

RODGERS & BROWNE



'Greystones' 26 Ballymullan Road,
Crawfordsburn BT19 1JG

offers around £1,100,000



The Agent's Perspective...

"'Greystones' is situated in exclusive Ballymullan Road - a lovely, mature, tree-lined setting a pleasant stroll from the famous Old Inn.

The location features some of the most attractive homes in North Down and are much sought after for their individuality and mature, private surroundings.

'Greystones' extends to almost 3,000 sq.ft. and has been meticulously well maintained inside and out. A beautifully cared for family home and one which offers 'forever home' appeal.

Set off by totally private, sunny gardens with a large terrace and barbecue area to the rear, this is a perfect family home"



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Beautifully maintained, private, mature gardens



Double doors to Drawing Room and Sitting area or music room



Bright Reception Hall

The facts you need to know...

Most attractive detached family home of almost 3,000 sq.ft.

Four bedrooms, three reception rooms

Beautiful, mature, private gardens with sunny aspect and large slate patio barbecue area to rear

Fabulously maintained and beautifully presented

Shower room, bathroom and luxury ensuite

Bespoke, shaker style kitchen with large, polished granite, centre island and appliances

Oil fired central heating - new boiler approximately five years ago

Exclusive, private site approximately 0.9 acre

Attached garage and parking for several cars

Lovely location within walking distance of convenience store and famous 'Olde Inn'

Imposing and attractive home on elevated mature site

Lovely views of Belfast Lough and out to Irish Sea

Stunning main bedroom suite with extensive built-in wardrobes and generous, ensuite shower room

Note: Full planning permission was granted on 11th November 2024 under ref: LA06/2024/0734/F for a dwelling in the front garden. This permission is included in the sale and may be of interest to an extended family or as an investment.



Comfortable Sitting Room



Adam style fireplace



Drawing Room



Ground floor cloakroom and shower

The property comprises...

GROUND FLOOR

Solid front door.

ENTRANCE PORCH: Black and white tiled floor. Glass pane inner door.

RECEPTION HALL:

SHOWER ROOM: 9' 6" x 9' 10" (2.9m x 3m) Low flush wc, wash hand basin with chrome heated rail, oak flooring, recessed lighting, fully tiled shower cubicle, thermostatically controlled shower.

SNUG 12' 5" x 10' 8" (3.78m x 3.25m) Recessed lighting. Decorative cast iron fireplace. Views of Belfast Lough.

DRAWING ROOM: 16' 8" x 12' 2" (5.08m x 3.71m) (Plus 17"11" x 17"11") Adam style fireplace with granite inset and slate hearth, cornice ceiling, window seat with views out to Irish Sea, second Adam style fireplace inset granite and granite hearth, cornice ceiling, views into rear garden. Double glass doors from reception hall and arched side panels.



Bespoke kitchen with polished granite worktops, centre island and appliances



Dining Room with doors out to terrace and garden



Sunny Breakfast Area off kitchen



Dining room double doors from hall

DINING ROOM: 23' 1" x 12' 10" (7.04m x 3.91m) Faux fireplace with carved pine surround, marble inset, double French doors to patio and garden. Dipped pine double doors from reception hall.

BESPOKE KITCHEN BY NIGEL MAGOWAN 25' 7" (maximum) x 13' 0" (7.8m x 3.96m) Extensive range of soft grey painted shaker style high and low level cupboards, polished granite worktops, inset double Belfast sink with mixer tap, Bosch dishwasher, full height fridge and freezer, stainless steel Britannia double oven range cooker, tiled recess and extractor. Centre island with stainless steel top, power point, tiled floor, recessed lighting. **BREAKFAST AREA** with double French doors to patio and rear garden.

REAR HALLWAY: Shelved hotpress.

BEDROOM (3): 16' 6" x 13' 0" (5.03m x 3.96m) Built-in wardrobes. Vanity unit wash hand basin.

BEDROOM (4): 13' 6" x 8' 11" (4.11m x 2.72m) Plus double built-in wardrobe. Presently study.



Luxurious Main Bedroom suite



Reading area for quiet contemplation



Spacious and indulgent ensuite



Staircase to first floor

Turned staircase with painted spindles and oak handrail to first floor with:

READING AREA on half landing, bookcase shelving.

FIRST FLOOR

BEDROOM (1): 19' 2" x 14' 8" (5.84m x 4.47m) Double aspect with Lough views out to Irish Sea beyond. Extensive range of built-in wardrobes, recessed lighting, views also into rear garden.

