



45 COACH ROAD

Comber, BT23 5QX

Asking price **£535,000**



DETACHED | 5  | 3  | 3 

This charming detached farmhouse with self-contained annex is situated in a tranquil setting just off the Comber Road and offers excellent convenience to Belfast City whilst the amenities of Dundonald, Comber and Strangford Lough are also close at hand.

This property provides versatile accommodation and a flexible layout consisting of a traditional early nineteenth century farmhouse with a modern extension to the rear.

The ground floor consists of the original farmhouse entrance leading to a dining room with multi-burner stove and a family lounge with open fire, part double height ceiling and dual aspect with views over the Scrabo Hills. The ground floor also has three well proportioned double bedrooms and a family bathroom.

The modern extension to the rear of farmhouse consists of a charming fully fitted kitchen with part glass ceiling and dining/living space. The extension also includes a utility room which leads onto a fully enclosed yard, a downstairs cloakroom, hot press, hallway and separate entrance.

To the first floor a galleried hallway overlooking the lounge connects to a separate shower room and the principal bedroom. The breathtaking principal bedroom has views over the rolling countryside to the front and a fully fitted walk in wardrobe dressing area.

The separate Annex offers a unique opportunity not only to be used for its current function but would be perfect as a granny flat or for home office. It consists in brief of living room with multi burner stove, fully fitted kitchen, wet room and one excellent sized bedroom. The annex overlooks the orchard and has ample car parking for numerous vehicles.



KEY FEATURES

- Charming Detached Farmhouse on a Fully Enclosed Mature Site
- Additional Annex Currently Functioning as a Successful Holiday Let Offering an Ample Sized Bedroom, Wetroom, Fully Fitted Kitchen and Lounge with Wood Burning Stove Overlooking Orchard
- Flexible Layout Providing Versatile Accommodation to a Range of Purchasers
- Entrance Dining Hall with Multi-Burner Stove Providing a Warm Welcome
- Family Lounge with Open Fire, Part Double Height Ceiling and Dual Aspect Outlook
- Fully Fitted Kitchen Full of Charm with Part Glass Ceiling and Open Plan to Dining and Living Space
- Separate Utility Room that Leads onto an Enclosed Courtyard
- Downstairs White Suite Family Bathroom
- Additional Downstairs WC and separate Cloakroom
- Four Well Proportioned double Bedrooms, Principle Benefitting from a Fully Fitted Walk in Wardrobe and Offering Breathtaking Views Over Rolling Countryside
- Extensive External Space Laid in Lawn with Mature Planting, Courtyards, a Small Field, Vegetable Patches, Old Pig Sheds and a Three Door Stable Block Currently Utilised for Storage
- Cow Shed Sympathetically Converted into a Home Bar with Courtyard Providing Amazing Views Over Rolling Countryside and Scrabo Tower in the Distance
- Early Viewing Highly Recommended to Fully Appreciate all this Unique Property has to Offer
- Broadband Speed - Ultrafast

The Byre has been sympathetically converted into a home bar, with stable door from the driveway and a door that opens out onto a courtyard that has the most amazing views over rolling countryside with Scrabo Tower in the distance. What a spectacular area to entertain your friends and family in over the summer months.



ROOM DETAILS

Ground Floor

- Entrance Hall
- Family Lounge
15'3" x 16'5"
- Dining Room
14'9" x 15'7"
- Kitchen/Living/Dining
17'5" x 21'7"
- Utility Room
8' x 9'2"
- Downstairs Family Bathroom
- Bedroom Two
11'6" x 16'1"
- Bedroom Three
10'4" x 15'11"
- Bedroom Four
12'6" x 11'5"

First Floor

- Principle Bedroom
6'7" x 15'7"
- Shower Room
15'5" x 7'10"

Annexe

- Living Room
15'6" x 14'9"
- Hallway
- Kitchen
11'10" x 6'10"
- Bedroom
12'5" x 11'3"
- Wet Room

Outside

- Stable Block
10'11" x 31'12"
- Pig Shed
14'3" x 41'8"
- Home Bar
27'1" x 12'3"
- Fully enclosed garden providing the utmost of privacy, decorative brick paving leading to the front door with lawn and enclosed by hedging with views over rolling countryside, back courtyard, lawn with mature planting, a small field, vegetable patches and many outbuildings including an old pig shed and three door stable block which is currently being utilised for storage, large cement driveway providing ample off street car parking, outside water supply, outside lights, views over Scrabo Tower









DIRECTIONS

Travelling out of Comber on the Glen Road take a right onto Coach Road. Number 45 will be located on the left-hand side.



THE LOCAL AREA

Quaint Comber: The 'home of great taste' – and famous potatoes! Steeped in rich history, spectacular scenery and fine cuisine, Comber is a number one place to lay your roots.

Get on your bike along the Comber Greenway, seven traffic-free miles of the National Cycle Network, talking in Stormont Estate, Scrabo Tower and more. It's also a wonderful spot for walking or shooting the breeze with the locals in the square...

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
A		
81-91		
B		
69-80		
C		
55-68		
D		
39-54	45	47
E		
21-38		
F		
1-20		
G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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