

**RODGERS  
&  
BROWNE**

'Drumadarragh' 72 Ballymoney Road  
Holywood, BT18 0JJ

*offers around £950,000*



### *The Owner's Perspective...*

*"We've had a magical time raising our family in Drumadarragh for the past 10 years. From the moment we moved in, it felt like home. The spacious property perfectly balanced our needs – working from home, hosting family gatherings and birthday parties, even enjoying camping adventures in our field. Having our own little piece of countryside as our backyard has been wonderful. All this while being just a short distance from Holywood or Belfast. The neighbourhood is warm and friendly. Though we're ready for our next adventure in the area, we'll always cherish the memories made in this special home"*



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

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS





Living Room with cast iron wood burner



Living Room



Feature stained leaded glass front door

### *The facts you need to know...*

Charming, detached family home with great character

Four bedrooms, three reception rooms plus conservatory

Lovely mature gardens and field to rear - in all, c.2.5 acres

Beautiful rural surroundings only minutes from Holywood and Belfast

Ideal for those working from home or with space-consuming hobbies

Garaging and workshop space for five or six cars

Space for boat, caravan, horse lorry or horse box with plenty of parking space behind electric gates

Lovely kitchen with dining space opening onto private sun terrace

Oil fired central heating

Cloakroom, bathroom and ensuite

Real 'at home' atmosphere

Sunny aspect to rear with large sun terrace and barbecue area

Bus stop nearby and Seahill train station also easily accessible

Ideal family home with potential for tennis court, sand school or golf practice area

Traffic light access to Belfast Bangor A2





Dining room with parquet wood black floor



Snug



Cast iron wood burning stove



Period fireplace

## *The property comprises...*

### **GROUND FLOOR**

#### **SEMI ENCLOSED OPEN PORCH**

Quarry tiled floor. Stained, leaded glass front door to:

#### **LIVING ROOM**

24' 3" x 14' 6" (7.39m x 4.42m)

Hardwood parquet flooring in herringbone pattern, recessed lighting, cast iron wood burning stove, cornice ceiling.

#### **UPVC DOUBLE GLAZED CONSERVATORY**

15' 9" x 10' 3" (4.8m x 3.12m)

Slate effect tiled floor, picture rail, double uPVC double glazed French doors to sun terrace and garden.

#### **DINING ROOM**

17' 0" x 13' 9" (5.18m x 4.19m)

Hardwood parquet flooring in herringbone pattern, cornice ceiling.

#### **SNUG**

13' 9" x 10' 9" (4.19m x 3.28m)

Feature period fireplace, marble surround, cast iron and tiled inset, slate hearth, dual aspect, cornice ceiling.





Breakfast area with excellent built in cupboards and corner, fold-back opening doors to terrace, barbecue area and rear garden



Kitchen with range cooker, quartz worktops and upstands - open to breakfast area



Kitchen open to breakfast area



Boot room and laundry

## *The property comprises...*

### **GROUND FLOOR**

#### **KITCHEN AND BREAKFAST AREA**

23' 9" x 9' 9" (7.24m x 2.97m)

Extensive range of light oak cupboards, Quartz worktops and upstands, inset brass one and a half tub sink, mixer tap, dishwasher, tiled floor, recessed lighting. White high gloss cupboards, tall integrated fridge and freezer, tiled floor. Vertical radiator, large skylight, space for breakfast/dining table and chairs, floor to ceiling black aluminium double glazed windows and doors opening onto sun terrace, part covered barbecue area and rear garden.

#### **BOOT ROOM AND LAUNDRY**

13' 3" x 7' 3" (4.04m x 2.21m)

Extensive range of built-in cupboards, tiled floor, single drainer enamel sink unit with mixer tap, plumbed for washing machine, concealed Grant boiler, feature radiator with oak seat, door to outside.

#### **REAR HALLWAY**

#### **CLOAKROOM**

7' 6" x 3' 3" (2.29m x 0.99m)

Tiled floor, low flush wc, vanity unit, contemporary wash hand basin, skylight, recessed lighting, extractor fan. Separate hanging space under stairs.

Staircase with half panelled painted panels to:





Bedroom one

## FIRST FLOOR

### BEDROOM (1)

11' 9" x 10' 10" (3.58m x 3.3m)

Feature dormer. 'Stable door' built-in wardrobes.

### ENSUITE SHOWER ROOM

5' 9" x 5' 9" (1.75m x 1.75m)

Low flush wc, floating vanity unit wash hand basin with mixer tap, products recess, fully tiled walls, tiled floor, double glazed Velux window, heated towel radiator, tiled thermostatically controlled shower cubicle, extractor fan, recessed lighting.

### BEDROOM (2)

15' 3" x 13' 9" (maximum) (4.65m x 4.19m)

Walnut effect flooring, twin built-in wardrobes with stable style doors, recessed lighting, triple aspect feature dormer.

### BEDROOM (3)

11' 9" x 10' 0" (maximum) (3.58m x 3.05m)

Feature dormer. Built-in wardrobe. White timber plank effect flooring.

### BEDROOM (4)

10' 9" x 10' 3" (3.28m x 3.12m)

Feature dormer. Built-in wardrobe. White timber plank effect flooring, recessed lighting.

