

**RODGERS
&
BROWNE**

35 Ballyhanwood Road
East Belfast, BT5 7SN

offers around £1,200,000



The Owner's Perspective...

"Rural living in the city – that's what you will enjoy living here. With a quiet tranquillity but yet all amenities close at hand.

This is a comfortable and welcoming home. It offers easy, uncomplicated living and demands little in return. The thing I love most is the light and space, both inside and out, and being surrounded by wildlife.

Equally lovely in the summer and the winter, it has been my absolute pleasure to live here"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



The facts you need to know...

Beautifully designed and positioned detached country home on the hills of East Belfast

Fabulous views towards Stormont Estate and the rolling countryside

Bright dining reception hall including a wall mounted fire and contemporary staircase

Drawing room with multi fuel stove and views towards Stormont Estate

Parke's stunning kitchen incorporating an array of integrated appliances including a gas fired Aga and vaulted ceilings

Spectacular living room with vaulted ceiling, large floor to ceiling windows and feature wood burning stove

Separate utility room

Flexible accommodation with guest suite, luxury ensuite on the ground floor and a further three bedrooms on the first floor

Main bedroom with fully fitted walk-in wardrobe and luxury ensuite shower room

Luxury fitted bathroom

First floor study landing (in the original design this was to be an additional bedroom if required)

Superior energy efficiency & thermal performance triple glazed Alum-clad windows

Gas fired underfloor heating throughout

Extensive use of engineered French Oak flooring

Solar power system (hot water) and 4kWh photovoltaic system, Mechanical ventilation with heat recovery by Uubink

Solid concrete floor on the ground floor and first floor

Security camera system

Alarm system

Auto Mattic dry and wet vacuum system

Detached double garage, including a self contained studio and shower room above

Large shed with double doors

Sweeping tarmac driveway with parking to the front of the garage for up to six cars plus a gravelled parking area to the front of the house for a further six cars

Extensive mood lighting

Ideally located for commuting to Belfast City Centre and to the George Best City Airport



The property comprises...

GROUND FLOOR

DINING RECEPTION HALL

28' 7" x 23' 1" (at widest points) (8.71m x 7.04m)
Extensive space with casual dining hall, feature Morso glass fronted fireplace with wood storage below, engineered French Oak flooring, mat well, low voltage lighting, contemporary cast iron staircase with glass panels, solid wood handrail.

CLOAKROOM 8' 10" x 5' 1" (2.69m x 1.55m)

Contemporary wall mounted sink with glass sink, mixer tap, cabinet below, glass mosaic splashback, concealed Geberit cistern low flush wc, engineered French Oak flooring, open hanging space, low voltage lighting.

PLANT ROOM 8' 2" x 7' 2" (2.49m x 2.18m)

Auto Mattic Drain vac system. Additional plug sockets, Wi-Fi control box.

DRAWING ROOM 21' 0" x 17' 1" (6.4m x 5.21m)

Traditional style multi fuel stove, oak over mantle, granite hearth, low voltage lighting, views to the gardens and Stormont.

LUXURY FITTED PARKES KITCHEN OPENING TO LIVING ROOM

41' 8" x 20' 6" (at widest points) (12.7m x 6.25m)
Stunning Parkes kitchen, solid wood units finished in a walnut, high gloss white and blackberry, curved granite worktops, double Vilroy & Bosh sinks, mixer tap, waste disposal units, Siemens gas Wok burner plus two ring induction hob, feature black gas fired Aga, Siemens eyelevel oven, microwave oven with warming drawer, space for American fridge freezer, Miele wine fridge, extensive central island with feature granite worktop, inset sink, waste disposal unit, Quooker hot water tap, attached walnut dining table and wine rack, low voltage lighting. Integrated dishwasher, two concealed worktop power points, vaulted ceiling. Limestone tiled floor within the kitchen.

LIVING ROOM

Vaulted ceiling, two double glazed Velux windows, feature floor to ceiling windows with views over the gardens to the countryside, feature free standing wood burning Morso stove, Limestone hearth, sliding patio doors to patio and gardens.

