

**RODGERS
&
BROWNE**

'Crabtree Cottage, 95 Tullyard Road
Drumbo, BT27 5JW

offers over £995,000



The Owner's Perspective...

We have lived in this home for nine years, and from the beginning it has been designed around family life, space, and making the most of its incredible setting.

The two-storey stone barn with glass gable wall is the heart of the home, filling the living space with natural light and framing panoramic views across the countryside towards Belfast, with stunning sunsets in the evening and the city lights by night — something we've never taken for granted.

The living area flows out to the patio and garden, which has been perfect for both entertaining and everyday family life, with plenty of space for our children to play and grow.

Set in the peaceful surroundings of Drumbo, the house offers the best of both worlds, quiet countryside living just a short drive from Belfast, Lisburn & Hillsborough.

It's been a home full of special memories, and one we will truly miss.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall



Entrance

The facts you need to know...

Uniquely designed detached family home positioned on an elevated site with views to Belfast City over Lagan Valley Regional Park

Constructed only nine years ago and designed by the renowned local architect Ballymullan Architect Ltd

Deceptively spacious from the front elevation but extending to c. 3,800 sq ft over three floors

Stunning drawing room with floor to ceiling glazed wall extending to c.23 ft tall, including views over the gardens to Lagan Valley Regional Park and Belfast City plus an open fire

Luxury hand crafted solid wood shaker kitchen incorporating a central island with solid wood worktop, feature electric total control Aga and a walk-in pantry

Family room with glazed wall offering views over Lagan Valley Regional park and Belfast City, feature cream wood burning stove all opening to the kitchen

Rear boot room, cloakroom, store, utility room

First floor sitting room overlooking the drawing room with views over Lagan Valley Regional Park, Belfast City and Samson & Goliath

Flexible bedroom accommodation with either five bedrooms or four bedrooms plus a gym/games room/office

Main bedroom suite with walk-in dressing room and luxury ensuite shower room

Guest bedroom suite with luxury ensuite shower room and bedroom three and four with a Jack & Jill luxury ensuite shower room

Separate luxury main bathroom including shower and cast iron claw and ball free standing bath

Double glazed PVC sliding sash windows and bespoke double glazed wooden windows

Oil fired central heating

Detached double garage, twin electric up and over doors

A beautiful combination of natural stone, render and reclaimed Belfast brick creates a perfectly balanced finish

The site extends to c.1 acre of gardens

Scottish pebble stone driveway with parking for up to six cars

An ideal family home that boasts an ease of access to both Hillsborough, Lisburn City Centre, Belfast City Centre, south Belfast and main arterial routes leading to the south



Luxury handcrafted kitchen open to casual dining



Boot room



Concealed walk-in pantry



The property comprises...

GROUND FLOOR

Solid farm style front door with side lights and top lights.

ENTRANCE HALL

Minstrel gallery, double height ceiling, ceramic tiled floor, part panelled walls, cloaks cupboard, low voltage lighting. Glazed door with side and top light to:

DRAWING ROOM

24' 10" (at widest points) x 14' 4" (7.57m x 4.37m)
Fireplace with ornate wooden surround, cast iron inset, dog grate, open fire, slate hearth, feature engineered wide oak floorboards, part panelled walls, extensive range of open book shelving, 23 ft floor vaulted ceiling, glazed wall, stunning views over Lagan Valley Regional Park to Belfast City, glazed door to patio and garden, low voltage lighting. Solid wood tread staircase leading to first floor living room and bedroom accommodation.

LUXURY HANDCRAFTED KITCHEN OPEN TO CASUAL DINING 21' 9" x 18' 11" (6.63m x 5.77m)

Stunning solid wood handcrafted kitchen in a shaker finish, glazed display cabinets, under unit lighting, Quartz worktops and splashback, feature electric total control Aga, extractor canopy over, large central island, solid wood worktop, breakfast bar area, porcelain sink, integrated dishwasher, space for American fridge freezer, herringbone tiled floor in a grey white wash, concealed walk-in pantry with open shelving, pocket door, opening to:

FAMILY ROOM

15' 7" x 12' 4" (4.75m x 3.76m)
Feature glazed wall with views over Lagan Valley Regional Park to Belfast City. Sliding double door to patio area and garden. Cream wood burning stove within an inglenook, brick inset, reclaimed over mantle, slate hearth, engineered wide oak floorboards, panelled walls and open shelving and wood storage.

REAR HALLWAY

Composite stable rear door to garden and parking area. Boot room with open hanging space, seating area and cupboards below, tiled herringbone floor in a grey whitewash finish.

