

**RODGERS
&
BROWNE**

'Glenmount' 7 Ballymullan Road
Crawfordsburn, BT19 1JG

offers over £675,000



The Owner's Perspective...

"We have cherished being the custodians of this much loved family home, which exudes warmth and charm. Built in 1902 for the landlord of the historic Old Inn, it holds more than a century of character and remains a treasured part of Crawfordsburn's heritage.

Living here has been a joy for our family. With Crawfordsburn Country Park and the beach on our doorstep, our children have grown up with freedom and a love for the outdoors. They've spent countless evenings watching ships pass through the lough from the many rooms with sea views, and in the summer months it's not unusual to fit in a quick kayak or sea swim before bedtime.

Our fully enclosed garden has been a safe, happy oasis for play and the setting for many memorable BBQs and family gatherings. One of our favourite features is the veranda, which creates a lovely connection to the home's past and offers the perfect spot to enjoy the spectacular coastal scenery. On clear days, the views stretching to Scotland still take our breath away.

This is a home filled with warmth, history, and memories. We hope the next family will love it just as much as we have"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



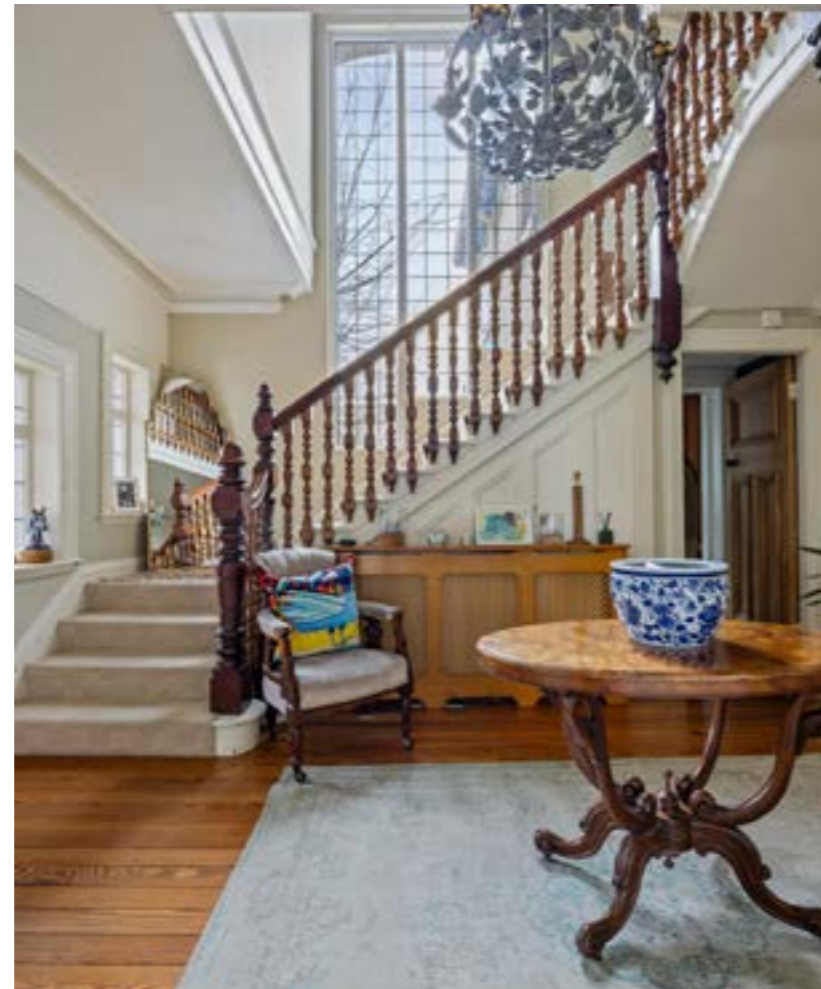
Drawing room



Dining room



Entrance hall



The facts you need to know...

Characterful Edwardian detached family home dating back to c.1902 only minutes from the renowned Crawfordsburn Village and the Old Inn

Set on an elevated and private site with views stretching across Helen's Bay to Belfast Lough, Irish Sea and Scotland on a good day

Impressive entrance hall boasting pine floor boards and an ornate staircase to the first floor

Drawing room with pine flooring access to an open covered veranda and sea views

Dining room, pine flooring, feature fireplace, access to an open covered veranda and sea views

Living room including feature multi fuel burner

Open plan kitchen and casual dining

Separate utility room

Four bedrooms, two with fabulous sea views

Main bedroom incorporating a spacious ensuite shower room

Main bathroom

PVC double glazing

Gas fired central heating

Detached store and single garage

Tarmac driveway with parking for up to four cars

Large private gardens laid in lawns and screened by mature hedges

Priced to allow to be modernised

Belfast City Centre is accessible by road or a regular serviced Bus route and rail link from Helens Bay



Kitchen/living/dining



Living room



The property comprises...

