



Farmhill Road
Holywood, BT18 0AD

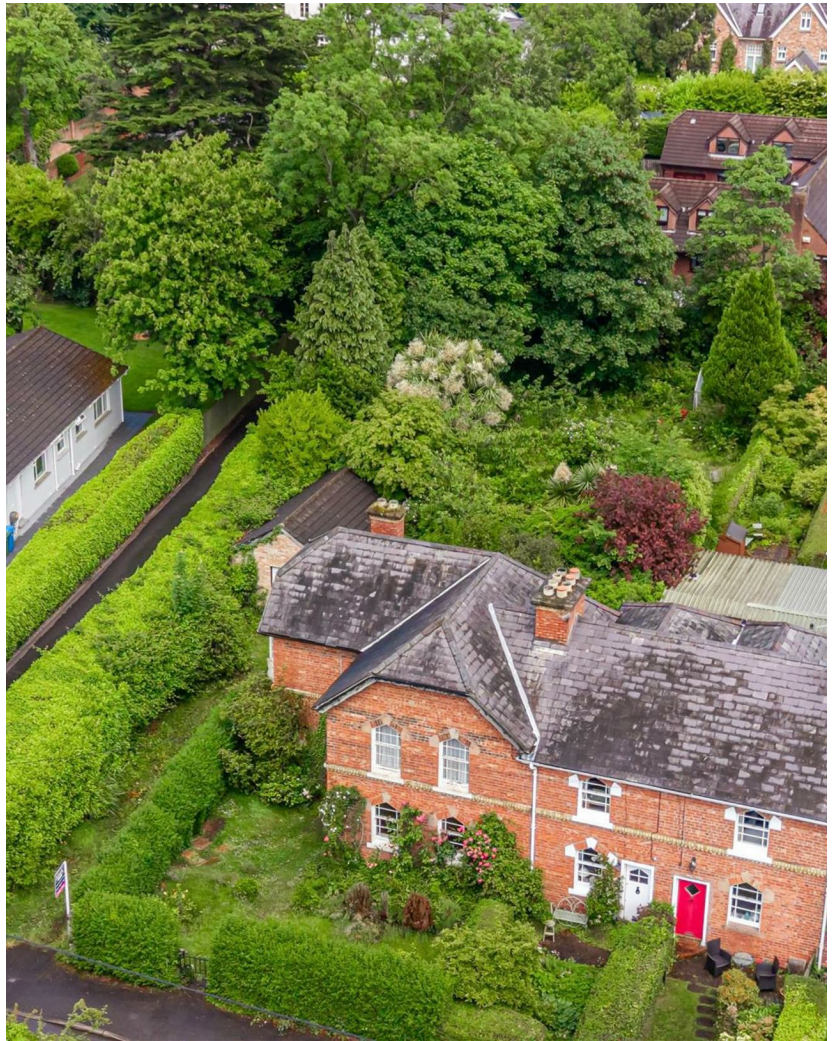
Offers in the region of £460,000



'Coastguard Cottage' Farmhill Road, Cultra

HMK Property is delighted to introduce 37 Farmhill Road, Cultra, Holywood to the sales market. Known locally as 'The Coastguard Cottage', this striking 'B' listed property dates back to 1850 and sits on an impressive site, a short stroll from the Cultra coastline. This red-brick end cottage has spacious accommodation throughout, with original features still intact, and requires extensive renovation. On the ground floor are two impressive reception rooms, with single-glazed sash windows and an original fireplace. There is a separate galley-style kitchen overlooking the rear of the property, along with a useful downstairs W/C. On the first floor are three spacious bedrooms, again with traditional features, and a separate family bathroom with a shower over bath. There is a large detached garage at the side of the property, along with a substantial garden/potential site to the rear. 'Coastguard Cottage' has retained all the character and charm associated with a listed property and will require extensive refurbishment to restore it to its former glory. To arrange a viewing at this truly unique property, contact HMK Property on 02890397712.







The facts you need to know...

- 'COASTGUARD COTTAGE' a Grade B listed property in the heart of Cultra
- Spacious accommodation throughout, requiring full refurbishment
- Two large reception rooms, both with original single glazed sash windows, and ornate fireplace
- Useful downstairs W/C with additional storage understairs
- Family bathroom, with shower over bath
- Built in 1850 commanding a substantial site in one of Northern's Ireland's most sought after locations
- Entrance hall with original tiled flooring and original features still intact
- Separate galley style kitchen with original tiled flooring and recent gas boiler
- Three excellent bedrooms, all with original features including ornate fireplace, and sash windows
- Large detached garage with off street parking and large garden/potential site to the rear of the property





The property comprises...

GROUND FLOOR

Leading to...

ENTRANCE HALL

13'1" x 5'8"

Original tile flooring, with large storage space under stairs

LIVING ROOM

16'11" x 12'11"

A spacious living room with dual aspect single glazed sash windows, ornate fireplace and cornice ceiling

KITCHEN

13'4" x 7'9"

Galley-style kitchen with original flooring, single-glazed windows, and a gas combi boiler





The property comprises...

