

**RODGERS
&
BROWNE**

Apt 10 Crawford House, Old Windmill Road,
Crawfordsburn BT19 1XL

offers around £595,000



The Agent's Perspective...

"Located on the shores of Belfast Lough at Crawfordsburn, Crawford House is a beautiful converted and extended building with stunning sea views and direct access to the seashore and coastal path.

The building offers a variety of apartment sizes and styles with number 10 being rather more generous in offering 3 bedrooms (or two and study), drawing room, dining room, bathroom and ensuite.

Beautifully finished with extensive oak detailing, oak doors and exposed timber floors, this attractive apartment has a definite quality 'feel'. It is safe, secure and ideal for those living part of the year abroad or simply downsizing from the former family home.

It is also a managed environment offering easy, trouble-free living.

Arrange to view today"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Sitting room or Dining Room



Comfortable Drawing Room



Over the sea and far away!

The facts you need to know...

Spacious first floor apartment in this striking, historic building

Three bedrooms, two reception rooms

Large cherrywood kitchen with polished granite worktops

Fully maintained environment including extensive grounds and tennis court

Shorefront location with access to beach and costal path

Bathroom and ensuite shower room

Gas fired central heating

Resident and visitor car parking

Electric remote control entrance gates

Oak doors, skirting and architraves

High ceilings

Lough views and out to Irish Sea

Beautiful building with dramatic reception hall

Lift and stair access



Kitchen with appliances and granite worktops



Main bedroom with en suite



Bedroom 2



Bedroom 3

The property comprises...

GROUND FLOOR

Main front door with electric door buzzer entry to:

DRAMATIC RECEPTION HALL With staircase and lift to:

FIRST FLOOR

Front door to:

ENTRANCE HALL: Timber flooring.

DRAWING ROOM: 23' 3" x 18' 9" (7.09m x 5.72m) Views over side gardens to Lough beyond. Double bevelled glass door to kitchen and double doors to:

DINING ROOM: 14' 6" x 12' 0" (4.42m x 3.66m) Views over side garden to Lough beyond,

KITCHEN: 14' 3" x 13' 3" (4.34m x 4.04m) Extensive range of cherrywood high and low level cupboards, polished granite worktops, one and a half tub inset stainless steel sink with mixer tap, half tiled walls, slate tiled floor, plumbed for washing machine, stainless steel range cooker, stainless steel cooker canopy, recessed lighting, uplighting, dishwasher.



Caption for image.

BEDROOM (1): 17’ 9” x 15’ 9” (5.41m x 4.8m)
Timber flooring. Views over side garden to Lough beyond.

ENSUITE SHOWER ROOM: 8’ 6” x 6’ 9” (2.59m x 2.06m)
Fully tiled walls, tiled floor, low flush wc, pedestal wash hand basin, fully tiled shower cubicle with thermostatically controlled shower, extractor fan.

BEDROOM (2): 16’ 6” x 12’ 3” (5.03m x 3.73m)
Views over side garden.

BEDROOM (3)/OR STUDY 12’ 6” x 7’ 9” (3.81m x 2.36m)
Views over side garden.

BATHROOM: 8’ 9” x 7’ 6” (2.67m x 2.29m)
White suite comprising panelled bath with mixer tap and thermostatically controlled shower, pedestal wash hand basin, low flush wc, bidet, tiled floor, extractor fan, heated towel radiator.

Hotpress - shelved.

OUTSIDE
Extensive, maintained gardens surround the building with direct access to beach and coastal path.

Helipad.Tennis court.

CRAWFORD HOUSE is a managed environment where services and maintenance which effect all owners are organized by the managing agents and the cost divided equitably.

Those costs include: external window cleaning, grounds maintenance, lift maintenance, electricity for lift and common areas, management services, fire alarm maintenance, door intercoms, emergency lighting, general repairs, refuse handling, christmas trees, tennis court maintenance, buildings insurance, lift inspection insurance, unplanned maintenance and contribution to a reserve fund for unforeseen costs and future decoration.

The contribution for the period 1st May 2025 to 30th April 2026 for this apartment is £2,724 per annum paid six monthly in advance on 1st May and 1st November.

This list is ilustrative only and is not exhaustive. Please ask if you require further details.

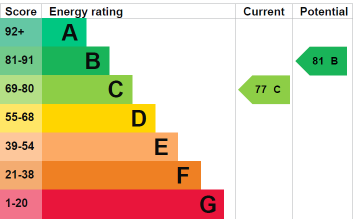
Copy accounts will be provided to purchasers solicitors as part of the conveyancing ‘pack’.



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 AND CURRENT PROVIDER (IF APPLICABLE)	
Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	CABLE
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: Long term leasehold

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.£3015.00

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

Location:

Through Crawfordsburn Village towards Bangor, turn left into Old Windmill Road. Go to the end and there are double electric gates leading to Crawford House. Access is by remote control or audio link.

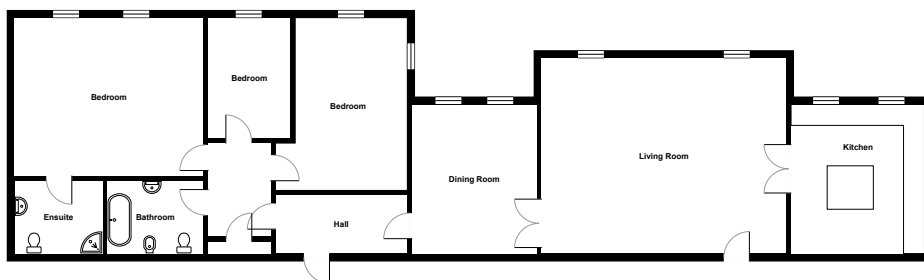


Views over Crawford Bay and out to Irish Sea



Anyone for tennis?

Floor plan



Total Area: 155.3 m² ... 1671 ft²
All measurements are approximate and for display purposes only

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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

EXPERIENCE | EXPERTISE | RESULTS