

RODGERS & BROWNE



'Quarry Bank' 56 Quarry Road
East Belfast, BT4 2NQ

offers around £1,395,000

SOLD



The Owner's Perspective...

'Quarry Bank' has been a very special home for us. We have enjoyed the total privacy of the site, complemented with undulating pathways around the property which can be enjoyed all year round. The highlight for us has been the spectacular panoramic views over the city which provide views of cruise ships and aeroplanes coming and going meaning it's always an interesting, active site.

Although materials have been reclaimed from castles and stately homes, the property was only built in 2004 which means you are able to enjoy the best of both worlds – unique character combined with all the positives of modern, contemporary living. Although it is a large house, the clever arrangement over three storeys, means it feels cosy and homely and there are multiple areas to sit and take in the views over the pond and manicured gardens, as well as the cityscape which lights up like a Christmas tree at night.

We like to think of 'Quarry Bank' as a mini château probably helped by its baronial architecture, which was modelled on a stately home, Finnebrogue House.

We will miss summer al fresco lunches on the terrace overlooking Belfast, as well as regular soirées with the lovely community on Quarry Road.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Amptitheatre style garden
EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Impressive individually designed family home which offers many unique and traditional styles

Constructed in 2004, the property seamlessly sits within its elevated mature site with breathtaking views to Belfast City and Harbour, and Black mountain

The attention to detail both inside and out is breathtaking from the moment you drive through the hand crafted stone pillars to the sweeping gravelled driveway leading to the magnificent façade which emulates the grace and style of Finnebrogue House

Internally you are met by a spacious dining reception room which offers many focal points from the stone fireplace, marble flooring, cantilevered staircase to the views stretching over the grounds

Three reception rooms each designed independently from the warmth of the snug with an open fireplace to the garden room with three walls of glazing, Max Blank woodburner all overlooking the gardens and the contemporary first floor drawing room with an impressive feature fireplace, drop ceiling and direct access to a terrace offering breathtaking viewings over the grounds to Belfast

Hand crafted kitchen opening to a causal dining area, solid oak handcrafted shaker units with a feature central island, oil fired Aga, granite worktops, extensive range of built in appliances all complimented by its elevated position and three walls of glazing taking full advantage of its surrounding

Four bedrooms located over two floors. Main bedroom suite incorporating luxury fully fitted dressing room and recently installed ensuite, guest bedroom and bedroom three with luxury ensuite each designed by the renowned ‘Soaks Bathrooms’

Two further luxury bathrooms

The unique second floor entertaining area extends to over 400 sqft with a vaulted ceiling and feature exposed beam, the space offers a flexibility to use either as an office, studio or a cinema room depending on individual requirements

Energy efficient condensing oil fired boiler, PVC double glazed contemporary ‘antique teak’ colour windows

CAT 6 Networking ethernet points and seamless ultrafast WIFI points throughout with networking cabinet, CCTV cameras surround the property for added security

Flint render with reclaimed Bangor blue slate roof and Triple integrated heated garages with electric up and over doors

Electric sliding gate to the main entrance and flint gravel driveway plus additional driveway to Quarry Road, Zappi electric car charger

Spectacular gravel path surrounding the boundary, lit by individually designed light bollards all leading you to a large garden laid in lawns with a stunning water feature overlooked by a timber garden room with a multi fuel burner

Whilst set in a semi rural position many local amenities are only 5 minutes away within Belmont and Ballyhackamore villages and Holywood town including many renowned schools such as Campbell College and Junior School, Strathearn and Penrhyn Prep, Belmont Primary, Ashfield Boys & Girls, Bloomfield Collegiate, Sullivan Upper and Strandtown to mention but a few

Also close to hand would be direct access to the George Best City Airport and Belfast City Centre





Stunning entrance dining hall



Cantilevered staircase with Armagh marble treads



Family room



Garden room



The property comprises...

GROUND FLOOR

Sandstone surround with panelled composite front door, glazed side lights to:

STUNNING ENTRANCE DINING HALL

23' 0" x 19' 9" (7.01m x 6.02m)

Feature drop ceiling with corning, recessed colour LED lights, low voltage lighting, stone fireplace with Armagh marble mantle above, cast iron open fire, slate hearth, underfloor heating, Armagh marble flooring, double glazed French doors and side lights to raised terrace, views to Belfast Harbour, cantilevered staircase with Armagh marble treads and ornate iron handrails and spindles.

FAMILY ROOM

19' 5" x 12' 5" (5.92m x 3.78m)

Natural stone fireplace with Armagh marble mantle, slate hearth, cast iron multi fuel burner, underfloor heating, porcelain tiled floor, cornice ceiling, feature panelled bi-folding doors to reception hall, built-in book shelving.

LUXURY CLOAKROOM

7' 7" x 5' 10" (2.31m x 1.78m)

Rice bowl sink unit with ornate chrome mixer tap, set on a wall mounted unit with cabinet below, tiled splashback, Geberit closed cistern low flush wc, patterned tiled floor, wall mounted mirror with light over, underfloor heating, heated towel radiator.