ENSUITE SHOWER ROOM: 19' 3" x 11' 8" (maximum) (5.87m x 3.56m) Extensive range of built-in wardrobes with mirrored doors. Large shower cubicle with telephone hand shower and drencher shower, floating vanity unit wash hand basin, chrome heated towel radiator, floating wc, recessed lighting, twin double glazed Velux windows, oak effect floor tiling.

BEDROOM (2): 12' 1" x 12' 1" (3.68m x 3.68m) Lough views to Irish Sea beyond. Separate door to built-in storage and hanging space.

BATHROOM: 8' 8" x 6' 2" (2.64m x 1.88m) Free standing ball and claw roll tops bath, mixer tap, telephone hand shower, vanity wash hand basin, low flush wc, dressing mirrors, recessed lighting, tiled floor. Lough views out to Irish Sea beyond.

OUTSIDE

Extensive mature, private gardens in lawns, flowerbeds, shrubs, hedges and trees. Sunny aspect to rear. Large slate tiled patio and barbecue area with tap and inset uplighting.

Sweeping granite chip driveway and parking for several cars.

INTEGRAL GARAGE: 14' 9" x 12' 11" (4.5m x 3.94m) Up and over door. Light and power.

Flood lighting on sensors. Outside lighting.

BOILER HOUSE Pressurised Grant oil fired central heating system, replaced five years ago. Composite double tub, sink unit with mixer tap. Light and power.



Bedroom 3 with built-in wardrobes



Bathroom with roll top bath



Sweeping driveway



Private, sunny rear terrace and barbecue area



Not far from the sea with views from some rooms



Rear elevation with colourful Wisteria

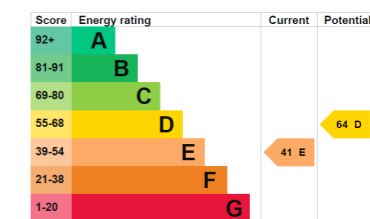
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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	N/A
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)



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: Longterm leasehold subject to nominal ground rent

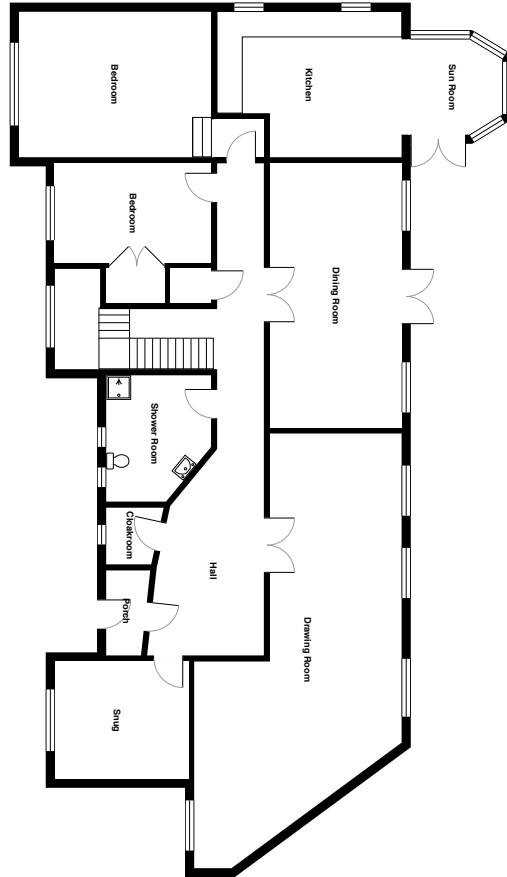
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2026 /2027 is c.£3,998.

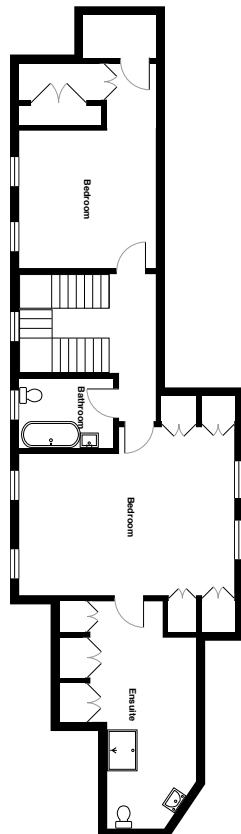
VIEWING: By appointment with **RODGERS & BROWNE**.

Location Take Ballyrobert Road off main A2 Belfast to Bangor Road signposted Crawfordsburn, and Ballymullan Road is approx. 1 mile on right hand side.

Floor plan



Total Area: 287.7 m² ... 2881 ft²
 All measurements are approximate and for identifying purposes only



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