

**RODGERS  
&  
BROWNE**



'Dunelm' 96 Monlough Road,  
Saintfield, BT24 7HN

*offers over £899,950*



### *The Owner's Perspective...*

*"It's been a joy to live at Dunelm and raise our family in such beautiful, healthy surroundings and we have had the luxury of great neighbours. Our children loved growing up here. Our first was born the day after we agreed to buy the house.. There was so much space and freedom. We've had trampolines, secret tree houses, zip-lines; and then the gym and den were a blessing during Covid where four teenagers could safely mix with friends. Its so private yet an easy commute to Belfast, Lisburn and Newtownards. And so handy for schools. The size of the site offered so much opportunity to do lots of things with the garden - small orchard, fruits beds, greenhouse, mature lawns and shrubs beds; all designed for minimum maintenance but maximum enjoyment.*

*The house itself is quirky with different stairs and cellar and secret door and many rooms with access outside. There's so much space, allowing everyone privacy but all the front rooms open up to create one giant entertaining space for large family gatherings. We loved waking up in the morning looking out the bedroom window and seeing a different picture of the Mourne's every day"*



**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Family room



Entrance hall

### *The facts you need to know...*

Deceptively spacious detached family home which has been extended to provide fabulous accommodation

Set on an elevated site which boasts countryside views including on a good day the Mourne mountains

Drawing room, dining room, conservatory, family room, sitting room and feature study

Contemporary kitchen opening to a casual dining area

Separate utility room and pantry

Feature spiral staircase leading to a wine cellar

Five bedrooms, three with ensuite bathrooms, main bedroom and bedroom five with direct access to a raised terrace overlooking the gardens

Main bathroom

PVC double glazed

Gas fired central heating

Beam central Vac system

Integrated end on end garage

Extensive landscaped gardens laid in lawns, flowerbeds, mature borders and a raised patio area

Accessed via stone pillars to a sweeping driveway with parking for up to eight cars plus additional entrance with further parking for four cars

Separate barn including a large entertaining space ideal for a playroom or office, gym area, kitchen, shower room plus additional garage for garden equipment

Paddock extending to c.1.25 acres

Victorian style greenhouse including running water and power

Only five minutes from Saintfield and Ballygowan Villages and twenty minutes to Belfast City Centre



Dining room



Spiral staircase



Sitting room



Conservatory



Casual dining

*The property comprises...*

**GROUND FLOOR**

Double glazed double doors and side lights to:

**ENTRANCE PORCH**

Travertine floor. Double glazed doors and side lights to:

**ENTRANCE HALL**

Central staircase with painted spindles, mahogany monkey tail, handrails, solid cherry wood floor, under stair storage.

**DRAWING ROOM**

23' 1" x 14' 11" (7.04m x 4.55m)  
Marble fireplace, slate inset, marble hearth, large dog grate, wall lighting, picture window with views over the countryside, glazed door to;

**CONSERVATORY**

13' 1" x 11' 0" (3.99m x 3.35m)  
Travertine flooring. French doors to patio and views over the garden.

**DINING ROOM**

15' 6" x 12' 4" (4.72m x 3.76m)  
Solid cherry wood floor, cornice ceiling, picture rail, wall lighting, double glazed doors to hallway and family room.

**FAMILY ROOM**

14' 4" (into bay window) x 14' 0" (4.37m x 4.27m)  
Marble fireplace, matching inset and hearth open fire, solid cherry wood floor.



Modern kitchen with casual dining



Utility room



Wine cellar

## *The property comprises...*

### **GROUND FLOOR**

#### **MODERN KITCHEN WITH CASUAL DINING**

18' 10" x 10' 10" (5.74m x 3.3m)

Extensive range of high and low level high gloss grey contemporary units, display cupboards, under unit lighting, Quartz worktops and upstands, breakfast bar area, Bosch eyelevel microwave and single oven with warming drawer, Sieman induction hob with stainless steel extractor over, one and a half stainless steel sink unit and mixer, fridge freezer, chrome heated towel radiator, ceramic tiled floor, additional storage area with matching cupboards, double glazed rear door to parking area.

#### **INNER HALLWAY**

Double glazed door and side lights to parking area. Spiral staircase to lower floor and first floor.

#### **CLOAKROOM**

Low flush wc, contemporary rice bowl sink set on granite tops and splashback, mixer tap, part tiled walls, ceramic tiled floor, heated towel radiator, mirrored medicine cabinet.

#### **UTILITY AND BOOT ROOM**

13' 0" x 8' 5" (3.96m x 2.57m)

Extensive range of high and low level shaker cupboards, under unit lighting, granite worktops and splashback, plumbing for tumble dryer and washing machine, space for wine fridge, ceramic tiled floor, open hanging space, seating and cupboards below, double glazed to patio area, two wall mounted radiators.

#### **SITTING ROOM**

20' 3" x 11' 6" (6.17m x 3.51m)

Extensive range of built-in cupboards, open shelving and space for a TV, solid cherry wood floor. French doors to garden.

#### **Lower Level**

Wine cellar.



