

**RODGERS
&
BROWNE**

16 Clanbrassil Road
Cultra, BT19 1UA

offers around £2,500,000



The Agent's Perspective...

"A beautiful, detached family home extending to c.6,500 sq ft set on a private, elevated site on the shore front at Cultra.

Revered as one of North Down's most exclusive addresses matched with being one of only a small number of homes boasting such uninterrupted sea views.

Built in 2009 to an exceptional standard throughout the house offers a wealth of accommodation on both floors.

A rare opportunity to purchase in this truly spectacular setting"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



The facts you need to know...

Stunning detached family home right on the shoreline of Cultra's most sought after settings

Built in 2009 and extending to c.6,500 sq ft

Beautiful drawing room opening to formal dining which boasts spectacular sea views

Study/family room

Solid oak handcrafted kitchen with granite worktops, central island and a feature red gas fired Aga

Casual living and dining off the kitchen

Four bedrooms, master with ensuite bathroom and dressing room

Bedroom three and four with Jack and Jill ensuite

Luxury master bathroom

Store cabinets and linen cupboard

Extensive use of solid oak flooring, doors, skirting and reveals

Pressurised gas underfloor heating

Oak effect double glazing

Beam central vac system

Solid Bison flooring on the first floor

Double garage with electric up and over doors

Spectacular elevated site with breath taking views added to by privacy



Formal dining room



Study/family room



Bathroom



Boot room

The property comprises...

GROUND FLOOR

Granite surrounding solid oak panelled double doors with stain glass side lights to:

ENTRANCE PORCH

Venetian marble tiled floor, cornice ceiling, ceiling rose, double panelled and detailing lead glass doors to:

SPACIOUS ENTRANCE HALL

Solid oak wooden floor, detailed solid oak staircase and spindles, newel post and handrails, cornice ceiling, recessed lighting, pod lift to first floor.

BOOT ROOM

15' 7" x 9' 8" (4.75m x 2.95m)

Including extensive range of built in wardrobes and open hanging space, ceramic tiled floor.

BATHROOM

15' 7" x 7' 7" (4.75m x 2.31m)

White suite comprising panelled bath with mixer tap and tiled surround, low flush wc, half pedestal wash hand basin with mixer tap and tiled splash back, fully tiled shower cubicle with thermostatically controlled shower unit, ceramic tiled floor, low voltage lighting, extractor fan.

STUDY/FAMILY ROOM

21' 5" x 15' 7" (6.53m x 4.75m)

Solid oak wooden floor, stunning sea views.

DRAWING ROOM OPENING TO FORMAL DINING

52' 7" (into bay) x 20' 5" at widest points (16.03m x 6.22m)

Solid oak wooden floor, three ceiling roses, low voltage lighting, cornice ceiling, glazed bay window with stunning views, French doors to patio.

KITCHEN OPEN TO LIVING ROOM AND CASUAL DINING

29' 5" x 22' 1" (8.97m x 6.73m)

Solid oak kitchen with a range of high and low level units, under unit lighting, central island with breakfast bar area incorporating a solid oak dining table, feature red gas fired Aga with additional double oven and two rings plus additional Aga modular gas top hob with electric double oven, extractor above, oak over mantle, tiled splash back. Granite worktop and splash back inset, one and a half sink unit with mixer tap, integrated dishwasher, space for American fridge freezer, ceramic tiled floor, large picture window looking to Belfast Lough.

UTILITY ROOM

18' 10" x 12' 1" (average) (5.74m x 3.68m)

Low level units with laminate worktops, single drainer stainless steel sink and mixer tap, plumbed for washing machine and space for tumble dryer, ceramic tiled floor, open hanging space, PVC door to rear and service door to garage.

BACK HALL

Pressurised 'Wolf' gas central heating boiler, ceramic tiled floor, underfloor manifolds, access to rear.



Kitchen open to living room and casual dining



The property comprises...

FIRST FLOOR

EXTENSIVE LANDING

Light by a feature circular stain glass window, solid oak wooden floor, light well. Large walk in store plus additional store.

MASTER SUITE

42' 6" x 20' 10" (12.95m x 6.35m)

Solid oak wooden floor, feature window with stunning views of Belfast Lough, low voltage lighting. Remote controlled Velux window.

ENSUITE BATHROOM

Corner Jacuzzi bath with mixer tap and telephone shower, low flush wc, wall mounted Duravit sink unit with mixer tap, cabinet below, shower pod with power jet and steam shower, ceramic tiled floor, part tiled walls, low voltage lighting, heated towel rail.

WALK IN DRESSING ROOM

With a range of open hanging space, shelves and cabinets, solid wooden floor, access to roof space.

BATHROOM

16' 5" x 12' 2" (5m x 3.71m)

White suite comprising panelled bath with mixer tap and tiled splash back, low flush wc, wall mounted sink unit with mixer tap, tiled splash back, double shower unit with drying area over drencher and telephone shower, ceramic tiled floor, low voltage lighting.

BEDROOM (2)

16' 5" x 16' 4" (5m x 4.98m)

Solid oak wooden floor, sea views.

LINEN ROOM

17' 9" x 10' 5" (5.41m x 3.18m)

Double glazed Velux window, open shelves. Also pressurised water tank and solar panel controls.

BEDROOM (3)

18' 0" x 12' 4" (5.49m x 3.76m)

Solid wooden floor, double glazed Velux window. Dual access to:

ENSUITE SHOWER ROOM

Double walk in shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, ceramic tiled floor, heated towel rail, fully tiled walls.

BEDROOM (4)

24' 2" x 17' 6" (7.37m x 5.33m)

Solid oak wooden floor, double glazed Velux window, dual access to ensuite.



Extensive landing



Main bedroom



Ensuite bathroom



Bedroom two



Bathroom



Bedroom three

The property comprises...

OUTSIDE

ATTACHED DOUBLE GARAGE

31' 1" x 23' 8" (9.47m x 7.21m)

Twin electric up and over doors, gardener's toilet - low flush wc, pedestal wash hand basin, ceramic tiled floor, partially tiled walls, service door to rear, Beam central vacuum system. Light and power.

Manicured gardens surround the house offering great privacy comprising lawns and mature trees with a variety of raised flowerbeds.

To the front the house is approached through electric gates, tarmac driveway leading to parking for up to six cars.

The house has a variety of outside mood and security lighting. Tegular paths lead you to a large rear patio with stunning views over Belfast Lough to the Antrim Coastline.

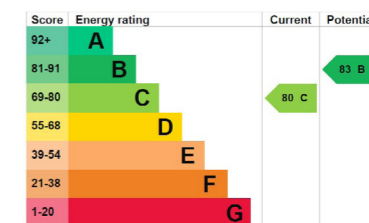
Outside tap.



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 TBC.

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

Location

Travelling out of Holywood town towards Helen's Bay on the Belfast to Bangor carriageway turn left into Cultra Avenue, continue for approximately half a mile then turn left into Clanbrassial Road, No 16 is on the right overlooking the Lough.

Floor plan



First Floor



Total area approx. 650 sq. metres (2000 sq. feet)
The above information, like all other information, does not constitute an offer or a contract. It is for information only and is not intended to be relied upon. It is subject to change without notice.
All dimensions taken from the ground.



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