

ULSTER PROPERTY SALES

# UPS

**DONAGHADEE BRANCH**

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 MANOR FARM COURT,  
DONAGHADEE, BT21 0FF**

**OFFERS AROUND £399,950**

Nestled in the charming location of Manor Farm Court, Donaghadee, this exquisite pre-1900 cottage offers a delightful blend of historical charm and modern convenience. Originally built in 1880 as part of the Delacherois Estate, this property was once a coach house and stables, and it retains many of its original features, making it a truly unique home.

Spanning an impressive 2,260 square feet, the cottage boasts spacious accommodation arranged over two floors. The open plan living room seamlessly flows into the kitchen, creating a warm and inviting space perfect for both relaxation and entertaining. A multi-fuel stove adds a touch of comfort, ensuring a cosy atmosphere during the colder months.

The property comprises three generously sized double bedrooms, with the primary bedroom featuring an ensuite shower room for added privacy. In addition, there are two further bathrooms, including a ground floor guest WC, catering to the needs of family and guests alike.

Outside, the cottage is complemented by parking to the front and an enclosed walled rear garden, providing a tranquil outdoor space for leisure and enjoyment. A charming garden room offers versatile potential, whether you envision it as a home office, playroom, or gym.

Conveniently located within walking distance to local amenities, the seafront, shops, and restaurants, this property is ideal for those seeking a vibrant community lifestyle. This beautiful period home is a rare find, combining historical significance with modern living, making it a perfect choice for discerning buyers.



## Key Features

- Stunning Period Home In A Mews Courtyard Setting Close To The Town Centre
- Feature Windows Throughout, Period And Architectural Features Retained
- Three Double Bedrooms, Primary With Ensuite Shower Room
- Garden Room With Potential For Home Office/Playroom/Gym
- Large Formal Living Room With Space For Dining
- Spacious Accommodation Arranged Over Two Floors
- Open Plan Family Room Through To Kitchen With Multi Fuel Stove
- Parking To Front And Enclosed Walled Rear Garden
- Within Walking Distance To All Local Amenities, Seafront, Shops And Restaurants
- Decorated And Finished To A High Standard Internally And Externally



### Accommodation Comprises

#### Entrance Hall

Ceramic tiled flooring, storage under stairs, recessed spotlighting.

#### W/C

White suite comprising pedestal wash hand basin with mixer tap and feature splashback, low flush wc.

#### Living Room/Dining Room

21'7" x 15'8"

Wood effect flooring, feature windows, recessed spotlighting.

#### Family Room Open To:

15'10" x 13'5"

Feature windows, ceramic tiled flooring, central chimney breast with limestone surround, brick inset, granite hearth and wood burning stove, recessed spotlighting, open to kitchen, access to rear porch.

#### Kitchen

Traditional kitchen with a range of high and low level units, laminate work surfaces, ceramic sink with mixer tap, space for range cooker, integrated fridge/freezer, integrated dishwasher, plumbed for washing machine, part tiled walls, recessed spotlighting, space for family area.

#### First Floor

#### Landing

#### Bedroom 1

16'2" x 13'6"

Dual aspect views, recessed spotlighting, double room, ensuite shower room.

#### Ensuite Shower Room

White suite comprising pedestal wash hand basin with mixer tap, shower enclosure with overhead shower and glazed door, tiled flooring, tiled walls, extractor fan, recessed spotlighting.

#### Bedroom 2

13'1" x 12'5"

Double room.

#### Bedroom 3

12'9" x 9'3"

Double room.

#### Bathroom

White suite comprising shower enclosure with overhead shower and glazed doors, low flush wc, pedestal wash hand basin with mixer tap, tiled flooring, tiled walls, extractor fan, recessed spotlighting.

#### Outside

Rear: Private enclosed rear garden area, paved walkway, decked entertaining areas, outside lights, outside tap, garden room with power and light, bin storage.  
Front: courtyard area with parking bays.