CLOAKROOM

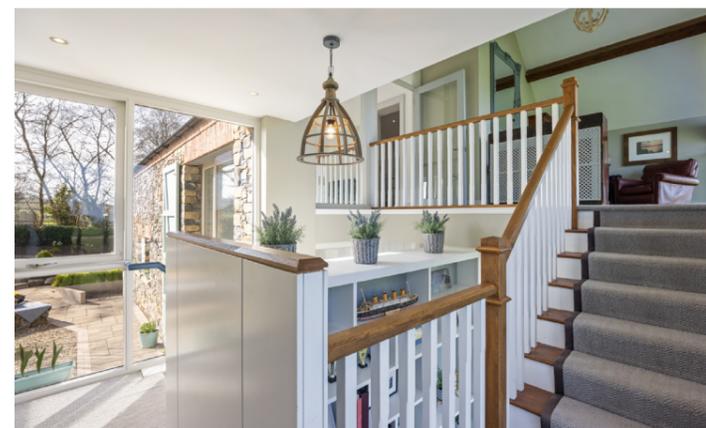
High flush wc, paint panelled walls, trough sink and mixer tap, herringbone tiled floor in a grey whitewash finish.

UTILITY ROOM

Range of low level cabinets in a shaker style, Iroko effect worktops, plumbed for washing machine, space for tumble dryer, Neff four ring induction hob with stainless steel extractor above, Neff under oven, herringbone tiled floor in a grey whitewash finish.



Family room



Staircase leading to sitting room with the minstrel gallery



Sitting room with minstrel gallery

The property comprises...

FIRST FLOOR RETURN

LANDING

Floor to ceiling glazing with views over the garden to Lagan Valley and minstrel gallery. Access to roofspace. Hotpress with insulated tank and shelving.

MAIN BEDROOM SUITE

13' 11" x 12' 8" (4.24m x 3.86m)

Views over the garden to Lagan Valley Regional Park to Belfast City.

DRESSING ROOM

13' 11" x 9' 0" (4.24m x 2.74m)

LUXURY ENSUITE SHOWER ROOM

7' 6" x 2' 3" (2.29m x 0.69m)

Double fully tiled shower cubicle with thermostatically controlled shower cubicle and telephone shower, over drencher, his and hers pedestal wash hand basin, low flush wc, ceramic tiled floor, part tiled walls, low voltage lighting, extractor fan.

BEDROOM (3)

18' 3" x 11' 10" (at widest points) (5.56m x 3.61m)

Walnut effect floor.

JACK AND JILL ENSUITE SHOWER ROOM

Shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin and mixer tap, low flush wc, ceramic tiled floor, heated towel radiator, low voltage lighting, extractor fan.

BEDROOM (4)

13' 0" x 11' 8" (3.96m x 3.56m)

Walnut effect wooden floor.



Main bedroom suite



Guest suite



Luxury bathroom



Luxury ensuite shower room



Bedroom three



Bedroom four

The property comprises...

FIRST FLOOR RETURN CONTINUED

GUEST BEDROOM SUITE

15' 4" x 14' 5" (4.67m x 4.39m)

Vaulted ceiling, walnut effect wooden floor. Views over the gardens to Lagan Valley Regional Park to Belfast City.

ENSUITE SHOWER ROOM

Double shower cubicle with thermostatically controlled shower unit and telephone shower and over drencher, pedestal wash hand basin and mixer tap, tiled splashback, ceramic tiled floor, low voltage lighting, heated towel radiator.

SITTING ROOM WITH MINSTREL GALLERY

11' 3" x 8' 7" (3.43m x 2.62m)

Vaulted ceiling with feature oak beams and stunning views over the gardens to Lagan Valley Regional Park, Belfast City and Samson & Goliath. Access to roofspace.

MINSTREL GALLERY WALKWAY

Views to the entrance hall.

LUXURY BATHROOM

13' 6" x 10' 2" (4.11m x 3.1m)

Feature free standing claw and ball foot bath, mixer taps and telephone shower in a cream finish, double walk-in fully tiled shower cubicle, thermostatically controlled shower, telephone shower and over drencher, high flush wc, pedestal wash hand basin, two period style radiators and heated towel radiator, part panelled walls, two double Velux windows, low voltage lighting, extractor, wood effect tiled floor.

GAMES ROOM/HOME OFFICE OR BEDROOM (5)

21' 8" x 18' 11" (6.6m x 5.77m)

Vaulted ceiling, limed oak effect wooden floor. Views over the gardens to Lagan Valley Regional Park.

Outside

DOUBLE DETACHED GARAGE

26' 8" x 21' 1" (8.13m x 6.43m)

Two electric roller doors. Light and power. Service door to side.

Extensive gardens laid in rolling lawns, bordered by mature hedging with views over green fields to Lagan Valley Regional Park and Belfast City.

Extensive Scottish pebble stone driveway accessed via electric cast iron gates to parking for up to six cars plus additional parking behind cast iron gates.

Outside festive lighting and mood lighting. Flagged patio area and paths, Natural stone flower beds and sitting areas. Concealed PVC oil tank, oil fired central heating boiler.

Outside tap and outside power.



Stunning views across the gardens over Lagan Valley regional park



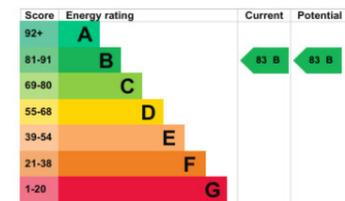
Games room / home office/ bedroom 5



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 £3,639.92.

