

# FOR SALE

## Investment / Business Opportunity

Barnwell Farm Cottages, 8 Ballybryan Road, Greyabbey BT22 2RB



**This property comprises 8 no dwellings beautifully renovated from the original farmhouse and outbuildings and set in a tranquil rural setting close to Greyabbey village.**

**Currently being run as a short term holiday letting business, each unit is self-contained with its own central heating system.**

**Communal facilities are available with a substantial Games Room/ Kitchen, Office/Store and Laundry Rooms. Extensive car parking and gardens complement the houses.**

**We would also note that the planning permissions are not restrictive to holiday lets and thus this could be of interest to someone who wishes to part owner-occupy and derive an income from long term letting of the remaining units.**

<b>RATES</b>	NAV	£11,800
	(Non Domestic: Guest House Accommodation)	
	Rates payable 2018/2019	£6,577.00

**PRICE**      **Offers in the region of £850,000**

**VIEWING**      By appointment with Templeton Robinson Commercial  
028 9042 4747



**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747**

**e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)**

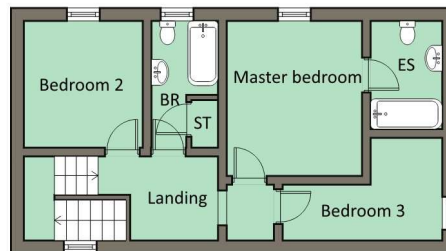
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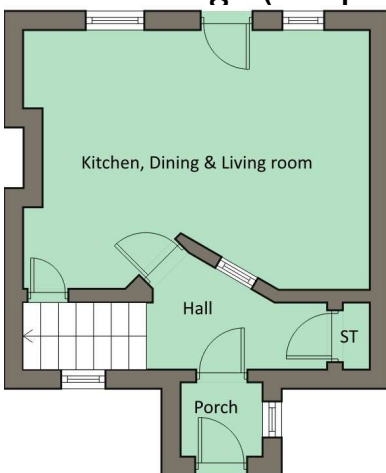
## Courtyard Conversion



### Brooks Cottage (sleeps 6)



### Corn Cottage (sleeps 5)



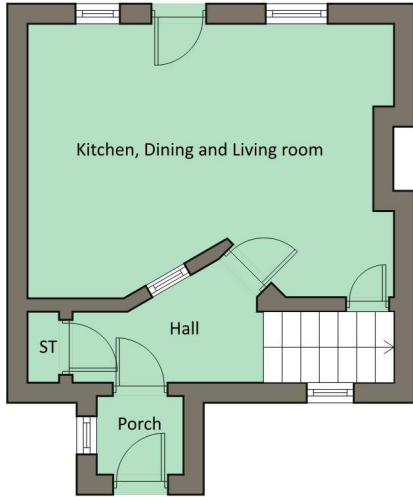
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## Barley Cottage (sleeps 5)



## Flax Cottage (sleeps 3)



## Clover Cottage (sleeps 4)



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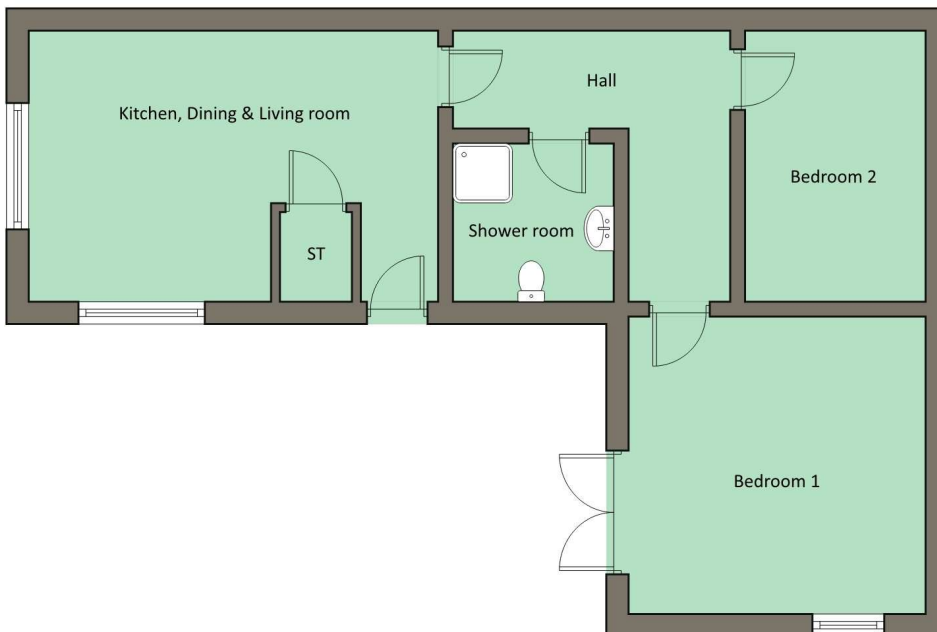




