOORPLANS



## THE ARTIST COTTAGE

TOTAL FLOOR AREA : 2281 sq.ft. (211.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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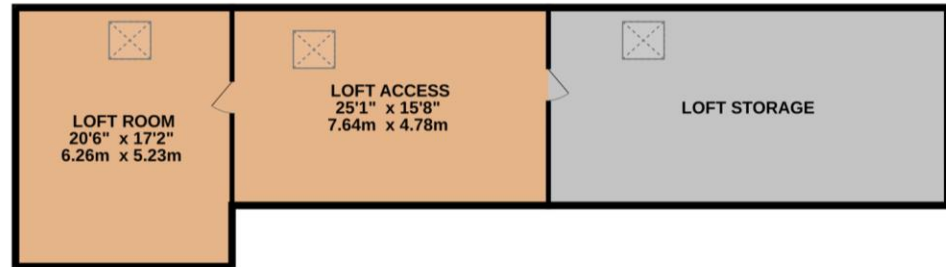


# FLOORPLANS

GROUND FLOOR  
1390 sq.ft. (129.2 sq.m.) approx.



1ST FLOOR  
1241 sq.ft. (115.3 sq.m.) approx.



THE ARTISTS BARN

TOTAL FLOOR AREA : 2631 sq.ft. (244.4 sq.m.) approx.

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# GENERAL REMARKS

## Viewings

Strictly by appointment by the joint selling agents:

Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX

Tel: +44 (0) 28 9026 7820 Email: [belfast@savills.ie](mailto:belfast@savills.ie)

Carolyn Edgar Homes, The Courtyard, 5D High Street, Comber, BT23 5HJ

Tel: +44 (0) 28 9040 6083

## Directions

The postcode for the property is BT22 1QF.

## Airports

Belfast International Airport ([www.belfastairport.com](http://www.belfastairport.com))

Belfast City Airport ([www.belfastcityairport.com](http://www.belfastcityairport.com))

## Fixtures & Fittings

All fixtures and fittings are excluded from the sale.

## Solicitors

Maclaine & Co Solicitors, Imperial Buildings, 72 High Street, Belfast, BT1 2BE.

## Plans, Areas, and Schedules

These are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

## Sale details

The property is being offered for sale as a whole for £595,000 (Five Hundred and Ninety-Five Thousand Pounds Sterling).

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

## Ratable Value

We are advised by the land and property services website that the rates payable for 2024/25 are as follows:

8 Kearney Road: £1,553.29

8A Kearney Road: £2,055.83

## Energy Performance Rating

8 Kearney Road: C70

8A Kearney Road: C71

## Services

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

## Entry & Possession

Entry is by agreement.

## Offers

Offers may be submitted to the selling agents Savills, Longbridge House, 16-24 Waring Street, Belfast, BT1 2DX or Carolyn Edgar Homes, The Courtyard, 5D High Street, Comber, BT23 5HJ.

## Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

## Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

## Wayleaves and Rights of Access

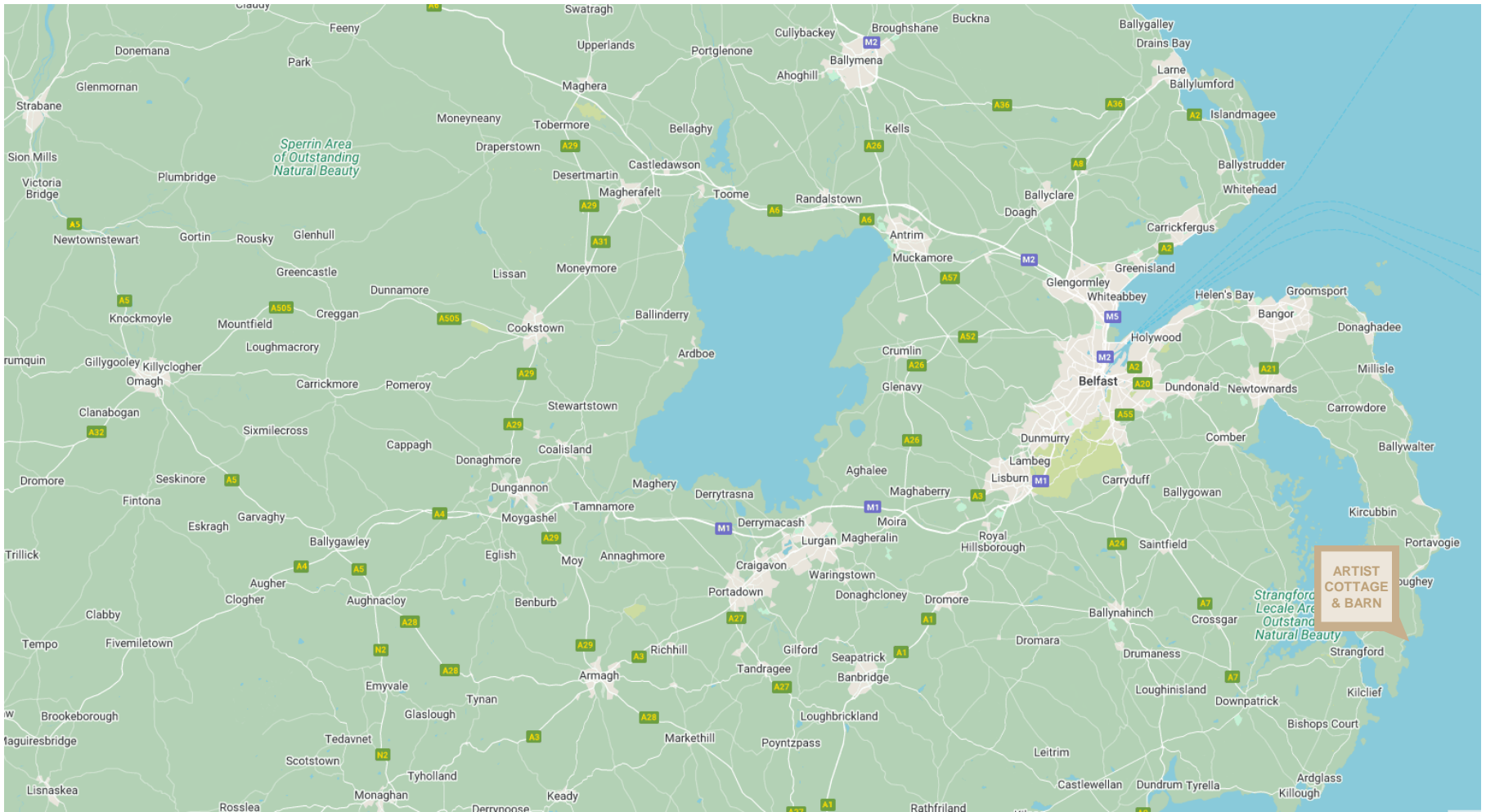
The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

## Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



**Disclaimer:** These particulars are issued by Savills & Carolyn Edgar on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, Savills and Carolyn Edgar for themselves and for the vendor/lessor whose agents they are, given notice that – (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither Savills, Carolyn Edgar, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. January 2024.



Savills (UK) Ltd AC0000822290

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:

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