

**RODGERS
&
BROWNE**

'Baillie House' 23A Station Road
Craigavad, BT18 0BP

Price £1,150,000

SOLD

" BAILLIE HOUSE "
STATION ROAD

CRAIGAVAD

The Agent's Perspective ...

Nestled in the heart of leafy Craigavad is this exclusive new build detached house. Finished to an exceptionally high standard with an impressive specification, this property will appeal to those who desire a life on the beautiful County Down coastline. It is perfectly positioned close to the beaches and golf courses of North Down, The Culloden Estate and Spa, the bustling town of Holywood, and easy access to the cities of Belfast and Bangor.

Boasting a striking, period design and showcasing spacious, contemporary interiors, this home exudes style, quality and elegance. Carefully designed, the stunning floor-to-ceiling windows allow for an abundance of natural light. Thanks to high-quality fixtures and fittings throughout, these homes guarantee energy efficiency, and truly lend themselves to easy maintenance. Finished to an impeccable standard and featuring a 10-year Global Home Building Warranty, homeowners are rest-assured that these properties do not sacrifice practicality and reliability for sophistication and style.

With an abundance of generous space, it's easy to see how this property is the perfect choice for families wishing to create lasting memories in an outstanding home.

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



SPECIFICATIONS...

THE MAIN STRUCTURE

House of timber frame construction with silent floor joists
 External walls are constructed of rustic red brick with reconstituted granite detailing and cills
 House fully insulated to current building control requirements
 All internal walls have a plaster finish
 Roof constructed of natural slate crowned with a slate dry fixed ridge
 The exterior is finished with matt black uPVC soffit and fascia. Black seamless aluminium guttering and downpipes compliment the external trim
 External period lighting
 For peace of mind the house comes with an Independent 10 year Structural warranty
 Piped gas to the house for gas fires and hobs as required

KITCHEN, UTILITY & BOOT ROOM * (customer selections available from designated suppliers)

KITCHEN

High quality units to include choice of door, quartz worktops, quartz up-stand and handles
 Central island is included with seating area, localized power supply and pendant lighting (decorative fittings not supplied)
 Integrated appliances to include gas hob, electric oven, combi oven/microwave, integrated larder fridge, integrated larder freezer, integrated dishwasher, under counter (island) wine fridge
 Boiling/filtered water tap to island sink
 Recessed down lights to ceiling
 Integrated bins within cupboard

UTILITY

High quality units to include choice of door, quartz worktops, quartz upstand and handles
 Washing machine and tumble dryer integrated
 Choice of contemporary sink and tap

BATHROOMS, EN-SUITES & WC * (customer selections available from designated supplier)

Contemporary sanitary ware with matching taps
 Slimline shower trays
 Towel radiators
 Wall hung vanity units
 Illuminated mirrors above sinks
 Recessed down lights to ceilings

FLOOR COVERINGS & TILING * (customer selections available from designated supplier)

Choice of Karnedean or tiled floors to: hall & store, kitchen/ dining/ living, drawing room, family room, utility// boot room, WC
 Tiling to floors and wet areas within bathroom and ensembles
 Full height tiling to shower enclosures
 A choice of quality carpet with underlay is provided for stairs, landing and all bedrooms/study
 Tiling in the bathrooms

GAS/ ELECTRIC FIRE/ WOODBURNING STOVES *

Choice of the above is provided with our designated supplier for the drawing room and kitchen/living/dining room

INTERNAL FEATURES

Floor to ceiling heights: Ground Floor = 2.7m First Floor = 2.55
 Internal woodwork and ceilings painted white
 Neutral painted internal walls
 Solid wood handrails and newel posts with Softwood spindles painted satin white



INTERNAL FEATURES CONTINUED...