UTILITY ROOM 11' 1" x 11' 0" (3.38m x 3.35m)

Extensive range of high and low level shaker cabinets, granite worktops, one and a half inset sink unit, plumbed for washing machine, space for tumble dryer, Limestone tiled floor, triple glazed door to rear.

GUEST BEDROOM

16' 8" x 15' 6" (at widest points) (5.08m x 4.72m)
Feature curved wall, low voltage lighting.

LUXURY ENSUITE SHOWER ROOM

8' 5" x 7' 5" (2.57m x 2.26m)
Double walk-in shower cubicle, Mira thermostatically controlled power shower, concealed Ideal Standard cistern, low flush wc, contemporary wall mounted sink unit, mixer tap, under cabinet, mosaic tiled splashback, shaving point, wall mounted mirror with lighting, feature chrome towel radiator, ceramic tiled floor, part tiled walls.





The property comprises...

FIRST FLOOR

STUDY LANDING

12' 5" x 8' 9" (3.78m x 2.67m)

Low voltage lighting. (Could be converted into a fourth bedroom on the first floor if required). Dual aspect, views to Stormont and the countryside.

HOTPRESS

Worcester gas boiler, pressurised warm flow water system. Underfloor manifolds.

MAIN BEDROOM

13' 9" x 12' 3" (4.19m x 3.73m)

Low voltage lighting, views of the gardens.

WALK-IN WARDROBE

9' 3" x 18' 7" (including wardrobes) (2.82m x 5.66m)

Fully fitted wardrobes with lighting, hanging space and cupboards, glazed door to bedroom, low voltage lighting.

LUXURY ENSUITE SHOWER ROOM

9' 2" x 7' 6" (2.79m x 2.29m)

Luxury fitted shower room, double walk-in shower cubicle, Hansgrohe thermostatically controlled shower unit, over drencher, telephone shower, Armitage Shanks concealed cistern, low flush wc, contemporary His & Hers sinks, contemporary taps, under unit cupboards, glass mosaic tiled, ceramic tiled floor, feature radiator, wall mounted double mirror, time and demisting facility, tiled skirtings.

BEDROOM (3)

13' 1" x 9' 6" (3.99m x 2.9m)

Views of the countryside. Low voltage lighting.

LUXURY BATHROOM

9' 6" x 9' 5" (2.9m x 2.87m)

Contemporary suite comprising panelled bath with mixer tap, double walk-in shower cubicle, Mira thermostatically controlled power shower, low flush wc, contemporary wall mounted sink unit, mixer tap, under unit cupboard, feature radiator, wall mounted mirror with light and demisting facility, ceramic tiled floor, fully tiled walls, low voltage lighting. Views to Stormont Estate.

BEDROOM (4)

9' 10" x 8' 9" (at widest points) (3m x 2.67m)





The property comprises...

OUTSIDE

DETACHED DOUBLE GARAGE

22' 11" x 19' 10" (6.98m x 6.05m)

Electric up and over door. Light and power. Low level kitchen cupboards, inset sink and mixer tap. Access to side. Door to internal staircase to first floor.

First Floor

STUDIO

23' 0" x 18' 7" (7.01m x 5.66m) (at widest points)

Separate heating system with oil fired central heating. Door to external staircase. Broadband in place. Double glazed Velux window.

SHOWER ROOM

7' 10" x 7' 4" (2.39m x 2.24m)

Fully tiled shower cubicle with thermostatically controlled shower unit, low flush wc, pedestal wash hand basin with mixer tap and tiled splashback, double glazed Velux window.

STEEL SHED

23' 2" x 15' 0" (7.06m x 4.57m)

Roller door. Concrete floor. PVC oil tank. LPG tank. Greenhouse. Outside tap. Vegetable patch.

Stunning grounds accessed via a sweeping tarmac driveway leading to the garaging and gravelled parking area for up to six cars plus a further parking access for another six cars.

Extensive gardens laid in lawns, flowerbeds, mature borders, fully fenced to the side and rear garden.

Large south facing patio area.

Vegetable patches including a greenhouse.