DINING ROOM

14'2" x 10'8"

A spacious dining room with fireplace, and built in storage

DOWNSTAIRS W/C

5'8" x 3'9"

A useful downstairs W/C with tiled flooring

FIRST FLOOR

Fixed staircase leading to...

BEDROOM ONE

16'0" x 10'3"

A large master bedroom with an original fireplace and views overlooking the front of the property.



BEDROOM TWO

13'8" x 10'9"

Spacious second bedroom with ornate fireplace overlooking the rear of the property

BEDROOM THREE

14'11" x 10'7"

Third bedroom to the rear of the property with dual aspect single glazed windows and fireplace

BATHROOM

12'0" x 6'11"

A large family bathroom with a shower over the bath, a low flush w/c, and a pedestal sink

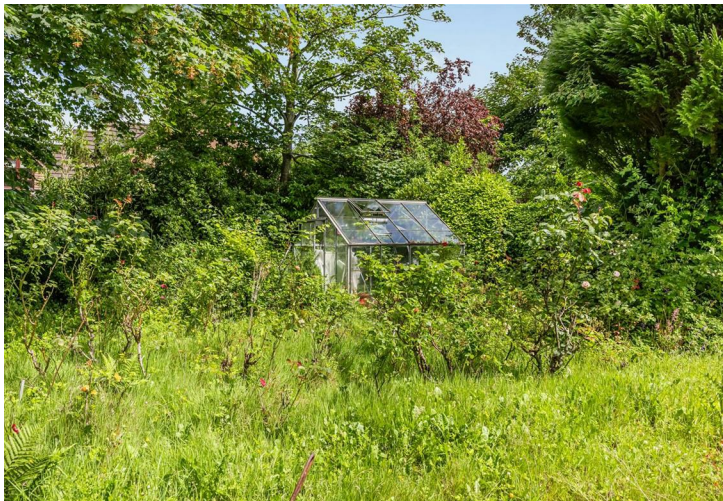
PLEASE NOTE:

As an estate agency, we are required to verify the identity of both the vendor and the purchaser in accordance with the Money Laundering Regulations 2017. In order to purchase a property in the

United Kingdom, all agents have a legal obligation to conduct identity checks on all customers involved in the transaction to comply with Anti-Money Laundering regulations. We outsource these checks to a third-party provider, and a charge of £24 per person will apply for this service





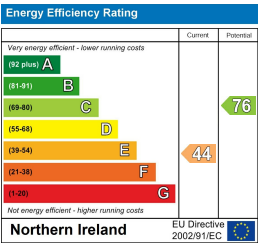


Additional Information

Coastguard Cottage is located in one of Northern Ireland's most desired areas, with Seapark Beach, Royal North Yacht Club, Marino Train Station and Holywood Town Centre all on your doorstep, No.37 will be of interest to a range of potential purchasers. Early viewing strongly advised.

Need to sell to buy? Contact Hannah Kennedy to arrange a property valuation today on 02890397712.

ENERGY EFFICIENCY RATING

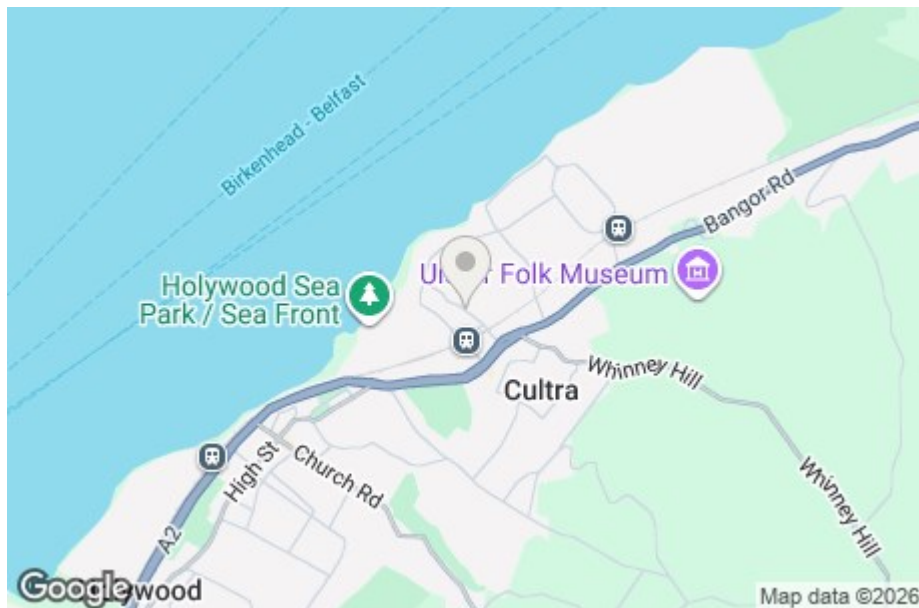


VIEWING

By appointment with HMK Property

Location

Travel down Farmhill Road, Coastguard Cottage is on the right hand side, just before Farmhill Lane.



HMK Property - Sales - Lettings - Management - Mortgages

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Contact HMK today for a free property valuation 02890397712



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