

RODGERS & BROWNE

'Winlough' 68 Ballymoney Road,
Holywood BT18 0JJ

offers around £895,000



The Owners' Perspective...

"There are many aspects which we have enjoyed while living here, but perhaps the most important ones are the privacy, seclusion and safety the house offered our young family. The children could play without fear or need to leave the garden. We have many happy memories of family gatherings, such as pool parties and lying on the grass and gazing at the stars on a clear night.

The convenience is also a big plus with easy access to Holywood, Belfast, Bangor Dundonald and Newtownards and yet we are in a lovely quiet, rural environment.



"We have very much enjoyed the house and are sure the next family will do the same"

76 High Street, Holywood, BT18 9AE

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Casual dining



Cosy living room with space to dine and open plan to kitchen



Oak kitchen with granite worktops and centre island as breakfast or coffee point

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The facts you need to know...

Attractive family home in rural surroundings only minutes from Hollywood, Belfast and Bangor

Four bedrooms, three plus reception rooms, c3,800 sq ft

Lovely, mature gardens on c.1 acre site

Access via sweeping tarmac driveway through electric remote control gates

Oil fired central heating and oak effect PVC double glazing

Oak kitchen with granite worktops and oil fired Aga Range

Solid floors to ground and first floor

Double garage with electric remote control door, playroom/office or games room above

Cloakroom, bathroom and ensuite

Oak doors, architraves and skirtings

Flexible interior layout to suit individual tastes

Heated outdoor swimming pool with retractable cover

Easy access to and from Bangor Road via traffic lights

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Elevated Drawing Room with vaulted ceiling, exposed beams and rural views



Cherry red Aga at centre of kitchen



The property comprises...

GROUND FLOOR

Oak effect uPVC double glazed door to:

ENTRANCE PORCH: Mosaic tiled floor, oak glass door to:

ENTRANCE HALL: Oak flooring, recessed lighting.

UTILITY/BOOT ROOM 7' 3" x 6' 9" (2.21m x 2.06m) Plumbed for washing machine, tiled floor, leading to:

CLOAKROOM: 6' 9" x 3' 9" (2.06m x 1.14m) Vanity unit wash hand basin, low flush wc, half tiled walls, tiled floor, extractor fan.

DINING ROOM: 15' 0" x 11' 3" (4.57m x 3.43m)

LIVING/CASUAL DINING ROOM 22' 2" x 17' 6" (6.76m x 5.33m) Exposed beams, cast iron multi-fuel stove, slate hearth, oak flooring, recessed lighting, two sets of double glazed French doors to rear garden, bi-fold glass doors from entrance hall, archway to:

KITCHEN: 19' 3" x 15' 3" (5.87m x 4.65m) Extensive range of oak high and low level cupboards, granite worktops and centre island, cherry red Aga Range, inset one and a half tub stainless steel sinks, limestone flooring, recessed lighting, dishwasher, stainless steel under oven, four ring stainless steel gas hob (bottled gas) cooker canopy, half stable door to outside, recessed lighting.

Turned staircase with oak spindles and handrail to:

FIRST FLOOR

LANDING: Double glazed Velux window, lighting hall stairs and landing. Concealed folding ladder to floored roof space

DRAWING ROOM: 19' 9" x 14' 9" (6.02m x 4.5m) Vaulted ceiling with exposed beams, feature reclaimed brick fireplace, tiled hearth, cast iron log burning stove. Two feature gothic style windows, rural views.



Bedroom 1 with built in wardrobes and en suite

BEDROOM (1): 19’ 3” x 14’ 9” (5.87m x 4.5m) Extensive range of built-in wardrobes and built-in cupboards, recessed lighting.

ENSUITE SHOWER ROOM: 7’ 0” x 6’ 9” (2.13m x 2.06m) Pedestal wash hand basin, low flush wc, fully tiled walls, extractor fan, recessed lighting, tiled floor, tiled shower cubicle with body jets.

BEDROOM (2): 11’ 9” x 11’ 3” (3.58m x 3.43m) Including built-in wardrobes, laminate flooring.

BEDROOM (3): 14’ 3” x 10’ 6” (4.34m x 3.2m) Laminate flooring. View into rear garden.

