

**RODGERS
&
BROWNE**



'Glen Cottage' 212a Crawfordsburn Road
Crawfordsburn, BT19 1HY

offers around £650,000



The Owner's Perspective...

"When our parents saw Glen Cottage on sale in 1999, they knew it would be their home. It did and they spent the rest of their days there. We all loved visiting, as did their siblings and friends from near and far.

It was a home of musical evenings, cards by the fire, meals in the sunroom, and where the grandkids played football and even camped in the garden. It was also a place of rest and quiet"



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Reception hall



Impressive landing



The facts you need to know...

Period detached family home located only a short stroll from the historic village of Crawfordsburn

Located at the end of a sweeping driveway offering privacy and convenience

Impressive entrance hall including views to the gardens and a feature cast iron spiral staircase

Dual aspect drawing room including an open fire

Handmade kitchen with Quartz worktops, large central island, casual dining and living plus a feature oil fired Aga

Sunroom opens out to large garden, offering sea and forest views

Bright landing including a feature window ideal for a sitting area

Formerly the cottage was a five bedroom home but was adapted by the owners many years ago to a three bedroom home, main with ensuite shower room

Study

Additional shower room

PVC double glazed windows with many being PVC double glazed sliding sash windows

Oil fired central heating

White panelled doors throughout

Parking for up to five cars

The grounds extend to c.0.6 acres including gravel and brick parking areas and a tranquil woodland

Ideally set to allow the next owner to extend the property as required (subject to planning permission)

Priced to allow for modernisation

Crawfordsburn Country Park is on the doorstep which boasts both woodland and beach walks

Belfast City Centre is easily accessed via road or rail from Helen's Bay train halt five minutes away



Drawing room



Drawing room



Sunroom



The property comprises...

GROUND FLOOR

Double panelled doors leading to paved, Heather brown tiled floor, mat well. Glazed door and side lights to:

INNER HALLWAY

RECEPTION HALL

17' 11" x 16' 0" (5.46m x 4.88m)
Ornate cast iron spiral staircase leading to first floor, built-in book shelving and cupboards below.

CLOAKROOM

Low flush wc, wash hand basin and mixer tap.

DRAWING ROOM

21' 0" x 13' 10" (6.4m x 4.22m)
Fireplace with wooden surround, cast iron and tiled inset, granite hearth, open fire, built-in book shelving and cupboards below, dual aspect feature bay window overlooking the garden to the woodland.

SUNROOM

28' 11" x 9' 5" (8.81m x 2.87m)
Vaulted tongue and groove ceiling. Heat and power. Views over the gardens to the woodland. Double glazed doors to the garden. Double glazed doors and side lights to reception hall, feature beams.



Handcrafted kitchen open to dining and sitting



Sunroom

The property comprises...

GROUND FLOOR

HANDCRAFTED KITCHEN OPEN TO DINING AND SITTING

21' 3" (into bay window) x 18' 7" (6.48m x 5.66m)

Extensive range of high and low level shaker units finished in two tone, under unit lighting, oil fired feature Aga, Quartz worktops and up stands, inset stainless steel sink unit and mixer tap, integrated dishwasher, Simens two ring hob and space for micro-oven, feature central island incorporating a breakfast bar and additional storage, Iroka worktop, space for American fridge freezer, solid oak wooden board floor, feature radiator, low voltage lighting, glazed door to the front, second staircase leading to the first floor. Feature bay window with views over the garden to the woodland.



Main bedroom

FIRST FLOOR

LANDING

Impressive landing with feature window, tongue and groove ceiling. Ideal for a study/sitting area.

MAIN BEDROOM

18' 0" x 12' 4" (5.49m x 3.76m)

Vaulted tongue and groove ceiling, built-in wardrobes with cupboards above. Dual aspect. Views over the garden to the woodland, sea glimpses.

ENSUITE SHOWER ROOM

7' 7" x 6' 9" (2.31m x 2.06m)

Fully tiled shower cubicle with thermostatically controlled shower unit, low flush wc, Roca inset wash hand basin vanity mirror and cupboards, marble floor, low voltage lighting.

STUDY

6' 9" x 5' 10" (2.06m x 1.78m)

Views over the garden and the woodland, sea glimpses. Including built-in wardrobes.

