

RODGERS & BROWNE



'The Old School House' 11 Grange Lane
Newtownabbey, BT36 4QB

offers over £325,000



The Owner's Perspective...

"For over 25 years, The Old School has been more than just a house to me – it has been the place where I raised my three children, celebrated milestones, and enjoyed the beauty of every season.

It is a home with heart and soul, and one that holds countless happy memories. Now that my children have grown, it is time to say a fond goodbye and pass it on to a new family, who I hope will love it as deeply as we always have"



76 High Street, Hollywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Living open to dining



Dining area open to living



Living area

The facts you need to know...

Charming and Historic 18th century Old School House

Detached family home which offers a wealth of accommodation

Spacious living room open to dining

Conservatory overlooking the patio and river

Handcrafted kitchen with casual dining area opening to sunroom

Separate utility room

Five bedrooms over two floors, main and guest bedroom each with ensuite shower rooms

Main bathroom with feature claw and ball foot bath

PVC double glazed

Oil fired central heating

Extensive enclosed parking to the front with space for up to six cars and or trailer/ caravan/boat

Gardens laid in a soft play area, patio and decking areas

Set amongst a traditional hamlet on the peripheral of Mallusk

Only ten minutes from Belfast International Airport, four and a half miles from Templepatrick, three miles from Glengormley and nine miles from Belfast City Centre



Kitchen



Sun room



The property comprises...

GROUND FLOOR

Composite door with side and top light to:

SPACIOUS LIVING ROOM OPEN TO DINING

29' 9" x 15' 2" (9.07m x 4.62m)

Open plan living room and dining. Parka solid oak wide board and tiled flooring. Ornate cornice ceiling. Staircase leading to first floor in pine spindles and Newel posts and handrail.

CLOAKROOM

Low flush wc, wash hand basin, ceramic tiled floor, mosaic part tiled walls, feature radiator.

CONSERVATORY

8' 5" x 7' 9" (2.57m x 2.36m)

Cornice ceiling, part tiled walls. French doors to rear. Feature stain glass door to living room.

KITCHEN WITH CASUAL DINING AREA

15' 3" x 8' 2" (4.65m x 2.49m)

Handmade wood kitchen in a farmhouse style, one and a half stainless steel sink unit with mixer tap, space for a fridge, tiled splashback, ceramic tiled floor, part tiled walls, Plumbing for American fridge freezer. Opening to sunroom.

UTILITY ROOM

9' 10" x 8' 5" (3m x 2.57m)

Handcrafted low level cupboards, wooden worktops, Belfast sink with mixer taps, ceramic tiled floor, open hanging space. Service door to rear.

SUN ROOM

13' 9" x 9' 9" (4.19m x 2.97m)

Laminate flooring. Vaulted ceiling. Views over the garden to woodland.



Kitchen with casual dining area



Conservatory



Main bedroom

First Floor

LANDING

Access to roofspace. Wall lighting. Ornate cornice ceiling. Access to second floor.

BATHROOM

9' 6" x 7' 1" (2.9m x 2.16m)

Claw and ball foot bath with mixer tap and telephone shower, pedestal wash hand basin, low flush wc, fully enclosed shower cubicle, ceramic tiled floor, part tiled walls, ornate cornice ceiling.

MAIN BEDROOM

13' 7" x 9' 2" (4.14m x 2.79m)

Built-in wardrobe. Laminate flooring.

ENSUITE SHOWER ROOM

Shower cubicle with Triton electric shower, low flush wc, rice bowl sink unit and mixer tap, fully tiled walls.

BEDROOM (2)

13' 0" x 7' 5" (3.96m x 2.26m)

BEDROOM (3)

9' 11" x 7' 4" (3.02m x 2.24m)

Second Floor

LANDING

Access to storage in the eaves.

BEDROOM (4)

14' 4" x 10' 5" (4.37m x 3.18m)

Including built-in wardrobes with sliding mirrored doors. Double glazed Velux window.

BEDROOM (5)

14' 7" x 11' 11" (4.44m x 3.35m) Double glazed Velux window.

ENSUITE SHOWER ROOM

7' 10" x 7' 5" (2.39m x 2.26m) Enclosed shower cubicle with electric shower, pedestal wash hand basin, low flush wc, rice bowl sink unit with mixer tap, chrome towel radiator, ceramic tiled floor.

Outside

Access via double wooden gates leading to ample parking for up to six cars. Carport.

Surrounding the property is a soft play area, cobbled effect patio leading to raised decking area overlooking the river.

PVC oil tank. Boiler house housing oil fired central heating boiler. Outside mood lighting. Outside Power.



Ensuite shower room



Bathroom



Bedroom four



Bedroom five

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)



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

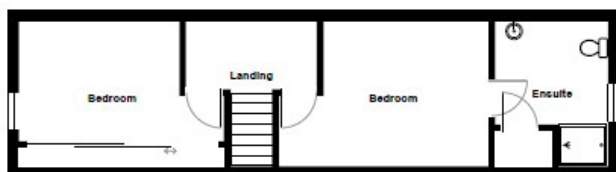
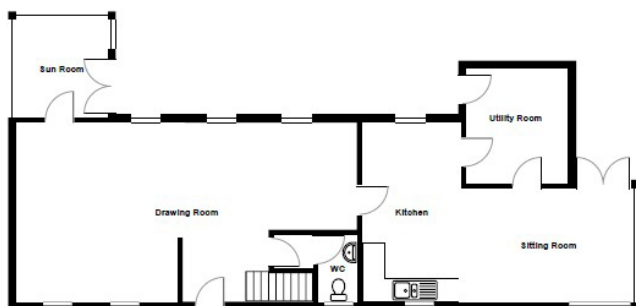
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 £1,966.16

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

Location

Travelling along Mallusk Road towards Templepatrick turn left into Hydepark Road, first right to Hydepark Manor continue to the end of the road, turn right onto the continuation of Hydepark Manor which becomes Hydepark Mews, keep left No 11 will be on your right.



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Disclaimer

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