BEDROOM (4) OR FIRST FLOOR SITTING ROOM/STUDY/ TREATMENT ROOM 18’ 6” x 10’ 6” (5.64m x 3.2m) Cast iron fireplace with tiled hearth, laminate flooring, recessed lighting, double uPVC double glazed French doors to sun deck, stairs down to garden.

FAMILY BATHROOM 11’ 9” x 7’ 0” (3.58m x 2.13m) Panelled bath with mixer taps, pedestal wash hand basin with mixer tap, low flush wc, fully tiled walls, fully tiled corner shower cubicle, heated towel rail, recessed lighting, extractor fan, tiled floor.

OUTSIDE

SWIMMING POOL 40’ 0” x 13’ 0” (12.19m x 3.96m) Oil heating. Sliding polycarbonate cover. Planted and railway sleeper windbreaks.

Sweeping tarmac driveway to parking for several cars, boat, caravan, horse box. Electric remote control entrance gates. Garden / driveway lights. Water tap.

Mature gardens to front and rear in lawns, flowerbeds, shrubs, borders, hedges, mature trees and fruit trees. Possible patio area with dwarf wall or space for hot tub, trampoline.

GARAGE BLOCK 22’ 0” x 21’ 0” (6.71m x 6.4m) Electric roller door. Light and power. Potential for wc. Boiler room with oil fired central heating boiler. Internal door to first floor and separate external door to:

PLAYROOM / GYM OR OFFICE 25’ 9” x 14’ 9” (7.85m x 4.5m) Laminate flooring. Light, power. Gothic style window at each end. Auto flood lighting.

BASEMENT Pool system/plant room and space for garden tools etc. uPVC oil tank. Space for log storage.



En suite shower room



Bedroom 2



Bedroom 3

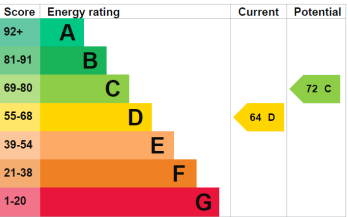


Family bathroom with bath and shower

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	NO
LPG	LPG GAS HOB
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: 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 is c. £3,815.20

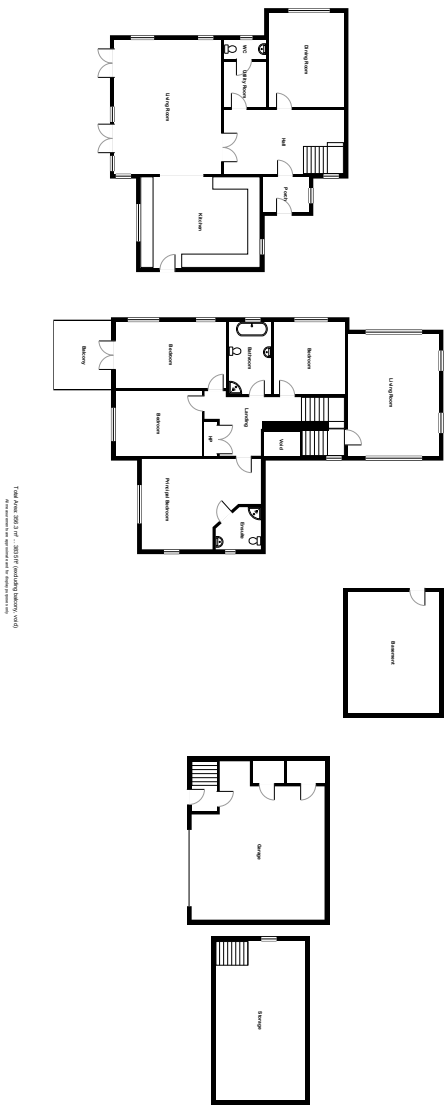
VIEWING: By appointment with **RODGERS & BROWNE**.

Location

From Belfast/Bangor A2 turn into Ballymoney Road opposite Craigdarragh Road. 'Winlough' is then on right hand side.



Floor plan



Scale 1:1000
This plan is based on a verbal description and is not to be relied upon for legal purposes.
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