

**RODGERS  
&  
BROWNE**

'Ailsa Lodge' 37 Station Road  
Craigavad, BT18 0BP

*offers over £1,000,000*



### *The Agent's Perspective...*

*"A Charming Period Semi-Detached Home with Coastal Appeal.*

*Nestled in the highly desirable area of Craigavad, this elegant period semi-detached home has been lovingly cared for*

*. Full of character and original features, the property offers spacious reception rooms, generous bedrooms, and a private mature garden.*

*Set just a short walk from the beautiful coastal path, No 37 combines timeless charm with a peaceful, convenient location between Holywood and Bangor. With high ceilings and original features, this is a rare opportunity to own a truly special home in one of North Down's most sought-after addresses"*



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

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall

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

Beautiful example of a Victorian double fronted semi detached home

Set amongst a mature and private site that takes full advantage of the sun and surrounding views

Formal drawing room and dining room each with fireplaces and bay windows

Sunroom overlooking the grounds

Family room with fireplace and access to a study

Farmhouse style solid pine kitchen with feature oil fired racing green Aga opening to casual dining with vaulted ceiling

Separate utility room

Four bedrooms, main bedroom with dressing room and ensuite bathroom plus guest suite with ensuite shower room

Main bathroom with feature claw and ball foot bath

Oil fired central heating

Timber double glazed windows.

Extensive gardens surrounding the house laid in lawns, mature shrubs and specimen trees

Gravelled driveway with granite set parking areas

Only minutes from beautiful coastal walks, Royal Belfast Golf Club and the Culloden Estate & Spa

Ideally located for those wishing to commute to Belfast City Centre via road or rail with an ease of access to The George Best City Airport



Dining room



Sunroom



Family room



*The property comprises...*

**GROUND FLOOR**

Panelled period door with glazed inset panels, side lights and top light.

**ENTRANCE PORCH**

Period tiled floor, cornice ceiling, picture rail. Double glazed doors leading to:

**GRAND ENTRANCE HALL**

Ornate cornice ceiling, ceiling rose, plate rack, staircase leading to first floor with matching Newel post and handrail, painted spindles, wall lighting, under stair storage. Walk-in cloakroom, open hanging space, low flush wc, pedestal wash hand basin.

**DRAWING ROOM**

22' 0" (into bay window) x 13' 9" (6.71m x 4.19m)  
Feature ornate stone fireplace and hearth, panelled beaten hood with cast iron surround, gas fire, feature window seat, wall lighting, ornate cornice ceiling, double glazed doors to:

**SUNROOM**

26' 6" x 8' 3" (8.08m x 2.51m) (Widening to 14' 6" (4.42m)  
Views over the garden. Light, power and heat. French doors to patio area, laminate flooring, cornice ceiling, fan light.

**DINING ROOM**

20' 10" (into bay window) x 14' 6" (6.35m x 4.42m)  
Fireplace with mahogany surround, tiled inset and hearth, gas fire, ornate cornice ceiling, wall lighting, feature bay window.

**FAMILY ROOM**

13' 7" x 11' 9" (4.14m x 3.58m)  
Fireplace with oak surround, cast iron and tiled inset, slate hearth, gas fire, plate rack. French doors to sunroom. Access to:



Country style kitchen open to dining



*The property comprises...*

**GROUND FLOOR**

**STUDY**

8' 3" x 7' 8" (2.51m x 2.34m)  
Plumbing for water.

**COUNTRY STYLE KITCHEN OPENING TO DINING AREA**

27' 9" x 11' 7" (8.46m x 3.53m)

Extensive range of high and low level solid pine farm style kitchen cupboards, open display, composite worktops, feature Racing Green oil fired Aga, two ring gas hob, Neff eyelevel oven and microwave, integrated dishwasher and fridge, part tiled walls, ceramic tiled floor, inset sink unit with mixer tap. Dining area with vaulted ceiling and French doors to patio area and garden.

**INNER HALLWAY**

Ceramic tiled floor. Glazed door to patio area and enclosed courtyard.

**UTILITY ROOM**

12' 9" x 7' 7" (3.89m x 2.31m)

Plumbed for washing machine, space for tumble dryer and freezer, inset wash hand basin and mixer tap, Heather Brown tiled floor. Oil fired central heating boiler.



Main bedroom



Dressing room



Ensuite shower room



Bedroom two



Bathroom



Bedroom three

## The property comprises...

### FIRST FLOOR

#### SPACIOUS LANDING

Sitting area. Access to roofspace.

#### MAIN BEDROOM

18' 5" x 14' 7" (5.61m x 4.44m)

Cornice ceiling. Vaulted ceiling. Views towards Belfast Lough.

#### DRESSING ROOM

12' 5" x 6' 11" (3.78m x 2.11m)

Extensive range of built-in wardrobes, pelmet lighting.

#### ENSUITE SHOWER ROOM

12' 4" x 7' 2" (3.76m x 2.18m)

Large, fully tiled shower cubicle, thermostatically controlled over drencher, his & hers inset sink unit, under unit and vanity mirror with pelmet lighting and open shelving, low flush wc, part tiled walls.

#### GUEST SUITE

18' 7" x 14' 7" (5.66m x 4.44m)

Cornice ceiling. Vaulted ceiling. Views of Belfast Lough.

#### ENSUITE SHOWER ROOM

8' 9" x 7' 10" (2.67m x 2.39m)

Fully tiled shower cubicle with thermostatically controlled over drencher, inset sink unit with mixer tap, pine cupboard below, low flush wc, fully tiled walls.

#### BEDROOM (3)

14' 7" x 12' 4" (4.44m x 3.76m)

Cornice ceiling, picture rail, inset sink unit and mixer tap, pine cupboards below.