GROUND FLOOR

OPEN COVERED PORCH

Tiled steps, glazed door leading to:

ENTRANCE PORCH

Quarry tiled floor, glazed door leading to:

BEAUTIFUL ENTRANCE HALL

Pitch pine strip floor, feature staircase with handrail and Newel post leading to first floor.

CLOAKROOM

Under stair storage. Cloakroom comprising low flush wc, pedestal wash hand basin, ceramic tiled floor.

DRAWING ROOM

18' 10" x 17' 11" (at widest points) (5.74m x 5.46m)
Feature bay window with views to Belfast Lough, open fireplace, timber surround, tiled hearth, exposed timber floor, picture rail, cornice ceiling, glazed door leading to open covered veranda.

DINING ROOM

18' 10" x 17' 11" (at widest points) (5.74m x 5.46m)
Fireplace with wooden surround, tiled front and hearth. Parka flooring, picture rail, cornice ceiling, glazed door to open entrance porch.

LIVING ROOM

22' 6" x 13' 1" (6.86m x 3.99m)
Double, double glazed Velux windows, wood burning stove.

KITCHEN/LIVING/DINING

21' 3" x 17' 11" (at widest points) (6.48m x 5.46m)
Extensive range of high and low level shaker style cupboards, granite effect worktops, feature AGA, under oven, five ring gas hob, ceramic tiled floor.

UTILITY ROOM

9' 6" x 6' 5" (2.9m x 1.96m)
Low level cabinets with laminate worktops, plumbed for washing machine, space for tumble dryer, ceramic tiled floor. Service door to rear.



Main bedroom



First Floor Landing

MAIN BEDROOM

18' 10" x 14' 9" (5.74m x 4.5m)
Picture rail, cornice ceiling. Stunning sea views.

ENSUITE SHOWER ROOM

13' 2" x 9' 6" (4.01m x 2.9m)
Including built-in wardrobes, shelved cupboards, low flush wc, wash hand basin with cupboard below, mixer tap, ceramic tiled floor, cornice ceiling.

BEDROOM (2)

18' 10" x 14' 9" (5.74m x 4.5m)
Picture rail, cornice ceiling. Stunning sea views.

BEDROOM (3)

13' 5" x 12' 10" (4.09m x 3.91m)
Picture rail, cornice ceiling.

BEDROOM (4)

11' 3" x 9' 9" (3.43m x 2.97m)

BATHROOM

White suite comprising panelled bath with mixer tap and telephone shower, low flush wc, pedestal wash hand basin, ceramic tiled floor.

Outside

STORE

14' 6" x 9' 10" (4.42m x 3m)
Light and power.

DETACHED SINGLE GARAGE

22' 0" x 12' 0" (6.71m x 3.66m)
Up and over door. Gas boiler. Light and power.

Tarmac driveway with parking for up to four cars set behind gates.

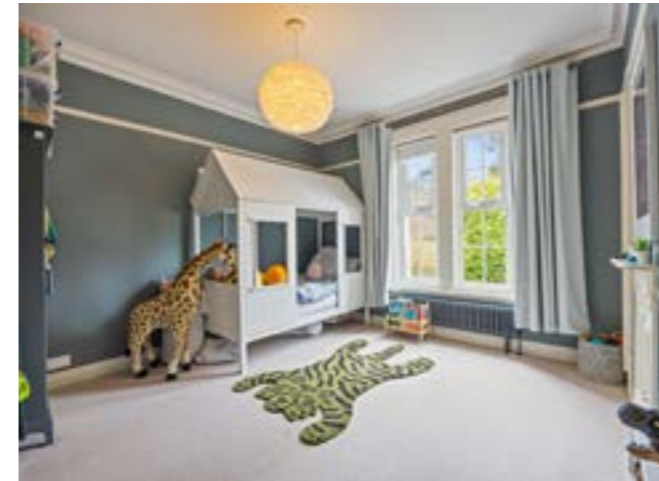
Spacious gardens laid in lawns, mature boundaries. Open covered porch with tiled steps leading to the garden and boasting sea views.



Ensuite shower room



Bedroom two



Bedroom three

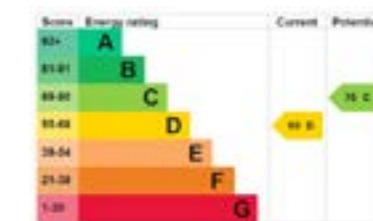


Bedroom four

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 2026/2027 £3,815.00

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

Location

Travelling towards Helens Bay from Crawfordsburn village take the first left onto Ballymullan Road, No7 will be on your right down a shared private laneway.



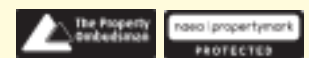
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EXPERIENCE | EXPERTISE | RESULTS

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Disclaimer

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