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

Location

Travelling from Drumbo Village head past Drumbo Presbyterian Church on the Drumbo Road at the junction turn left onto Tullyard Road No 95 will be on your right hand side.

The Architect's Perspective...

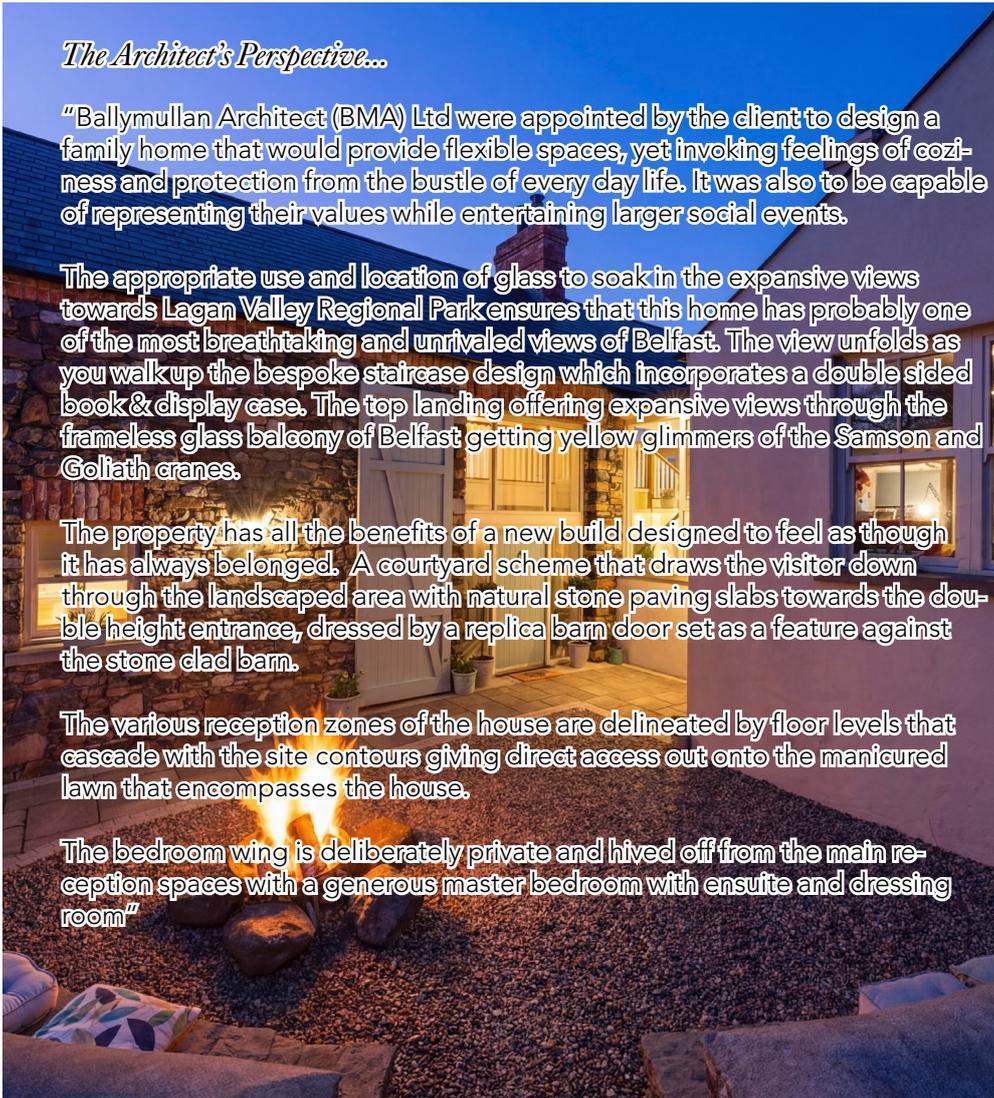
"Ballymullan Architect (BMA) Ltd were appointed by the client to design a family home that would provide flexible spaces, yet invoking feelings of coziness and protection from the bustle of every day life. It was also to be capable of representing their values while entertaining larger social events.

The appropriate use and location of glass to soak in the expansive views towards Lagan Valley Regional Park ensures that this home has probably one of the most breathtaking and unrivaled views of Belfast. The view unfolds as you walk up the bespoke staircase design which incorporates a double sided book & display case. The top landing offering expansive views through the frameless glass balcony of Belfast getting yellow glimmers of the Samson and Goliath cranes.

The property has all the benefits of a new build designed to feel as though it has always belonged. A courtyard scheme that draws the visitor down through the landscaped area with natural stone paving slabs towards the double height entrance, dressed by a replica barn door set as a feature against the stone clad barn.

The various reception zones of the house are delineated by floor levels that cascade with the site contours giving direct access out onto the manicured lawn that encompasses the house.

The bedroom wing is deliberately private and hived off from the main reception spaces with a generous master bedroom with ensuite and dressing room"



Floor plan



Ground floor



1st First floor



First floor return



Sales
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EXPERIENCE | EXPERTISE | RESULTS

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

info@rodgersandbrowne.co.uk

rodgersandbrowne.co.uk



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