Feature 6" skirting boards and 4" architrave with hockey stick painted satin white
 Internal doors painted satin white with period ironmongery
 Smoke detectors, CO2 alarms and heat detectors (as per Building Regulations)
 A generous provision of power supply points are provided throughout the house and garage. Additional electrical requirements are available as an upgrade...
 ...Should the purchaser be in a signed contract prior to installation positioning can be chosen
 TV points are provided in the drawing room, family room, kitchen/living/dining area and all bedrooms
 Mains telephone/internet point is installed within the family room
 Pressurised water system
 Low energy led bulbs fitted throughout
 White electrical face plates to switches & sockets throughout
 Sound and heat insulation to all walls & floors as per current Building Regulations
 APP controlled doorbell and burglar alarm
 Drawing room, family room, hallway and main bedroom with cornice ceiling and ceiling roses

EXTERNAL FEATURES

All gardens top soiled and seeded
 Generous paved area to rear of property from kitchen/living/dining area with paved paths leading from the front of the house
 Outside water tap
 White uPVC double glazed sliding sash windows
 Black composite front door
 White composite rear external door from utility room
 White aluminium screens and double doors to patio area from kitchen/living/dining area
 Front and back doors have multi point locking systems and all windows are fitted with security locks
 1.8m high timber fencing with hedging to left hand side boundary
 Entrance pillars with black estate railing and hedging to front boundary
 Rumble strip locally between entrance pillars
 Electrically operated driveway gates to match the style of the house
 Mourne gravel driveway
 Feature external lighting to front, front door, back door, patio and garage
 Garage with remote controlled white composite vehicular door

