

**RODGERS
&
BROWNE**

38 Ballymenoch Road
Cultra, Holywood BT18 0HN

Around £2,975,000



“One of the finest homes for sale in Northern Ireland”



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



A sense of arrival! Parking for several cars plus car port and garaging for at least three more



Landscaped gardens with a sunny aspect and stunning views of Belfast Lough



Impressive double height Reception Hall with large format tiled floor and feature curved staircase

The facts you need to know...

One of the finest homes currently for sale in Northern Ireland

Located on an elevated site c.1 acre with magnificent views of Belfast Lough day and night

Spacious interior c. 11,000 square feet on three floors

Five bedrooms with ensuite facilities

Impressive double vaulted Reception Hall

Stunning living / dining area with bespoke kitchen all overlooking gardens to Belfast Lough beyond - some 55 feet x 23 feet wide

Four additional reception rooms

Large gymnasium and Cinema Room

Garaging and carport for several cars and parking for many more behind electric gates

Only 4 miles from Belfast George Best airport (10 minutes)

Belfast City centre c.8 miles (20 minutes)

Excellent range of schools nearby

Gas central heating and uPVC double glazing

Close to Royal North of Ireland Yacht Club Royal Belfast Golf Club and Holywood Golf Club the home club of Rory McIlroy.

Beautiful leafy environs just minutes from the town centre



Comfortable Sitting Room with log-burning stove



Staircase to second floor



Living Room with period style gas fire



Rear staircase with slate detailing

The Property comprises:

GROUND FLOOR

Covered Entrance Porch

Hardwood panelled entrance door with glazed side panels.

RECEPTION HALL

34'6" x 16'0" (10.52m x 4.88m) Feature staircase to first floor, double height ceiling, large format tiled floor, recessed lighting, corniced ceiling. Access to comms cupboard with cloaks space.

LIVING ROOM

19'6" x 19'5" (5.94m x 5.92m)

Composite wood strip floor, fire surround with gas inset and granite hearth, corniced ceiling, fitted plantation shutters.

SITTING ROOM

23'5" x 19'7" (7.14m x 5.97m)

Wood burning stove with slate surround and beam mantle, composite wood strip floor, corniced ceiling, fitted plantation shutters.



Stunning kitchen / living / casual dining space with dramatic views over the garden to Belfast Lough beyond via floor to ceiling picture windows



Stunning bespoke kitchen with range of quality appliances



Snug / Playroom or Office leading out to gardens

OPEN PLAN KITCHEN/LIVING/DINING

55'6" x 23'10" (16.92m x 7.26m) (At widest points). Beautiful bespoke fitted kitchen with marble worktops, Porcelain sink unit with mixer taps and hot water tap, integrated dishwasher, integrated larder fridge, integrated larder freezer, integrated wine fridge, recess for gas range with concealed extractor hood, full length glazing with bi-folding doors out to the patio and gardens with panoramic views across Belfast Lough. Living area. Large format tiled floor, corniced ceiling, recessed lighting, walk in pantry.

SNUG/PLAYROOM

17'7" x 12'7" (5.36m x 3.84m)
Large picture window with glazed door to patio and gardens, panoramic views across Belfast Lough, fitted plantation shutters, corniced ceiling.

DINING ROOM

21'4" x 16'4" (6.5m x 4.98m)
Large picture window with panoramic views, composite wood strip floor, corniced ceiling.

CLOAKROOM

Low flush WC, wash hand basin with vanity unit below, fully tiled walls, tiled floor.

HOME OFFICE

13'1" x 8'5" (4m x 2.57m)
Recessed lighting.

REAR HALLWAY

22'8" x 18'10" (6.9m x 5.74m)
At widest points. Feature slate finish walls, staircase to First Floor. Access to car port. Large format ceramic tiled floor.

UTILITY ROOM

12'2" x 7'6" (3.7m x 2.29m)
Fitted high and low level units, stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, glazed PVC door access to side, large format ceramic tiled floor.



Spacious principal bedroom with stunning Lough views, fitted Dressing Room and ensuite Bathroom

FIRST FLOOR
Spacious Landing
Corniced ceiling, recessed lighting.

PRINCIPAL BEDROOM
28'1" x 20'4" (8.56m x 6.2m)
Floor to ceiling bay windows with panoramic sea views, recessed lighting, corniced ceiling.

ENSUITE FITTED DRESSING ROOM
4.57m x 2.95m (15'0" x 9'8")
Fitted with an excellent range of wardrobes and drawers, recessed lighting.

ENSUITE BATHROOM
19'3" x 10'4" (5.87m x 3.15m)
Suite comprising of: Low flush WC, wash hand basin, freestanding bath with mixer taps, large walk in shower, ceramic tiled floor, fully tiled walls, recessed lighting, fitted plantation shutters.

FAMILY BATHROOM
14'10" x 8'3" (4.52m x 2.51m)
Suite comprising of: Low flush WC, wash hand basin, freestanding bath with mixer taps, sea views, fitted plantation shutters, recessed lighting.

BEDROOM 2
24'9" x 20'4" (7.54m x 6.2m)
Corniced ceiling, recessed lighting, floor to ceiling bay window with panoramic sea views.

WALK IN DRESSING ROOM
Hanging space and drawers.

ENSUITE SHOWER ROOM
Suite comprising of: Low flush WC, wash hand basin, large tiled shower enclosure, tiled floor, fully tiled walls, recessed lighting, chrome heated towel radiator.