#### Garden Room

Power and light.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer)

Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

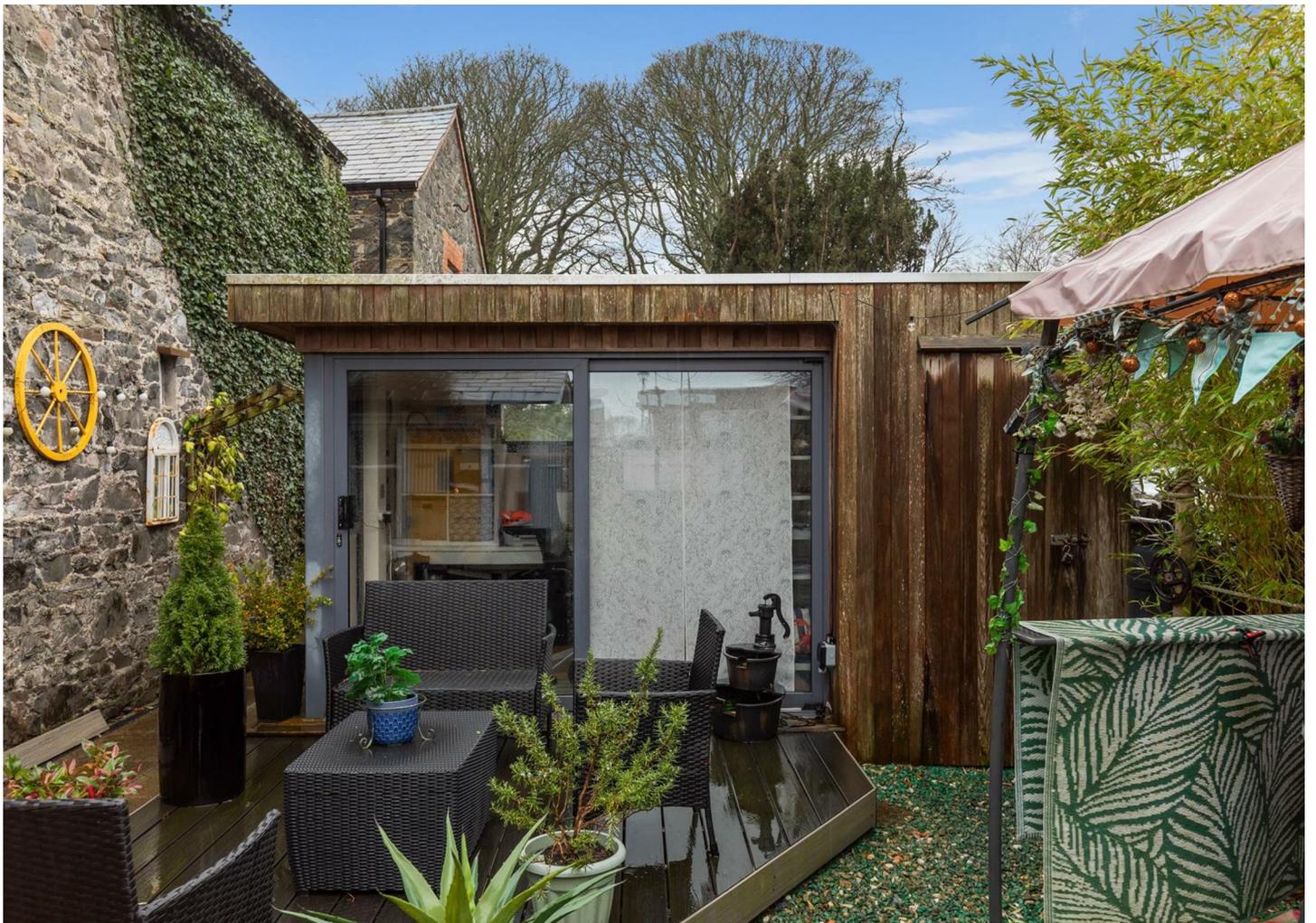
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)



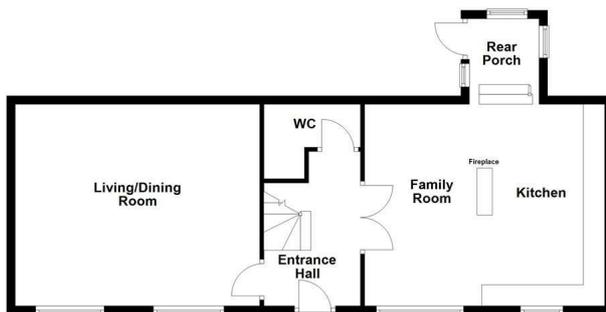




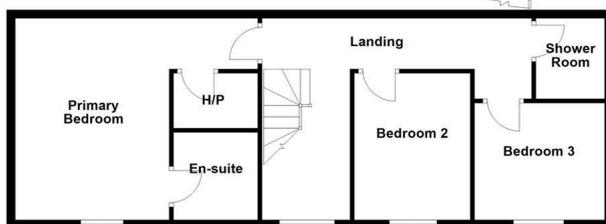




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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