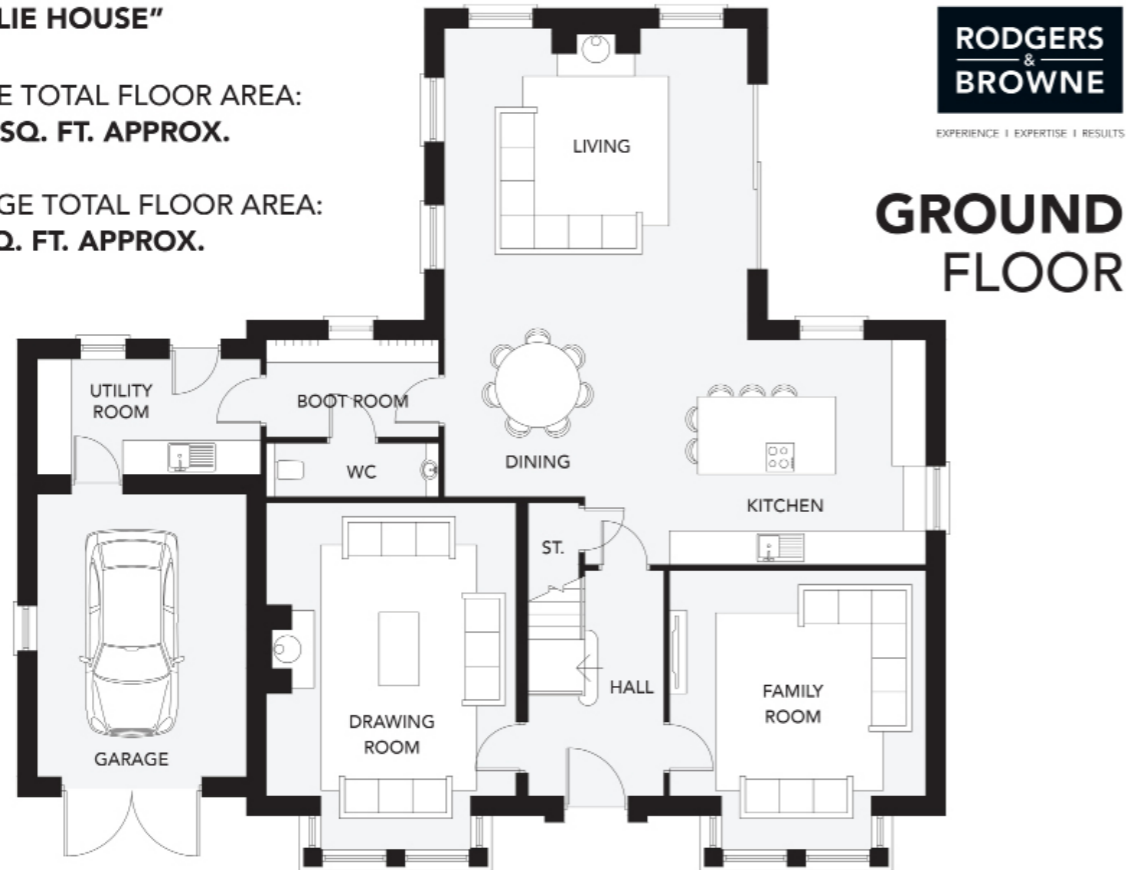
ENERGY EFFICIENCY

Mechanical ventilation heat recovery system fitted throughout
 Underfloor heating to ground floor and first floor
 Energy package to include:
 - Air source heat pump
 - PV panels fitted to roof to supply electricity and inverter for hot water
 - Battery storage ready
 - Cable for future car charging point
 *Layouts have been optimised and 3D modelled in conjunction with each of our specialist suppliers to maximise each room's potential
 These layouts are changeable should a purchaser be in a signed contract prior to works commencing.
 All items can be personalised by the customer given the wide range of colour selections, sanitary ware, flooring and appliances available with our dedicated suppliers.
 Customers do have the option to upgrade flooring, sanitary ware and kitchen items beyond the standard package at an additional cost.
 Additional options may be considered but can only be incorporated into the property if costs are agreed & a binding contract is in existence between both parties at the requisite stage of construction
 This specification is for guidance only and may be subject to variation.
 Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract.

"BAILLIE HOUSE"

HOUSE TOTAL FLOOR AREA:
3,083 SQ. FT. APPROX.

GARAGE TOTAL FLOOR AREA:
199 SQ. FT. APPROX.



The Property Comprises...

GROUND FLOOR

ENTRANCE HALL

KITCHEN / DINING / LIVING
31' 2" X 27' 11" (9.49M X 8.51M)

DRAWING ROOM
19' 12" X 14' 6" (6.090M X 4.415M)

FAMILY ROOM
16' 1" X 14' 10" (4.890M X 4.530M)

UTILITY ROOM
12' 12" X 6' 8" (3.950M X 2.040M)

WC

UTILITY ROOM

First Floor LANDING

MAIN BEDROOM
14' 6" x 14' 2" (4.415m x 4.315m)

DRESSING ROOM
12' 2" x 10' 6" (3.7m x 3.19m)

ENSUITE SHOWER ROOM
12' 2" x 6' 7" (3.71m x 2m)

First Floor (continued)

GUEST BEDROOM
16' 11" x 10' 9" (5.16m x 3.265 m)

DRESSING ROOM
8' 9" x 6' 7" (2.66m x 2m)

ENSUITE SHOWER ROOM
7' 10" x 6' 7" (2.4m x 2m)

BEDROOM THREE
14' 6" x 11' 12" (4.415m x 3.650m)

ENSUITE SHOWER ROOM
12' 2" x 6' 7" (3.7m x 2m)

BEDROOM FOUR
14' 10" x 9' 10" (4.53m x 3m)

BEDROOM FIVE/ STUDY
14' 10" x 8' 2" (4.53m x 2.5m)

BEDROOM FIVE/ STUDY
11' 11" x 7' 9" (3.63m x 2.36m)