BEDROOM (2)

18' 1" x 10' 2" (5.51m x 3.1m)

Including built-in wardrobes, dual aspect, low voltage lighting, sea views.

BEDROOM (3)

10' 5" x 6' 11" (3.18m x 2.11m)

Including built-in wardrobes.

SHOWER ROOM

Fully tiled shower cubicle, Triton electric shower, inset wash hand basin marble top, under unit cupboard, low flush wc, extractor. Hotpress and shelving.



Study



Landing



Shower room



Bedroom two

The property comprises...

Outside

Large gardens laid in lawns, mature shrubs and a magical woodland. Tegular paved patio area, gravelled additional parking. Courtyard garden to the front with brick paving, raised beds.

Parking for up to six cars.

Outside light. Outside tap.

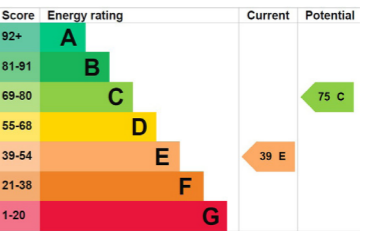
Washroom, plumbed for washing machine, space for tumble dryer. Oil fired central heating boiler. Concealed PVC oil tank.



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.

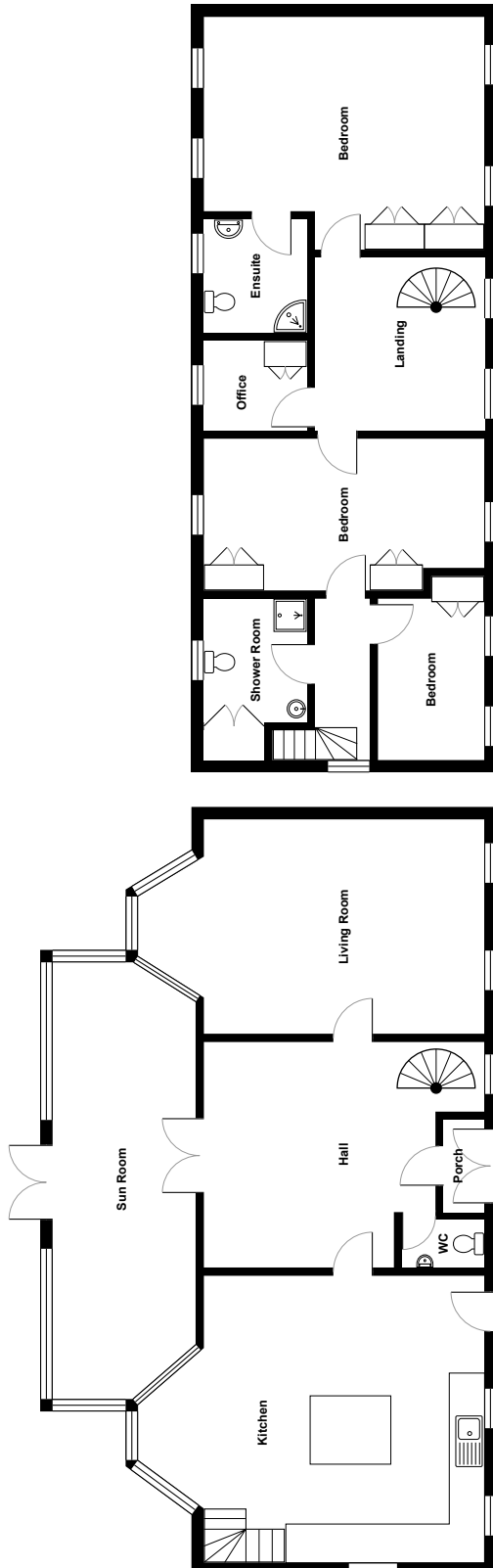
The assessment for the year 2026/2027 is £3,997.60.

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

Location

Travelling through Crawfordsburn on the main street towards Bangor West, pass the Old Inn, continue to your left, pass Glen House and the entrance to Glen Cottage will be on your left, once on the shared laneway keep right to Glen Cottage.

Floor plan



Total Area: 183.2 m² ... 1972 ft²
All measurements are approximate and for display purposes only



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