

RODGERS & BROWNE

'Richmond' 41 & 41A Sheridan Drive
Helen's Bay, BT19 1LB

offers over £750,000



The Owner's Perspective...

"Richmond" provides a mature garden full of interest, and has been part of the National Trust open garden scheme.

Great views over the Belfast lough, Co Antrim and beyond. Tall ships, cruise ships and other vessels of interest pass by in full view.

We enjoy the neighbouring Country Park (accessed by a gate in the garden) and gardens full of birdsong.

The productive vegetable and fruit garden faces the sun and has a favourable microclimate. The garden is fenced securely for children and pets and there is a built in BBQ site beside the ponds.

Helen's Bay is a wonderful community, privileged by having a train station, and regular school buses.

The three beaches of Crawfordsburn, Helen's Bay and the Coastguards (back shore) are within walking distance. The coastal path runs from Holywood to Bangor past several golf courses.

It's a great area for walks, swimming, blackberry picking and outdoor interests"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall

The facts you need to know...

'Richmond' is a unique Dutch barn style house with the benefit of a purpose built Annex attached

Designed to take full advantage of its southerly aspect and beautiful country park and lough views

The main house benefits from spacious accommodation

Large drawing room open to dining room with garden and lough views

Sunroom including a glazed atrium and views over the gardens to the lough

Family room

Kitchen with casual dining and feature oil fired Aga

Separate utility room and glazed walkway connecting the Annex

Three double bedrooms each with views over the gardens to the lough, main with built-in wardrobes and an ensuite bathroom

Separate shower room and Study

Gas fired central heating, PVC double glazed, PVC fascia and soffits

Additional storeroom

Extensive gardens with mature borders all extending to c.0.65 acres

Attached double garage

"The Annex" benefits from the following

Built in the 90's this purpose built Annex benefits from an array of space

Solid pine kitchen with casual dining and feature Rayburn

Ground floor bedroom, solid wooden floor, access to the gardens and luxury fitted wet room

First floor drawing room, dual aspect, gas fire, access to a balcony boasting lough views

First floor bedroom, wooden floor, built-in wardrobes and large ensuite bathroom and dressing room

Second floor playroom/viewing gallery with stunning views of the lough

Gas fired central heating, Beam central vac system, PVC double glazed

Private garden space

Parking for up to six cars for both the main house and the Annex

The entire property has been priced to allow for updating

Peacefully placed with private access to Crawfordsburn Country Park

Helen's Bay beach, train station and golf club are only minutes away

'Richmond' and the Annex offer an unusual opportunity for either two family's coming together, requirement to have Carers on site or as a parent Annex



Kitchen with casual sitting and dining



Feature Aga



Staircase



Garden room



View from the garden room

The property comprises...

GROUND FLOOR

Open, covered entrance porch to solid wood doors and side lights.

ENTRANCE HALL

Open tread staircase to first floor, pine tongue and groove ceiling, two open hanging areas with access to integrated garage.

CLOAKROOM

Low flush wc, wash hand basin, pine tongue and groove ceiling.

DRAWING ROOM OPEN TO DINING ROOM

30' 5" x 13' 0" (9.27m x 3.96m)

Stone fireplace with mahogany mantle, tiled hearth, wood store area, open fire, wall lighting, glazed walls with views over the gardens, Crawfordsburn Country Park to Belfast Lough, double glazed door to patio area, double glazed sliding door to:

GARDEN ROOM

16' 6" x 12' 8" (5.03m x 3.86m)

Feature vaulted ceiling finished in tongue and groove, glazed atrium, spotlights, fabulous views over the gardens, Crawfordsburn Country Park to Belfast Lough, two double glazed sliding doors to patio areas and garden.

FAMILY ROOM

16' 4" x 8' 9" (4.98m x 2.67m)

Double glazed sliding doors to the courtyard, tongue and groove ceiling, sliding glazed door to drawing room, glass fronted fireplace.

KITCHEN WITH CASUAL SITTING AND DINING AREA

17' 0" x 12' 11" (5.18m x 3.94m)

Extensive range of high and low level cabinets, under unit lighting, laminate worktops, double stainless steel sink unit with mixer tap, feature light blue oil fired Aga, space for dishwasher, integral fridge freezer, views over the gardens, Crawfordsburn Country Park to and Belfast Lough, glazed door to:

UTILITY ROOM

10' 2" x 8' 9" (3.1m x 2.67m)

Low level units, Belfast sink and mixer tap, plumbed for washing machine, space for tumble dryer, door to:

INNER CONNECTING HALLWAY

With door to the garden, courtyard and Annex.



View from the first floor



Main bedroom



Ensuite bathroom



Bedroom 2

The property comprises...

FIRST FLOOR

LANDING

Tongue and groove ceiling, extensive storage cabinets and hotpress.

MAIN BEDROOM

19' 6" x 12' 10" (5.94m x 3.91m)

Including extensive range of built-in wardrobes, painted tongue and groove ceiling, dual aspect, views over the gardens, Crawfordsburn Country Park to Belfast Lough.

ENSUITE BATHROOM

9' 3" x 6' 2" (2.82m x 1.88m)

White suite comprising jet bath with mixer tap, Mira electric shower over, inset wash hand basin with mixer tap, vanity unit, shelving and cupboards, low flush wc, part tiled walls, double glazed Velux window.

SHOWER ROOM

9' 3" x 6' 2" (at widest points) (2.82m x 1.88m)

Oversized shower cubicle with Mira Sport electric shower, low flush wc, inset wash hand basin, vanity unit and cabinets below, fully tiled walls,

BEDROOM (2)

13' 10" x 10' 3" (at widest points) (4.22m x 3.12m)

Including built-in wardrobes, pedestal wash hand basin, views over the gardens, Crawfordsburn Country Park to Belfast Lough.

