



This is a unique mews style residence which was originally part of the coach house and stables belonging to the Delacherois Estate known as Manor Farm. As a listed building incorporating five such homes, it is part of the heritage of Donaghadee and the conversion carried out some five years ago has created homes of quality and distinction which are rich in history. As suggested by the name, these individual properties are built around a cobbled courtyard and incorporate many of the original features. No.5 enjoys beautifully proportioned accommodation with a formal lounge, featuring arched windows. The everyday living space is separated from the kitchen by a central fireplace and chimney breast providing a natural division. Three excellent first floor double bedrooms include a principal with en-suite plus shower room. Outside there is resident car parking and a low-maintenance landscaped garden enclosed by a granite stone wall to match the main building. This is a home brimming with character and charm, it will be easily maintained and offers rooms of such excellent dimensions that one does not have to compromise on space. The wooded location is an idyllic backdrop and with the town centre just a stroll away the delights of this picturesque seaside town are close at hand.

**Offers Around
£399,950**

5 Manor Farm Court,
Donaghadee,
BT21 0FF

Viewing by
appointment
through agent
028 9042 4747



- A Charming Stone Built Courtyard Residence
- Many Interesting and Original Architectural Features Retained
- Spacious Accommodation Arranged Over Two Floors
- Bespoke Shaker Style Kitchen with Integrated Appliances
- Two Reception Rooms
- Three Double Bedrooms
- Ground Floor Cloakroom, Main Bathroom & Ensuite
- Detailed Specification Including Extensive Tiling and Down Lighting
- Phoenix Gas Central Heating
- Sash Windows Complying with Listed Status
- Brick Cobbled Courtyard with Resident Car Parking
- Enclosed Private Walled Rear Garden
- Insulated Garden Office with Light & Power
- Conveniently Located in a Much Sought After Mature Setting
- Approximately 5 Minutes from the Seafront and Picturesque Harbour

The Property Comprises:

Ground Floor

RECEPTION HALL: Panelled entrance door, ceramic tiled floor.

CLOAKROOM: Low flush WC, pedestal wash hand basin, ceramic tiled floor.



FAMILY ROOM: 21' 8" x 15' 9" (6.6 m x 4.8m) Family Room open plan to Dining Area- Both measurements are taken at widest points, Feature arched windows.





LIVING ROOM: 15' 10" x 13' 6" (4.83m x 4.11m) Feature arched windows, Central chimney breast with polished limestone fireplace and granite hearth with wood burning stove, ceramic tiled floor, down lighters, access from either side of chimney breast to kitchen / dining, steps to rear reception porch with access to enclosed courtyard garden.



KITCHEN: Bespoke shaker style kitchen with excellent range of high and low level units with wood block effect laminate work surfaces, ceramic sink unit, Smeg range cooker with 6 ring gas hob, electric oven & grill plus plate warmer, extractor hood above, integrated fridge freezer and dishwasher, plumbed for washing machine, part tiled walls, concealed downlighters, ceramic tiled floor

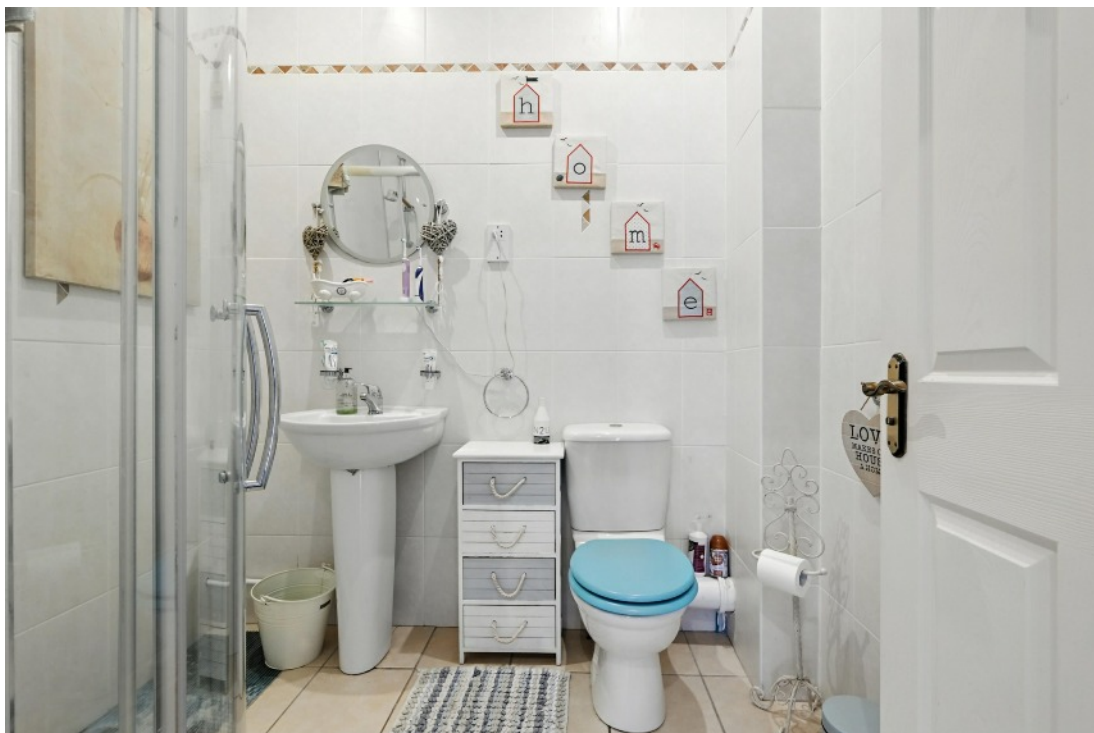


PRINCIPAL BEDROOM: 16' 3" x 13' 7" (4.95m x 4.14m) Dual aspect windows, Down lighting.



ENSUITE SHOWER ROOM: Comprising quadrant shower cubicle, pedestal wash hand basin, low flush wc, tiled walls and floor, down lighting and extractor fan.

HOTPRESS: Worcester gas fired boiler, Santon pressurised hot water system



BEDROOM (2): 13' 1" x 12' 6" (4.0m x 3.8m)

BEDROOM (3): 12' 9" x 9' 4" (3.89m x 2.84m)



BATHROOM: White suite comprising panelled bath with shower and screen, pedestal wash hand basin, low flush WC, tiled walls and floor, down lighting and extractor fan.



Outside

This is one of five converted dwellings with a central courtyard, which provides resident car parking. Enclosed, private, landscaped walled garden. Insulated garden office with light & power. Outside tap & light.



Location:

From the junction of the High Bangor Road and Newtownards Road, travel towards the town centre on Moat Street. Take the first right into Manor Farm.



Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.