UTILITY ROOM

11' 6" x 6' 7" (3.51m x 2.01m)

Range of high and low level cabinets, slate inset worktops with one and a half stainless steel sink unit with mixer tap, plumbed for washing machine and space for tumble dryer, patterned tiled floor, access to inner rear hall, patterned tiled floor, open hanging space, service door to rear and access to main hallway.

HAND MADE KITCHEN OPEN TO CASUAL DINING

20' 11" x 19' 9" (6.38m x 6.02m)

Extensive range of hand crafted solid oak shaker style cabinets with display cabinets, wine rack, crafted pelmets plus a central island with bullnose granite worktops, double sink with mixer tap and feature overhanging lighting, beautiful Aga, handcrafted Aqua colour tiled splashback, under unit lighting, set of two stainless steel double hobs, integrated Hotpoint eye level oven, microwave and Baumatic Espresso machine, space for American fridge freezer, integrated Bosch dishwasher, porcelain tiled floor, beautiful window seat with open views across the grounds, double pocket doors to:

GARDEN ROOM

18' 6" x 13' 4" (5.64m x 4.06m)

Stunning views from the large picture window with view over the gardens to the countryside and Belfast Harbour offering the perfect spot for a sunset. Max Blank woodburning stove set on a slate hearth, wooden effect tiled floor, French doors to raised patio area, low voltage lighting.



Impressive drawing room



Kitchen opening to casual dining area



The property comprises...

FIRST FLOOR

LANDING

Continuation of the staircase to the second floor. Engineered oak flooring, double doors to hotpress, two steps leading to:

IMPRESSIVE FIRST FLOOR DRAWING ROOM

22' 6" x 18' 10" (6.86m x 5.74m)

Feature 9'8" ceiling height, impressive high efficiency glass fronted Fondis Ulys fire, recess for logs, display recessed seat with concealed lighting, part dropped ceiling with concealed LED lighting, large marble tiled floors, deep corning, low voltage lighting, extensive window on three sides with views over the grounds, Belfast Harbour and Black Mountain, period style radiators, French doors to large balcony, tiled floor, stunning views.

MAIN BEDROOM

17' 8" x 12' 6" (5.38m x 3.81m)

Engineered limed oak flooring, stunning views of the grounds and Belfast Harbour, door leading to:

DRESSING ROOM

10' 7" x 9' 7" (3.23m x 2.92m)

Extensive range of bespoke built-in wardrobes with shaker style doors painted in De Nimes by Farrow & Ball, open hanging space with lighting, engineered limed oak flooring.

LUXURY ENSUITE

9' 9" x 6' 1" (at widest points) (2.97m x 1.85m)

Fully tiled double shower unit with over drencher and telephone shower in an antique gold finish, contemporary 'Burgbad' sink with wall mounted antique gold finish taps, under unit cabinets, wall mounted chrome mirror with lighting, Geberit closed coupe low flush wc, modern wall mounted radiator, four inset tiled display shelves with downlighting, porcelain tiled floor, fully tiled walls, extractor fan, low voltage lighting.

LUXURY SHOWER ROOM

9' 10" x 8' 2" (3m x 2.49m)

Fully tiled triple walk-in shower cubicle with Hansgrohe over drencher and telephone shower, tiled shelf, contemporary 'Burgbad' wall mounted sink, mixer tap and cabinet below, 'Burgbad' wall mounted mirror cabinet with shelving behind, Geberit closed coupled low flush wc, porcelain tiled floor and walls, heated towel radiator.

GUEST BEDROOM

13' 0" x 12' 7" (3.96m x 3.84m)

Including built-in wardrobes with mirrored doors, engineered oak floor.

ENSUITE SHOWER ROOM

7' 8" x 7' 9" (2.34m x 2.36m)

Fully tiled shower cubicle with over drencher and telephone shower, wall mounted sink unit with mixer tap, wall Geberit closed coupled low flush wc, chrome heated towel radiator, ceramic tiled floor, and walls, extractor fan.



Main bedroom

SECOND FLOOR

ENTERTAINING AREA

22’ 11” x 19’ 10” (6.98m x 6.05m)
Unique entertaining area which extends to 400 sq ft with a vaulted ceiling, feature beam, built-in book shelving, concealed entrance to storage in the eaves, Parana pine wooden floor, pelmet uplighting, stunning views of Belfast Harbour. The space lends itself to an array of uses from an office, studio or a cinema room depending on needs.

BEDROOM (3)

14’ 4” x 12’ 6” (4.37m x 3.81m)
Reclaimed Parana pine wooden floor, low voltage lighting, stunning views of Belfast Harbour.

ENSUITE SHOWER ROOM

Fully tiled cubicle with thermostatically controlled shower unit, marble sink unit with mixer tap and cabinet below, low flush wc, Parana pine wooden floor, part tiled floor, chrome towel radiator.

BEDROOM (4)

13’ 0” x 12’ 6” (3.96m x 3.81m)
Reclaimed pitch pine wood floor.