BEDROOM (3)

13' 10" x 10' 3" (4.22m x 3.12m)

Including built-in wardrobes, pedestal wash hand basin, views over the gardens, Crawfordsburn Country Park to Belfast Lough.

STUDY

7' 1" x 5' 6" (2.16m x 1.68m)

DOUBLE INTEGRATED GARAGE

22' 9" x 16' 6" (6.93m x 5.03m)

Electric up and over door, light and power, service door to courtyard, Worcester gas boiler.

Outside

41 & 41A are accessed via a tarmac driveway with both to the front of each to hold up to six cars

Courtyard style area with pond, extensive gardens surrounding the house with beautiful, planted flowerbeds, mature screening borders and rolling lawns.

Three patio areas with the main patio benefitting from a stone wall and built-in barbecue, large pond with cast iron railings surrounding and a Japanese style bridge over.

Additional ground screened from the house originally used as a fruit & vegetable garden.

Direct access to Crawfordsburn Country Park via a wooden gate.

The total site extends to c.0.65 of an acre. Extensive outside mood lighting. Outside tap. Concealed oil tanks.

41A The Annex



Annex drawing room



Annex kitchen and casual dining



Annex entrance hall



Annex main bedroom



Annex main bedroom ensuite wet room

The property comprises...

41A The Annex

PVC double glazed door and side lights to:

ENTRANCE HALL

Open tread staircase with mahogany spindles, handrails and newel post, solid oak wooden floor, dado rail.

CLOAKROOM

Low flush wc, inset wash hand basin with mixer tap and cabinet below, panelled door to garage and storage cupboard.

KITCHEN WITH CASUAL DINING 15' 0" x 14' 6" (4.57m x 4.42m)

Solid pine kitchen with high and low level cabinets, plate rack, open shelving and displays, under unit lighting, wine rack, one and a half stainless steel sink unit with mixer tap, four ring ceramic hob, extractor above, integrated micro oven, Royal blue feature oil fired Rayburn Range, detailed over mantle, laminate worktops, space for American fridge freezer, part tiled walls, pelmet lighting.

UTILITY ROOM 9' 5" x 7' 6" (2.87m x 2.29m)

Cornice ceiling, pine cabinets, inset Belfast sink, plumbed for washing machine and tumble dryer.

MAIN BEDROOM 15' 4" x 15' 1" (4.67m x 4.6m)

Solid oak floor, cornice ceiling, recessed lighting, feature corner window with glazed door to patio and garden, glazed door connecting the main house.

WET ROOM 10' 9" x 5' 10" (3.28m x 1.78m)

Large walk-in shower area with thermostatically controlled over drencher, telephone shower, Bayswater low flush wc, inset sink with granite worktop, mixer and under cabinets, fully tiled walls, ceramic tiled floor, wall mounted sensor mirror and light.

First Floor

Solid oak wooden floor, double glazed doors to:

DRAWING ROOM 24' 2" x 14' 2" (7.37m x 4.32m)

Fireplace with solid mahogany surround, cast iron and tiled inset, slate hearth, gas inset, solid oak wooden floor, wall lighting, cornice ceiling, superb views over the gardens, Crawfordsburn Country Park to Belfast Lough, double glazed sliding door to timber balcony.

BEDROOM (2) 15' 2" x 14' 6" (4.62m x 4.42m)

Including built-in wardrobes, solid oak floor, cornice ceiling, walk-in hotpress with insulated copper cylinder.

ENSUITE BATHROOM 10' 10" x 9' 5" (3.3m x 2.87m)

White suite comprising corner jet bath, low flush wc, inset wash hand basin and mixer tap with cabinet below, shower cubicle with thermostatically controlled shower unit, half tiled walls, double glazed Velux window.

DRESSING AREA 9' 4" x 6' 11" (2.84m x 2.11m)

Solid oak wooden floor, staircase leading to:

Second Floor

VIEWING GALLERY/STORAGE 16' 11" x 15' 11" (5.16m x 4.85m)

Restricted head height. Solid oak wooden floor, door to roofspace. Large dormer window with fabulous views of Belfast Lough over the gardens.

SINGLE INTEGRATED GARAGE 17' 10" x 9' 9" (5.44m x 2.97m)

Up and over door. Light and power. Beam central vac system. Worcester gas boiler.



Main gardens



Total site (red line for identification purposes only and not to scale)



Annex viewing gallery/playroom



Annex bedroom 2



Annex bedroom 2 ensuite bathroom

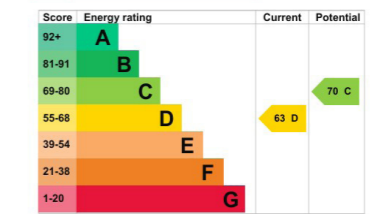
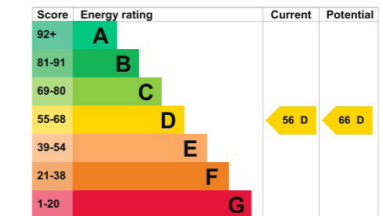


Annex balcony

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			X
Is there an annual service charge?			X
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?	X		
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?			X
Any flooding issues?		X	
Any mining or quarrying nearby?		X	

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold 999 years from 1st February 1970.
Ground rent £0.05 if demanded

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 2026/2027 is £3,997.60

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling down Craigdarragh Road towards Helen's Bay continue under the railway bridge, pass the entrance to Crawfordsburn Country Park on your left and Bridge Road on your right, Sheridan Drive is on your left. Once on Sheridan Drive No 41 & 41A will be on your left side.

Floor plan



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