BEDROOM 3
19'0" x 18'5" (5.8m x 5.61m)
Fitted plantation shutters, corniced ceiling, recessed lighting. Access to Games Room.

ENSUITE SHOWER ROOM
Suite comprising of: Low flush WC, wash hand basin, large tiled shower enclosure, tiled floor, fully tiled walls, chrome heated towel radiator, recessed lighting.



Luxurious ensuite bathroom with feature 'egg' bath and large shower cubicle



Fitted ensuite Dressing Room



Relaxing Cinema Room



Large gymnasium with rubber floor, mirror walls and sauna

GAMES ROOM/CINEMA ROOM

37’6” x 18’11” (11.43m x 5.77m)

Feature slatted panelled walls, bar area with stainless steel sink unit with mixer taps, double opening glazed doors to Juliet Balcony with views across Belfast Lough, access to rear landing.

REAR LANDING

Staircase to rear hallway, feature slate walls, storage cupboards, access to Gym.

GYMNASIUM

48’7” x 25’7” 14.8m x 7.8m

Recessed lighting. Mirror walls, rubber flooring, sauna.

SECOND FLOOR

Spacious Landing

36’9” x 21’2” (11.2m x 6.45m)

Average. Could be used as children’s play room, gaming area or home office space. Access to eaves storage.

SHOWER ROOM

Suite comprising of: Low flush WC, wash hand basin, corner tiled shower enclosure, fully tiled walls, tiled floor, chrome heated towel radiator, fitted plantation shutters, sea views.

BEDROOM 4

26’6” x 13’10” (8.08m x 4.22m)

At widest points. Feature circular windows with fitted plantation shutters. Storage cupboard with gas boiler and ‘Warmflow’ hot water tank.

BEDROOM 5

21’2” x 20’3” (6.45m x 6.17m)

Average. Sea views from one aspect. Fitted plantation shutters.

OUTSIDE

GARAGES

35’0” x 24’5” (10.67m x 7.44m)

Twin opening hardwood doors, excellent range of fitted units, power and light.

CARPORT

Covered access to main house and garages.

GARDEN ROOM

32’11” x 24’5” (10.03m x 7.44m)

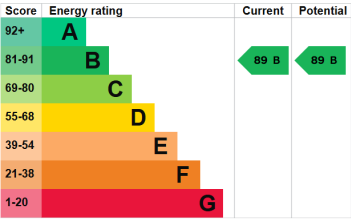
Power and light. Ideal outside barbecue facility.

Landscaped gardens in lawns, planting, hedges. Spacious sun terrace for entertaining and outside dining.

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?			●
Is there an annual service charge?			●
Any lease restrictions (no AirBnB etc) ?			●
On site parking?	●		
Is the property ‘listed’?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?	●		
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?			
Are contributions required towards maintenance?		●	
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?	●		

UTILITIES	
Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY 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.

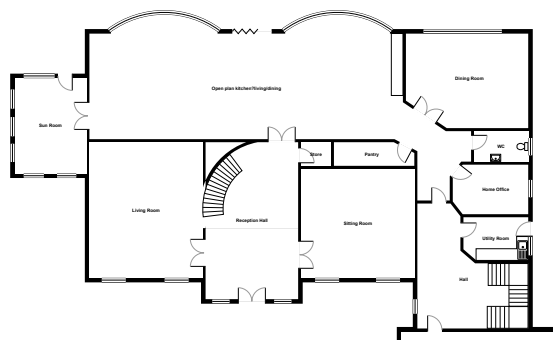
TENURE: Leasehold / freehold / term / ground rent £

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.

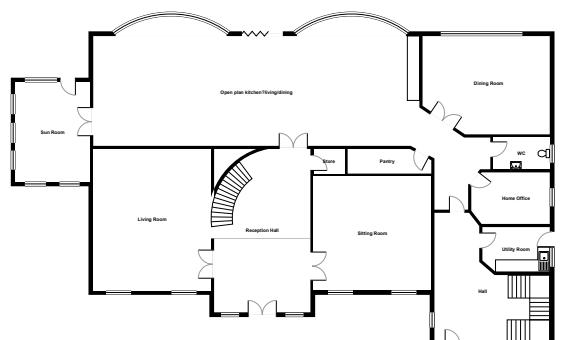
The assessment for the year 2025 /2026 is c. £3,815.20

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

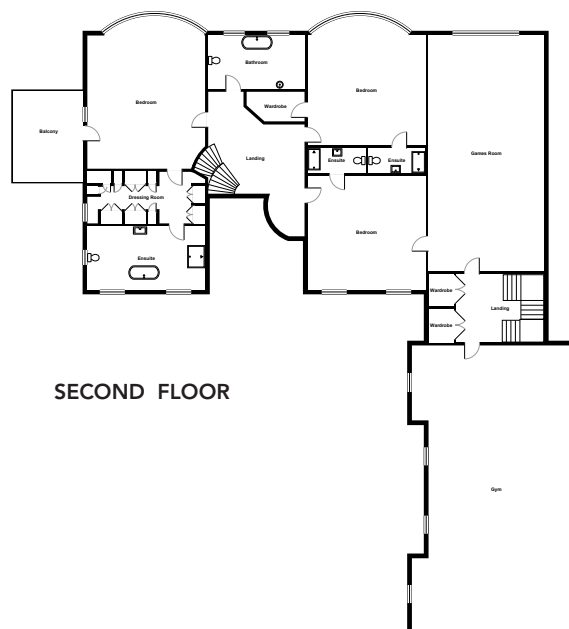
Floor plan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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