

THE OPPORTUNITY

- We are pleased to offer for sale this multiple award winning, three star guest house and function hall, situated in the historic village of Killyleagh on the shores of Strangford Lough.
- Dating from 1803 the building has been sympathetically restored to provide a charming period guest house with individually decorated bedroom accommodation.
- Incorporating Dufferin Hall, a stunning banqueting suite with bar and kitchen facilities, ideal for weddings and venue hire.
- Opportunity to further develop an established business in particular the wedding and function trade.















LOCATION

The Dufferin Coaching Inn & Hall is located in the centre of Killyleagh 18 miles south east of Belfast, on the scenic western shores of Strangford Lough.

The village is best known for its 12th century Killyleagh Castle, one of Ireland's oldest inhabited castles and is only a short walk form the Dufferin Coaching Inn & Hall.

Killyleagh harbour and waterfront are popular visitor destinations and The Dufferin Coaching Inn & Hall is ideally located to benefit from these attractions. Other features in the area include the National Trust properties at Mount Stewart and Castle Ward, the scenic Mourne Mountains and Royal County Down golf links.

Killyleagh (Population of 2,928 in the 2011 census) is well served with good road links to Belfast, Bangor and Downpatrick.











DUFFERIN COACHING INN

Formerly the Ulster Bank, this three star award winning Grade B1 listed guest house boasts seven luxurious bedrooms all individually decorated and furnished with en-suite facilities.

Bespoke guest rooms are tailored to meet all requirements, to include family, double and single bed accommodation. All with TV, wifi as well as tea & coffee facilities, showers and baths in each room.

Guests can enjoy the comforts of a spacious residents lounge overlooking High Street and enjoy a relaxing breakfast in the recently refurbished cafe style dining room.







DUFFERIN BANQUETING HALL

Dufferin Hall located on the lower ground floor has recently been refurbished to provide a stunning dinning area suitable for weddings and functions.

Capable of seating up to 100 guests for dinning and 140 for live entertainment with a fully equipped adjoining bar area.

The venue is approached from High Street through separate double doors and steps leading down to the Banqueting Hall.





ACCOMMODATION

Lower ground floor

- Dufferin banqueting hall
- Stable Bar
- Catering Kitchen
- · Family kitchen
- Laundry room
- Managers office

Ground floor

- Reception
- · Residents Lounge
- Breakfast room
- Room 1 guest room with en-suite bathroom

First floor

- 5 Double guest bedrooms with en-suite bathrooms
- 1 Double single guest bedroom
- All rooms equipped with TV & Wifi
- Linen Room



RATES

Rateable value: Guest house office

£3,000 Commercial £35,000 Domestic

Rates payable 2018/19

£1,715 Commercial £286 Domestic

EPC

The property has an EPC rating of D83

PRICE

Offers in the region of £395,000 to include fixtures and fittings

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

VIEWINGS

By appointment through sole agents:-

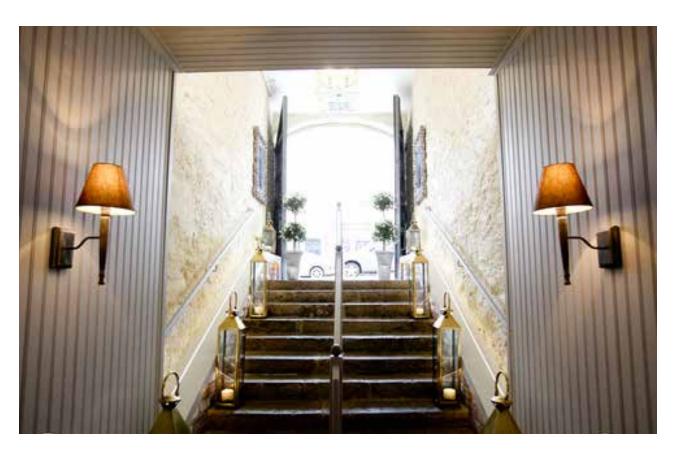
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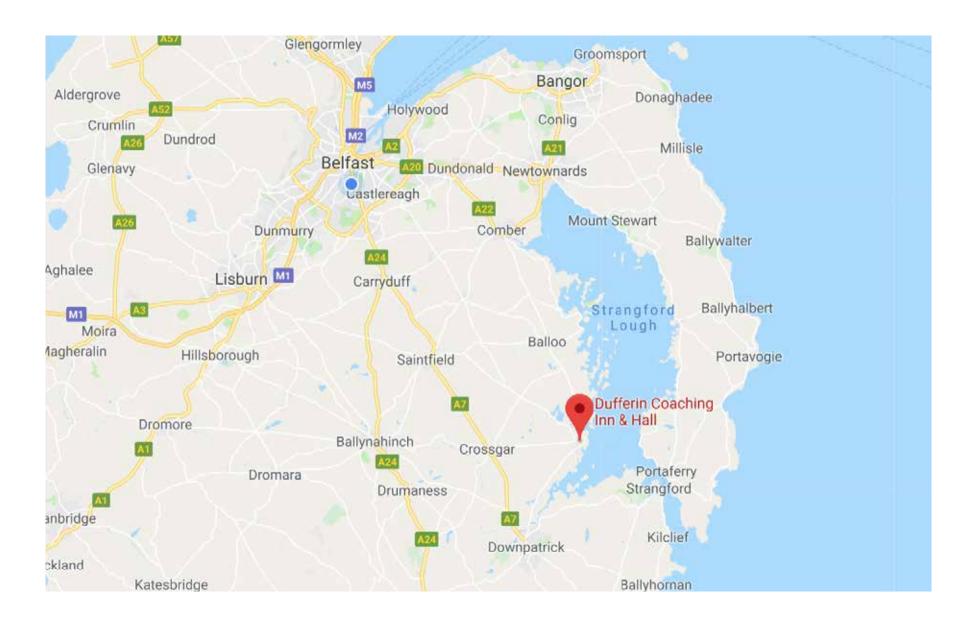
Whelan Commercial Ltd Scottish Provident Building, 7 Donegall Square West, Belfast. BTI 6JH







LOCATION MAP



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