

**RODGERS  
&  
BROWNE**



'Brambles' 33 Ballygrainey Road  
Craigavad, Holywood BT18 0HE

*offers over £775,000*



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

*"Behind the remote control electric gates and planted borders, lies a spacious four bedroom home surrounded by naturally mature gardens extending to approximately 0.8 acre - the perfect environment for children to play and explore.*

*The accommodation extends to just under 3,000 sq.ft. with four bedrooms (all en suite) and four reception rooms including a cosy family room.*

*The feeling is one of a happy family home, which has been the case for the past fifty years. Now the children have grown up, it is time to pass the opportunity on to the next family to enjoy"*



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

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Dining Room



Living Room



Reception Hall

*The facts you need to know...*

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Exclusive and much admired situation

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Naturally mature, private site c.0.8 acre

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Substantial Detached Family Home with an individual, distinctive Mansard Roof

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Four bedrooms all ensuite, four reception rooms

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Bright and airy, shaker style kitchen with vaulted glazed ceiling and Rosieres appliances

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Oil fired central heating

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Detached Garage with second Timber Garage/Garden Store

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Electric, remote access entrance gates

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Sweeping tarmac driveway, turning circle and parking for several cars

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Semi rural location within easy reach of Hollywood, Bangor, Belfast City Airport and Belfast city centre

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Convenient to an excellent range of schools

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Bright shaker style Kitchen with vaulted glazed ceiling



Morning Room or Home Office

## *The property comprises...*

### GROUND FLOOR

Glass pane double doors to:

**ENTRANCE PORCH:** Parquet wood block floor. Glass pane double doors to

**RECEPTION HALL:** Spacious entrance with Parquet wood block floor, plate rack. Cloaks cupboard.

**LIVING ROOM:** 19' 11" x 15' 2" (6.07m x 4.62m) Fireplace, tiled slate hearth, double aspect with views over garden with **SITTING AREA** 8' 7" x 5' 9" (2.62m x 1.75m) Double glazed aluminium door to patio and garden.

**DINING ROOM:** 21' 5" x 13' 11" (6.53m x 4.24m) Traditional with Parquet wood block floor, double aspect with views into garden. Vertical radiator. Double glazed 'French' doors to exterior.

**KITCHEN** 19' 5" x 11' 10" (5.92m x 3.61m) Bright and airy with extensive range of shaker style high and low level cupboards, slate worktops, inset double bowl stainless steel sinks, mixer tap, centre island with butchers block worktops, Rosieres stainless steel double ovens, ceramic hob, cooker canopy, extractor, tiled floor, recessed lighting, stainless steel Rosieres double door fridge, freezer. Glazed, vaulted ceiling with electric blinds. Door to side and garage with **UTILITY ROOM:** 13' 11" x 4' 10" (4.24m x 1.47m) Range of matching cupboards, single drainer stainless steel sink unit with mixer tap, tiled floor, mosaic half tiled walls. Access from Kitchen and Dining room.

**MORNING ROOM/HOME OFFICE** 13' 1" x 12' 2" (3.99m x 3.71m) Exposed timber floor, double aspect to patio and garden, vertical radiator, double glass doors from kitchen. Sliding hardwood glazed door connected to

**SMALLER LIVING ROOM** 13' 3" x 12' 0" (4.04m x 3.66m) Ideal Family Room Brick fireplace with quarry tiled hearth, recessed lighting.

**BEDROOM (4):** 12' 4" x 9' 10" (3.76m x 3m) Views into garden, built-in wardrobes with full height sliding mirror doors, recessed lighting, vertical radiator with **ENSUITE SHOWER ROOM:** Low flush wc, floating wash hand basin, mixer tap, chrome heated towel radiator, fully tiled floor, recessed lighting, large walk-in fully tiled shower cubicle.

**GUEST WC:** Exposed pine timber floor, low flush wc, vanity unit oval wash hand basin, recessed lighting, heated towel radiator. Leading to wine rack storage.



Master Bedroom

**FIRST FLOOR** (accessed by hardwood turned staircase)

**MASTER BEDROOM SUITE (1): 15' 7" x 14' 0"** (4.75m x 4.27m) Vertical radiator, view into garden with Walk-in 'His & Hers' wardrobes, opaque glass door to **ENSUITE BATHROOM: 12' 2" x 5' 10"** (3.71m x 1.78m) White suite comprising panelled bath with mixer tap and telephone hand shower, vanity unit with twin sinks and mixer taps, low flush wc, fully tiled walls, heated towel radiator, fully tiled shower cubicle, recessed lighting, tiled floor.

**BEDROOM (2): 14' 4" x 11' 2"** (4.37m x 3.4m) Extensive range of built-in wardrobes, full height sliding mirror doors with **ENSUITE BATHROOM: 10' 2" x 7' 7"** (3.1m x 2.31m) Pale grey suite, jet bath, low flush wc, vanity unit, twin wash hand basins, tiled 'dress-out' area, tiled floor, feature glass block curved wall, recessed lighting.

**BEDROOM (3): 13' 0" x 12' 1"** (3.96m x 3.68m) Built-in wardrobes, full height sliding mirror doors, recessed lighting with **ENSUITE SHOWER ROOM:** Low flush wc, floating wash hand basin with mixer tap, tiled shower cubicle, instant heat electric shower, tiled floor, recessed lighting.

Large walk-in shelved Hotpress, copper cylinder, immersion heater.

**EXTERIOR**

Remote control, double electric, hardwood gates opening into sweeping tarmac driveway, turning circle and parking for several cars. Exterior flood lighting.

**LARGE DETACHED GARAGE 24' 10" x 18' 5"** (7.57m x 5.61m) Roller door. Oil fired central heating boiler. Lighting.

**TIMBER GARAGE/GARDEN STORE 16' 10" x 10' 0"** (5.13m x 3.05m)

Extensive, mature private gardens in lawns, flowerbeds, shrubs, mature trees and hedges.

Sheltered paved patios to side and rear.



En suite Bathroom with bath and shower



Bedroom 2



Bedroom 3



Bedroom 4

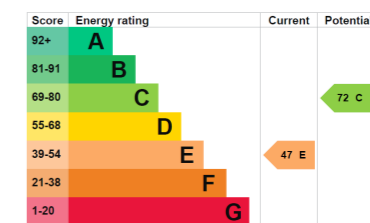
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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	YES
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:** Leasehold 999 years from 1956 subject to a ground rent of £29.00 p.a.

**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. £3,998.00

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

**Location:** Ballygrainey Road can be accessed from A2 Belfast to Bangor Road and from Newtownards and Dundonald providing two ways to approach 'Brambles'



## Floor plan



Total Area: 269.1 m<sup>2</sup> ... 2897 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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EXPERIENCE | EXPERTISE | RESULTS