## Farmhouse Conversion



## Whin Cottage (sleeps 4)



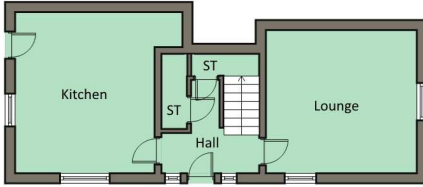
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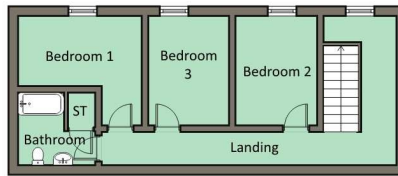
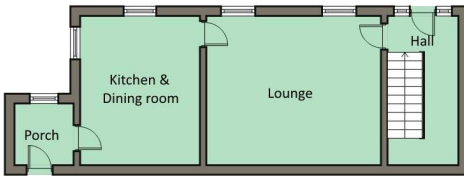
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## Elm Cottage (sleeps 7)



## Keepers Cottage (sleeps 6)



## Internal style of Cottages shown below:



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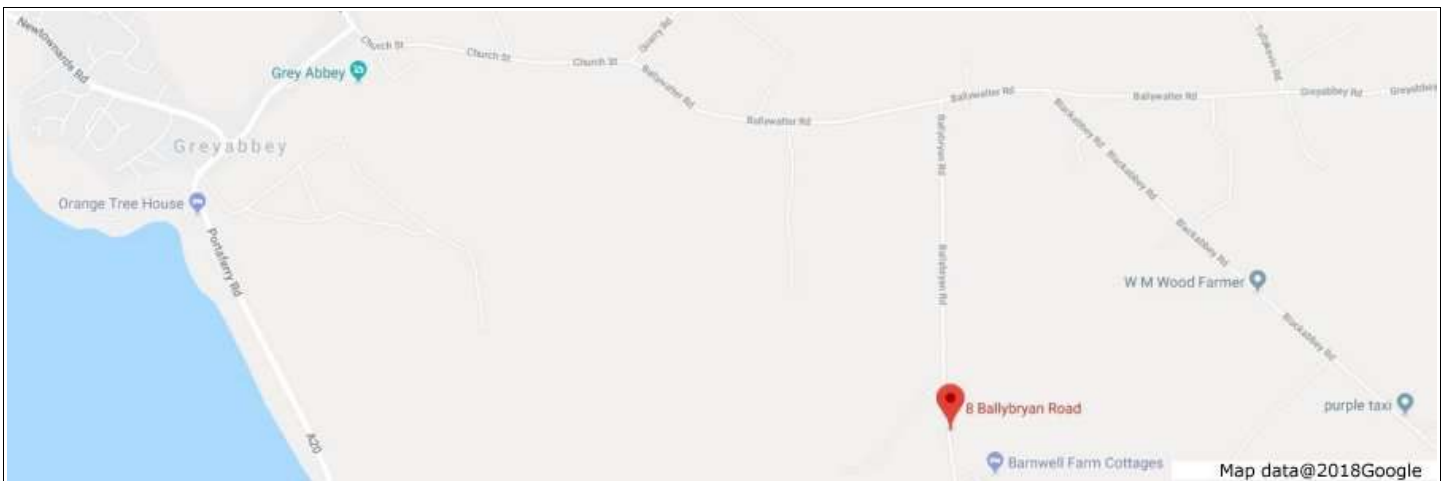
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## Outside

Games Room/Function Room 49'11" x 16'1" (15.2m x 4.9m)  
 Store Room 16'1" x 10'8" (4.91m x 3.3m)  
 Laundry Room 16'9" x 8'11" (5.1m x 2.5m)  
 Separate W.C.; Additional Laundry Room  
 Extensive Car Park to rear of site  
 Large Common Yard and Terrace to rear of Courtyard Cottages; Open Stores.  
 Large Garden to front of farmhouse.



