

1 Manse Road Carrowdore, BT22 2EY

Offers around £1,800,000



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PINKERTON

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Substantial Agricultural Holding On Outskirts Of Carrowdore

A rare opportunity to acquire a substantial agricultural holding in a sought-after rural setting, comprising a traditional stone-built farmhouse, a range of outbuildings, and approximately 73 acres of farmland. Consideration may be given to selling the lands and house and yard separately.

Set on the outskirts of Carrowdore village, just 5 miles from Newtownards, this impressive property includes a large detached two-storey farmhouse occupying a mature plot of approximately 1.66 acres. The residence retains a wealth of original character and charm, featuring traditional sash windows and

generous proportions throughout. Please note the farmhouse is a listed building.(Grade B1).

The ground floor accommodation includes a welcoming entrance hallway, lounge, dining room, rear hallway, a large walk-in shower room, a flexible bedroom/snug, living room, kitchen and utility area. The first floor offers four well-proportioned bedrooms and a fitted bathroom, ideal for family living.

To the rear of the house, a courtyard enclosed on three sides is flanked by a series of stone outbuildings and

outhouses. While some require remedial attention, they offer excellent potential for a variety of uses subject to renovation.

Beyond the residence and outbuildings lies approximately 73 acres of agricultural land, straddling the Cardy Road. The land is suitable for a range of farming enterprises and adds significant value to this unique offering.

This is a superb opportunity for those seeking a well-located working farm, lifestyle property, or rural retreat with potential for further development.





PROPERTY FEATURES

- Traditional Stone-Built Farmhouse
- Original Sash Windows And Period Features
- Two Reception Rooms And Five Spacious Bedrooms
- Ground Floor Includes Large Walk-In Shower Room
- Range Of Stone Outbuildings And Outhouses
- Enclosed Courtyard To The Rear Of The Farmhouse
- Rural Location Near Carrowdore Village,
- Situated On Approximately 1.66 Acres
- Approximately 73 Acres Of Agricultural Land Straddling The Cardy Road
- Renovation Potential





PROPERTY MEASUREMENTS

Entrance Porch

Entrance Hall

Lounge	17'7" x 14'3"
Dining Room	18'0" x 12'2"
Rear Hallway	
Living Room	18'1" x 10'5"
Kitchen	17'11" x 8'11"
Bathroom	7'2" x 7'3"
Bedroom 5/Snug	11'3" x 8'0"
Utility Room	17'6" x 8'0"

Landing

Bedroom 1	14'8" x 11'0"
Bedroom 2	16'1" x 13'2"
Bedroom 3	13'10" x 10'8"
Bedroom 4	13'10" x 10'8"
Bathroom	10'6" x 6'9"
Garage	15'5" x 12'11"
Shed 1	49'11" x 16'3"
Shed 2	16'2" x 14'9"
Stable Block	35'9" x 16'2"
Loft Area	34'5" x 14'12"
Shed 3	63'4" x 9'9"
Shed 4	63'4" x 9'9"
Shed 5	62'1" x 15'11"

Lands

The farmland comprises of approximately 73 acres laid out in 7 fields. Part of the land (15 acres) is located south of the Cardy Road and the remainder to the north.

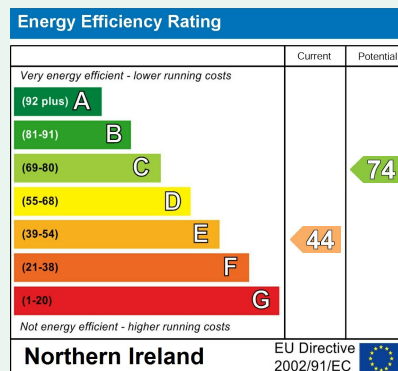
REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

Tenure - Understood to be Freehold
Rates - Understood to be approx. £2,003 per annum

Directions
Manse Road, Carrowdore

Energy Efficiency Rating

The rating for this property is:



* For your information: The UK average rating is 'E50'.



WHAT3WORDS: word.word.word

Bangor & Donaghadee
125 Main Street, Bangor BT20 4AE
028 9147 9393

Ballyholme
88a Groomspoint Road, Bangor BT20 5NF
028 9147 9444

Comber & Ards
7a The Square, Comber BT23 5DX
028 9140 4100

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