



11 CULTRA STATION ROAD

Cultra BT18 0AU

Asking Price

£700,000



DETACHED

| 3  | 2  | 2 

Located in one of North Down's most prestigious addresses, 11 Cultra Station Road is a beautifully appointed detached home, set within an exclusive development constructed just seven years ago. Offering a perfect blend of contemporary elegance and timeless charm, this three-bedroom residence provides an exceptional living environment in a prime coastal setting.

Positioned within a private and select enclave, this home benefits from a peaceful yet highly convenient location, just moments from the shoreline of Belfast Lough, the scenic North Down coastal path, and excellent transport links, including Cultra train station. The surrounding area is renowned for its exclusivity, with Cultra's beautiful tree-lined avenues and proximity to Royal North of Ireland Yacht Club, Culloden Hotel and Spa and the historic Ulster Folk Museum.

Inside, the property boasts bright and spacious accommodation designed for modern living. The generous lounge provides a welcoming retreat, while the stylish, well-equipped kitchen seamlessly flows into a dining area, perfect for both casual family meals and entertaining guests. The three well-proportioned bedrooms offer comfort and flexibility, with the principal bedroom providing a serene escape.

One of the standouts features of this home is its beautifully landscaped spring garden, offering a private oasis of tranquillity. Thoughtfully designed outdoor spaces enhance the home's appeal, providing the perfect setting for relaxation or alfresco dining.

With Holywood's award-winning town centre just a short drive away—offering an array of boutiques, cafés, and restaurants—along with excellent local schools and leisure facilities, 11 Cultra Station Road presents a rare opportunity to acquire a detached residence in an exclusive development, where luxury, convenience, and natural beauty combine.

KEY FEATURES

- Situated in the prestigious Cultra area, within a private development built just 7 years ago
- Stylish and well-appointed detached home
- Reception Hall with feature cobble tiled floor
- Drawing room with feature wood burning stove
- Well equipped kitchen with range of integrated appliances open to dining and living space with feature triple patio doors set in arch detail to front gardens
- Downstairs WC and Cloakroom
- Primary bedroom with En suite shower room and dressing room
- Two additional good-sized bedrooms
- Modern family bathroom
- Set within a beautifully landscaped spring garden
- Garage and store with light and electric
- Driveway laid in loose pebbles
- Moments from Belfast Lough, the scenic coastal path, and Cultra train station for easy commuting
- Close to Holywood's award-winning town centre, boutique shops, restaurants, and excellent local schools
- Stone's throw from Royal North of Ireland Yacht Club and Ulster Folk Museum, offering leisure and cultural attractions

WHAT THE OWNER'S SAY...



ROOM DETAILS

RECEPTION

HALL:

WALK IN

CLOAKROOM/WC:

(5'9" x 4'11")

LOUNGE:

(17'8" x 12'5")

KITCHEN/DINING:

(17'8" x 17'6")

LANDING:

BEDROOM (1):

(12'6" x 12'5")

ENSUITE

SHOWER ROOM:

(6'4" x 5'2")

ENSUITE

DRESSING ROOM:

(6'2" x 5'2")

BEDROOM (2):

(17'8" x 12'2")

BEDROOM (3):

(9'2" x 8'1")

BATHROOM:

(6'11" x 6'1")

Roofspace

Outside





FLOOR PLANS



DIRECTIONS

Travelling along the carriageway from Holywood turn left at the traffic lights into Cultra Station Road (at the Culloden Hotel). No 11 is located on the right hand side beside Cultra Train Station.



THE LOCAL AREA

Hollywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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