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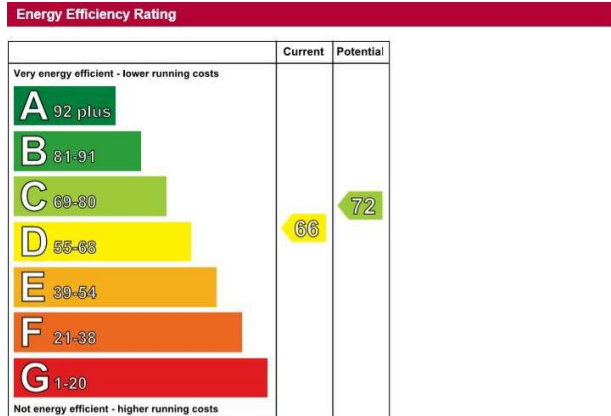
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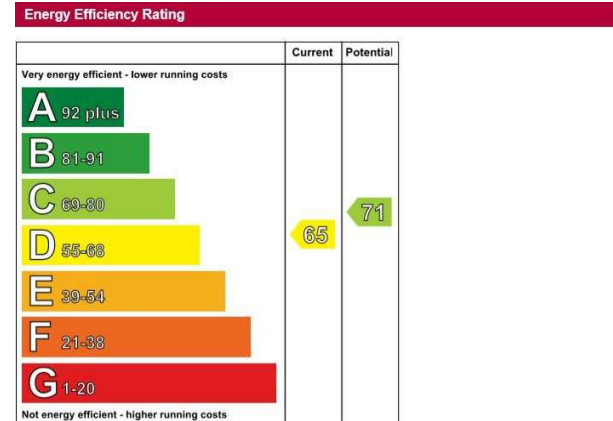


## EPC's

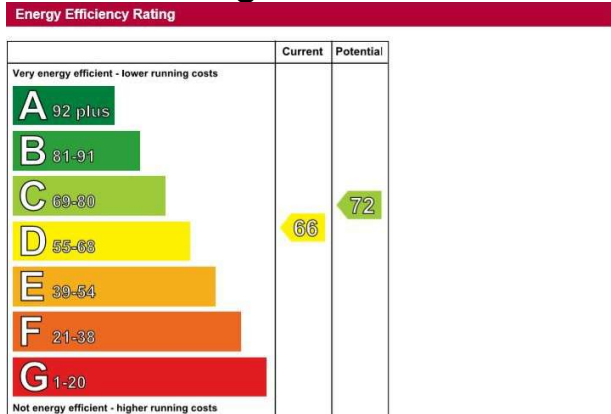
### Barley Cottage



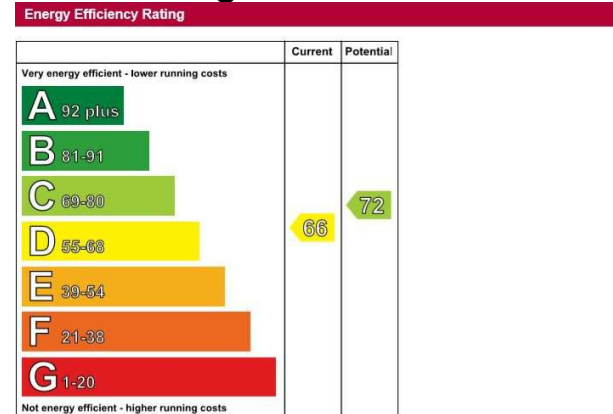
### Brook Cottage



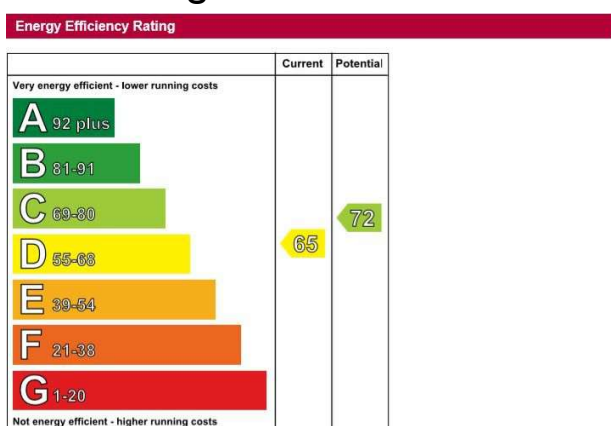
### Clover Cottage



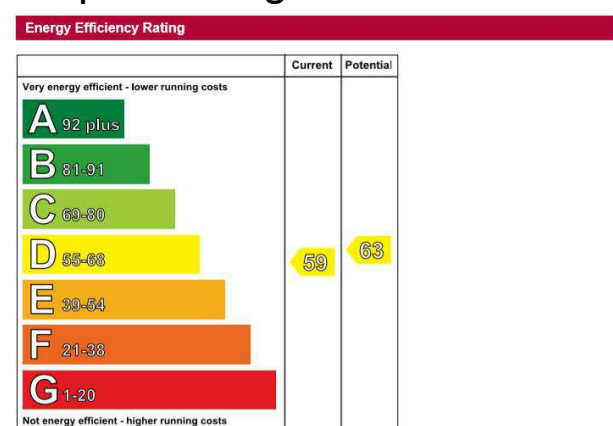
### Corn Cottage



### Flax Cottage



### Keepers Cottage



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