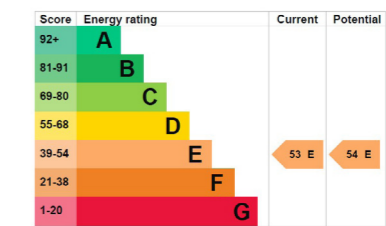
The total acre for the grounds are 2 ¾ acres



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.

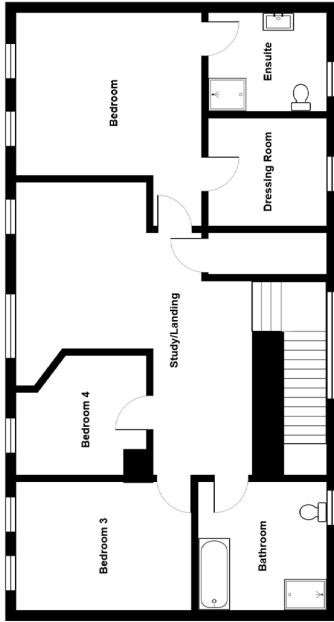
The assessment for the year 2026/2027 is £3,810.00

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

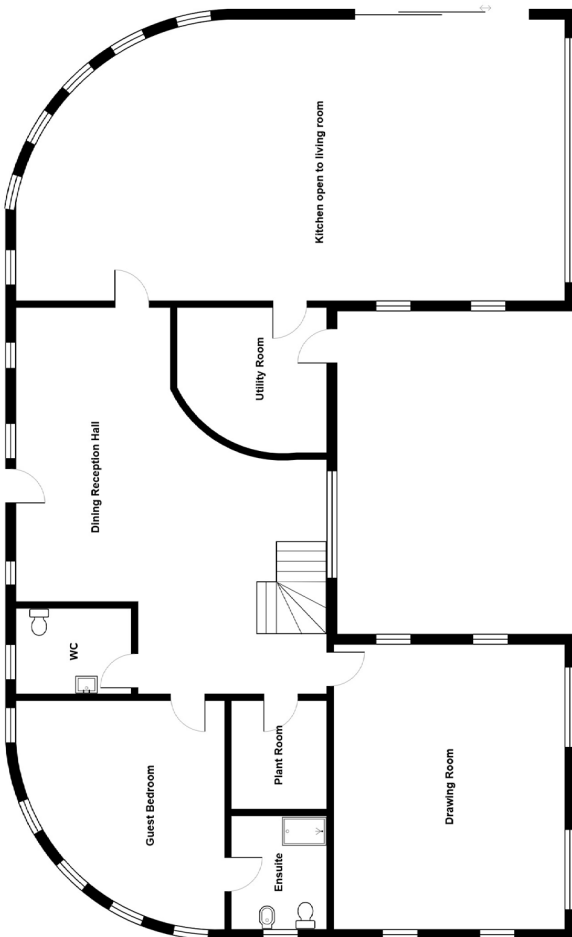
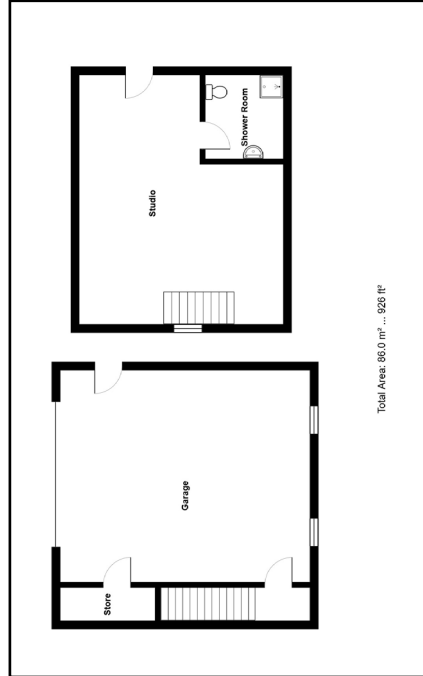
Location

Travelling from David Lloyd Belfast Complex towards Comber on the Old Dundonald Road pass the East link junction and take your next right into Ballyhanwood Road, continue for approximately one mile and No35 will be on your right.

Floor plan



Garage & Studio



Total Area: 286.6 m² ... 3084 ft²
All measurements are approximate and for display purposes only

**RODGERS
&
BROWNE**

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