Main bedroom

**FIRST FLOOR**

**LANDING**

Access to roofspace. Wall lighting, double linen cupboard. Spiral staircase to ground floor.

**STUDY**

13' 4" x 11' 0" (4.06m x 3.35m)

Feature glass block wall and views to the countryside.

**MAIN BEDROOM**

20' 5" x 14' 11" (6.22m x 4.55m)

Including extensive range of built-in wardrobes, sliding doors. Views over the countryside. Glazed door to balcony.

**ENSUITE BATHROOM**

12' 3" x 8' 3" (3.73m x 2.51m)

White suite comprising Adam 2 jacuzzi corner bath, mixer taps and telephone shower, fully tiled shower cubicle with thermostatically controlled shower unit and over drencher, rice bowl sink set on a wooden unit, shelf and cupboard, bidet, low flush wc, ceramic tiled floor, fully tiled walls.

**BEDROOM (2)**

12' 4" x 9' 11" (3.76m x 3.02m)

Including built-in wardrobes, vanity unit with sink.

**BEDROOM (3)**

13' 10" x 12' 0" (4.22m x 3.66m)

Including built-in wardrobes, vanity unit and sink.

EXPERIENCE | EXPERTISE | RESULTS

**BEDROOM (4)**

17' 5" x 10' 10" (5.31m x 3.3m)

Including built-in wardrobes.

**ENSUITE SHOWER ROOM**

7' 0" x 4' 11" (2.13m x 1.5m)

Fully tiled shower cubicle with Mira Sport electric shower, low flush wc, wash hand basin and mixer tap, heated towel radiator, ceramic tiled floor, part tiled walls, double glazed Velux window.

**BATHROOM**

7' 0" x 6' 11" (2.13m x 2.11m)

White suite comprising panelled bath with mixer tap and telephone hand shower, half pedestal wash hand basin, mixer tap, low flush wc, part tiled walls, ceramic tiled floor, double glazed Velux window.

**BEDROOM (5)**

15' 3" x 10' 4" (4.65m x 3.15m)

Plus double built-in wardrobes. Views to the countryside.

**ENSUITE BATHROOM**

8' 9" x 9' 6" (2.67m x 2.9m)

Large claw and ball foot bath, swan neck mixer tap and telephone shower, low flush wc, rice bowl sink with mixer tap set on a wooden shelf and cabinet below, fully tiled shower cubicle, thermostatically controlled shower unit, heated towel radiator, ceramic tiled floor, fully tiled walls, double glazed door to terrace.



Ensuite bathroom



Bedroom two



Ensuite shower room



Ensuite bathroom

*The property comprises...*

**FIRST FLOOR**

**TERRACE**

23' 2" x 10' 9" (7.06m x 3.28m)

Granite tiling, cast iron railing, spiral staircase to garden.

**Outside**

**ATTACHED GARAGE**

24' 6" x 11' 7" (7.47m x 3.53m)

Bifold doors to front and rear. Two Worcester gas boilers. Beam central vac system.

Raised patio area with fire. Stone faced wall. Granite steps.

Accessed via Stone entrance pillars to a sweeping driveway leading to a paved parking area with parking for eight cars plus secondary access with a tarmac driveway and parking for an additional four cars.

Extensive gardens surrounding the property laid in lawns, a paddock which extended to c1.25 Acres, mature borders and manicured flowerbeds, three feature granite paved patio areas.

**VICTORIAN STYLE MODERN GREENHOUSE**

14' 7" x 10' 1" (4.44m x 3.07m) light, power and water

**BARN**

**GROUND FLOOR**

**GYM**

19' 8" x 10' 1" (5.99m x 3.07m)

Low voltage lights, feature radiator, spiral staircase to:

**FIRST FLOOR**

**KITCHEN AND SITTING AREA**

14' 0" x 11' 1" (4.27m x 3.38m)

Small kitchenette with stainless steel single sink unit and mixer taps, space for a fridge, laminate flooring.

**SHOWER ROOM**

11' 0" x 4' 1" (3.35m x 1.24m)

Fully tiled double shower cubicle with thermostatically controlled shower unit, blue flush wc, half pedestal wash hand basin, laminate flooring.

**ADDITIONAL GARAGE**

21' 9" x 18' 5" (6.63m x 5.61m)

Electric roller door, light and power.

**ENTERTAINING LOFT**

41' 0" x 24' 1" (12.5m x 7.34m)

Light, power and heat. French doors to balcony with views to the Mome mountains overlooking countryside, also Scrabo tower, overlooking the adjoining field. Spiral staircase leading to the garden.



Terrace



Barn



Kitchen



Entertaining loft



Aerial views showing the grounds of the house and the paddock (not to scale and for identification purposes only)

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	
Any restrictive covenants in Title?		X	

**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:** 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 2026/2027 is £4,223.20

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

## Location

Travelling from Carryduff towards Saintfield on the Belfast Road A7 for approximately 3 miles turn left into Lessons Road at the junction, continue straight across the road onto the Monlough Road, keep right onto the concrete road and No96 will be on your left.

## Floor plan



Sales  
Lettings  
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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