## BATHROOM

11' 6" x 6' 6" (3.51m x 1.98m)

Contemporary white suite comprising low flush wc with concealed cistern, panelled bath, mixer tap, telephone hand shower, floating wash hand basin with mixer tap, tiled splashback, walk in shower with 'drench' and telephone hand showers, tiled shower and bath areas, recessed lighting, heated towel radiator, terrazzo effect tiled floor with Cosytoes under floor heating.

## LANDING

Built-in bookcase shelving. Shelves hotpress, hot water cylinder immersion heater. Separate eaves storage.



Bedroom two



Ensuite shower room



Family Bathroom



Bedroom four

## The property comprises...

### Outside

Extensive mature gardens in lawns, flowerbeds, borders, fencing and hedges. Large, tiled sun terrace including part covered barbecue area to rear. Sunny aspect.

Double electric gates to sweeping driveway in brick paviors, extensive brick pavior parking and turning space for several cars, boat, caravan, horse box or lorry.

Water tap. Concealed PVC oil tank. Auto flood lighting.

Double wrought iron gates to former vegetable garden and vehicle access to field, paddock.

### WORKSHOP/STORE/GARAGE

49' 0" x 12' 6" (14.94m x 3.81m)

Double timber door. Light.

### GARAGE

46' 0" x 17' 6" (14.02m x 5.33m)

Electric up and over door. Light and power.

### GAMES ROOM/STUDIO

41' 9" x 11' 6" (12.73m x 3.51m) Plus 9'9" x 4'9" (2.97m x 1.45m) recess.

Potential for conversion to accommodation/annexe subject to permissions. uPVC tongue and groove ceiling, recessed lighting, oak effect laminate flooring.

### LOG STORE/GARDEN STORE

20' 6" x 11' 0" (6.25m x 3.35m)

### OFFICE/THERAPY ROOM

19' 3" x 9' 9" (5.87m x 2.97m)

Oak timber flooring, recessed lighting. Floor to ceiling uPVC double glazed window. uPVC double glazed door from courtyard.





Large, tiled sun terrace and barbecue area leading to garden



For identification only.  
Not part of any sale, lease or contract

Mature private garden and paddock - c. 2.5 acres in total



Office/therapy room



Games room/studio



Mature private garden



Charming !

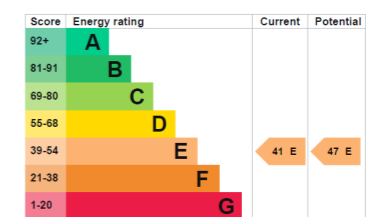
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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 AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Telephone	LIMITED COVERAGE - USE WIFI
Broadband and speed	DOWNLOAD 1800 Mbps UPLOAD 220 Mbps

ENERGY EFFICIENCY RATING (EPC)



From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold / freehold / term / ground rent TBC

**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 2025/2026 is c. £3,654.80

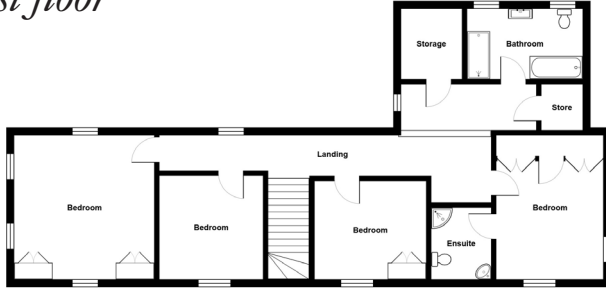
**VIEWING:** By appointment with **RODGERS & BROWNE**.



## Location

Off Bangor to Belfast (A2) carriageway opposite Craigdarragh Road.

## Floor plan - first floor

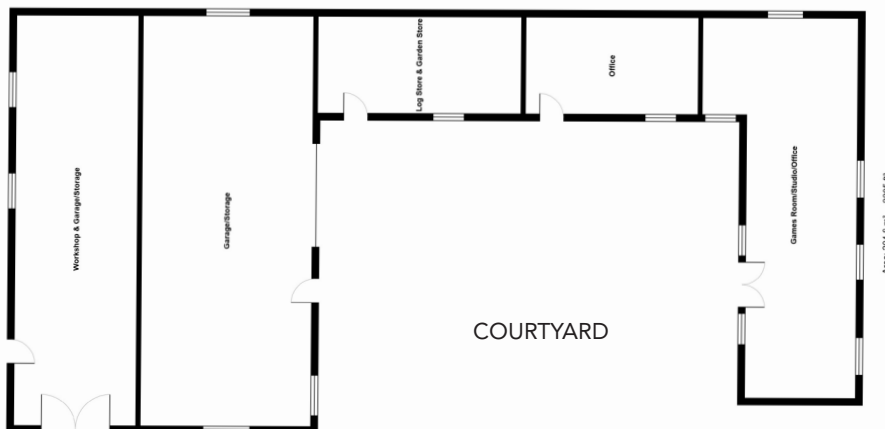


## Floor plan - ground floor



c.2,500 SQ.FT.

## Floor plan - outbuildings



c.2,205 SQ.FT.

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