#### BEDROOM (4)

12' 1" x 9' 2" (3.68m x 2.79m)

Including extensive range of built-in wardrobes. Views towards Belfast Lough.

#### BATHROOM

12' 8" x 8' 0" (3.86m x 2.44m)

Cast iron claw and ball foot bath, mixer taps and telephone shower, pedestal wash hand basin, low flush wc, part tiled walls, cornice ceiling. Hotpress, open shelving, hot water tank.

#### Outside

Enclosed courtyard. Fully tiled floor opening to tiled patio area.

#### GARDEN STORE

11' 3" x 8' 11" (3.43m x 2.72m)

Secret garden leading off the kitchen. Tiled patio area with step leading to lawns.

Outside tap. Outside light. Granite cobbled parking areas.

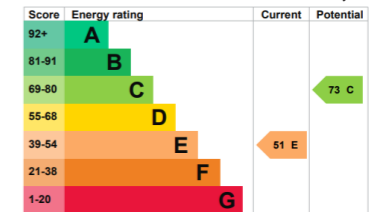
Extensive gardens laid in lawns, mature borders, specimen pine trees. Slate patio area with steps leading to the gardens. Gravelled driveway with parking for up to six cars.



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:** Long 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.

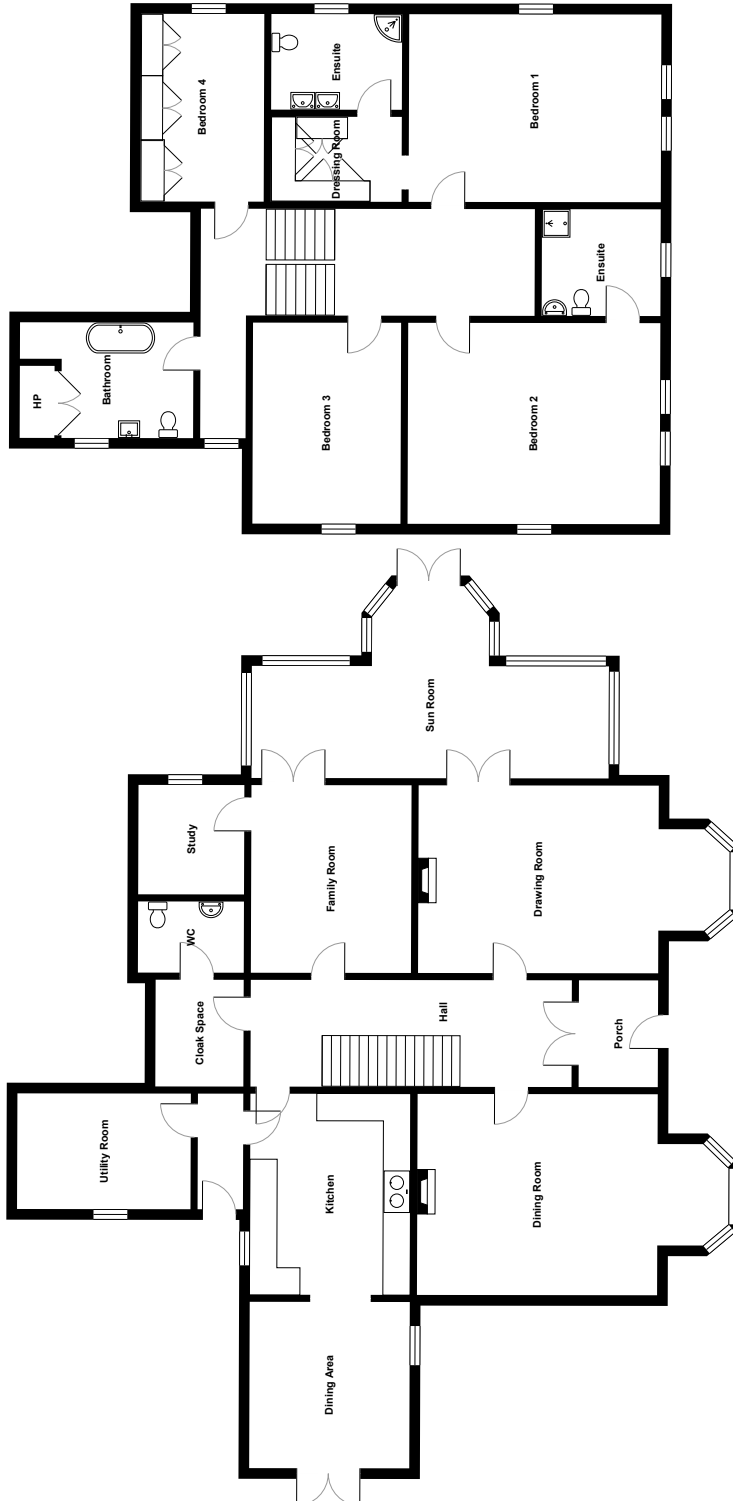
The assessment for the year 2026/2027 is £3,815.20

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

## Location

Travelling along the Bangor dual carriageway towards Bangor, pass the Culloden Estate & Spa at the next set of traffic lights, turn left into Station Road, continue under the railway bridge, pass the entrance to Royal Belfast Golf Club and Lorne Estate, on the right is a private road once on the road No 37 is on your left side.

## Floor plan



Total Area: 314.3 m<sup>2</sup> ... 3383 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

**RODGERS  
&  
BROWNE**

RODGERSANDBROWNE.CO.UK

*Sold*  
028 9042 1414

Sales  
Lettings  
Property Management

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,  
Holywood, BT18 9AE  
T (028) 9042 1414  
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



### 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.