BATHROOM

White suite comprising of low flush wc, pedestal wash hand basin with mixer tap, panelled shower bath with mixer tap and thermostatically controlled shower unit with telephone shower, curved shower screen, chrome heated towel radiator, inset spot lights.



Luxury shower room



Main bedroom luxury ensuite



Main bedroom dressing room



Guest bedroom

The property comprises...

OUTSIDE

Handcrafted stone entrance pillars with electrical operated gate access a flint stone driveway with a central flowerbed, parking for up to ten cars, additional entrance to Quarry Road.

DOUBLE INTEGRATED GARAGE

19’ 9” x 19’ 7” (6.02m x 5.97m)
Twin electric up and over doors, Light and power. communication wall, high efficiency pressurised hotwater tank and Grant oil fired central heating boiler. Archway to:

SINGLE GARAGE

19’ 1” x 14’ 0” (at widest points) (5.82m x 4.27m)
Electric up and over door. Light and power. Gardeners toilet comprising low flush wc, pedestal wash hand basin. Service door to rear.

Outside tap. Outside mood lighting surrounding the house and the grounds and Victorian style lamps. Outside plugs.

CEDARWOOD SUMMER HOUSE

11’ 11” x 8’ 8” (3.63m x 2.64m)
Designed and crafted by MacMillan of Crossgar. Sliding double doors with views back to the house, gardens and woodlands, wood burning stove, light and power. Planning Permission has been granted for a tennis court and tennis pavilion.

Nature walk with gravel paths leading around the perimeter, natural timber edges, fully lit by solid brass contemporary bollard lights, leading to an Ampitheatre style garden with lawns, exposed rock face, feature central fountain and pond. Exquisite gardens surround the house planted with specimen trees, shrubs, all taking full advantage of the 1 acre site.

TIMBER GARDEN STORE

Double doors. Light and power. Alarm system.



Entertaining area which lends itself to either an office, studio or cinema room



Belfast City at night



Rear garden and woodland



Nature walk around the grounds



Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site roddersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

TENURE

Freehold

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is £3,338.88.

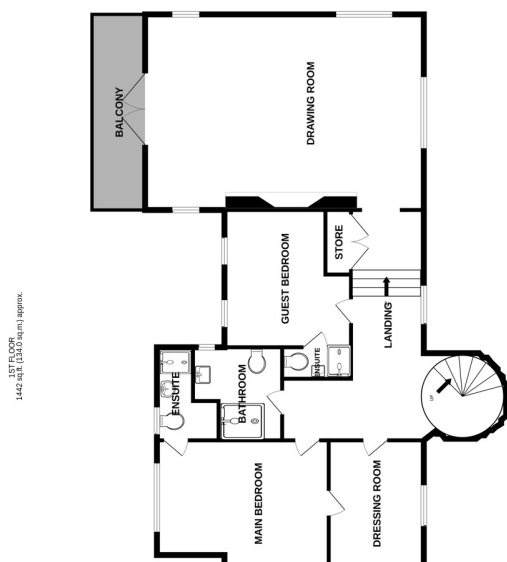
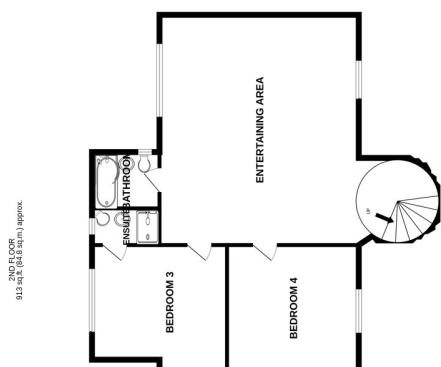
VIEWING

By appointment with **RODDERS & BROWNE**.

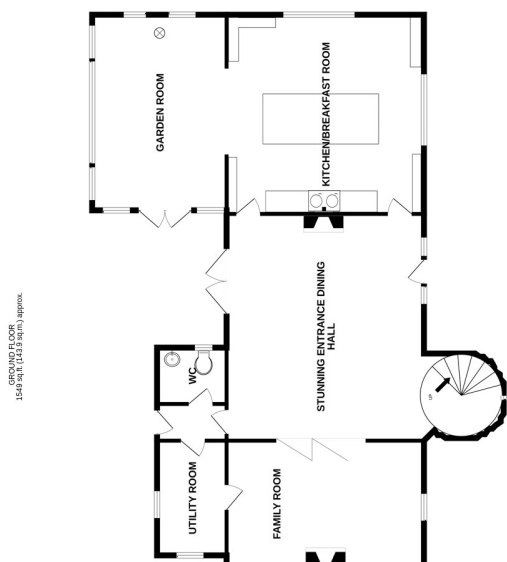
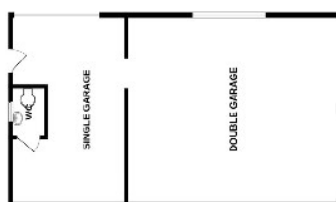
Location

Travelling along the Glenmachan Road towards the Belmont Road turn left into Quarry Road, No 56 is located on your right hand side.

Floor plan



2ND LEVEL
1018 sq. ft. (94.5 sq. m) approx.



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76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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