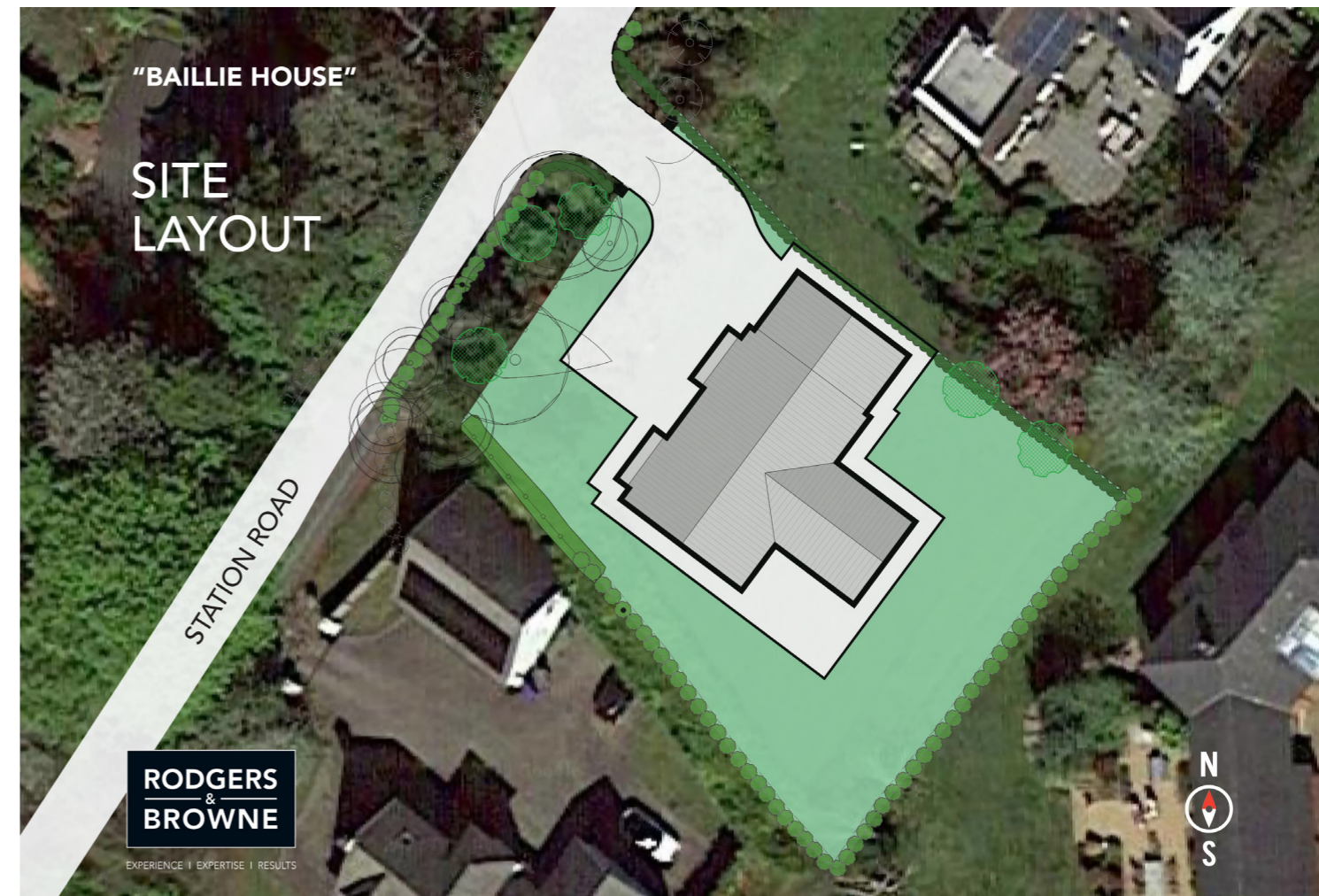
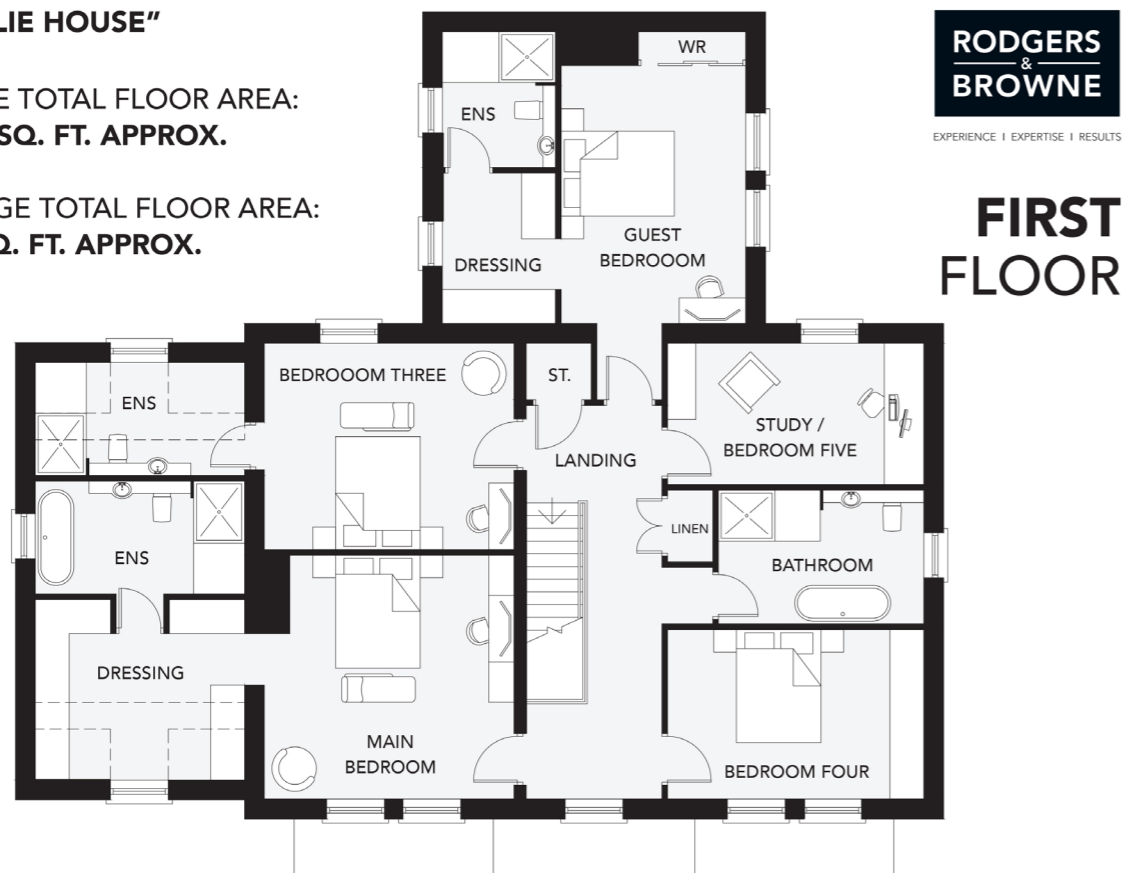
Outside

ATTACHED GARAGE
16' 5" x 12' 2" (5m x 3.70m)

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CULLODEN HOTEL & SPA

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THE ROYAL BELFAST GOLF CLUB

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HOLYWOOD GOLF CLUB

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Location

Travelling along the Bangor Road towards Bangor travel past the Culloden Hotel and at the next set of traffic lights turn left into Station Road continue under the railway bridge and the lane for Baillie House is on your right hand side.

Terms Of Purchase

When a site is reserved, the purchaser will be granted not less than 8 weeks, known as the Reservation period, to sign and return the Building Agreements/Contract.

Reservations are normally only taken from purchasers who are in a position to sign a Building Agreement e.g. First time buyer, customer with their own property sale agreed, cash buyer etc. The booking deposit is £2,000 and is non-refundable (payable to Hart & Company)

As the purchaser you will be liable to pay 10% of a deposit (via your solicitor and minus your booking deposit) on the signing of the building agreement.

The balance will be due on completion. You will be contacted within 2-3 weeks after the booking date to confirm an appointment for selection of items included.

You will be required to have a final decision made within 2 weeks of this appointment.



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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.