

**RODGERS
&
BROWNE**

Lurach Lodge, 21 Whinney Hill,

Hollywood BT18 0HW

offers around £850,000



The Agent's Perspective...

"Lurach Lodge" is an unique detached family home which offers total privacy just minutes from the main A2 road to both Belfast and Bangor and yet enjoys rural surroundings and a lough view from the first floor.

There is ample space for even the most demanding of families with a total of five bedrooms (two en suite), three reception rooms and a bright contemporary kitchen including seating and casual dining area. A separate utility room leads to an attached double garage.

Surrounded by totally private, mature gardens which are screened on all sides, the house offers the perfect place to play, relax or enjoy outdoor dining.

Really well worth viewing".

76 High Street, Hollywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Wood panelled drawing room



Comfortable sitting room



Ornate carved marble fireplace

The facts you need to know...

5 bedrooms and three reception rooms

Totally private, mature corner site with easily managed gardens

Cloakroom, bathroom and two en suite shower rooms

Contemporary kitchen with living area and casual dining space

Impressive oak panelled reception hall

Floored roofspace with development potential (subject to permissions)

Separate utility room with internal access to double garage

Oil fired central heating

uPVC double glazing

Very convenient location with rural surroundings minutes from Hollywood town centre

Easy commuting distance to Belfast city centre and City Airport.

Train station less than a mile away



Contemporary kitchen / living and casual dining area



Family Room or Study



Cloakroom

The property comprises...

Ground Floor

ENTRANCE PORCH:

RECEPTION HALL: Oak panelled walls and oak flooring. Double height to minstrel gallery

DRAWING ROOM: 19' 0" x 18' 0" (5.79m x 5.49m) Ornate carved marble fireplace with cast iron inset and granite hearth. Oak parquet flooring, part- oak palled walls, corniced ceiling.

SITTING ROOM: 14' 9" x 13' 9" (4.5m x 4.19m) Cornice ceiling and centre rose, oak parquet flooring, uPVC double glazed doors to garden.

FAMILY ROOM OR STUDY 13' 9" x 13' 9" (4.19m x 4.19m) Wood block flooring, floor to ceiling windows with dual aspect, corniced ceiling.

CLOAKROOM: Separate wc., washand basinwith mixer tap, low flush wc., bidet, heated towel rail, fully tiled walls, ceramic tiled floor

OPEN PLAN KITCHEN / FIMLY ROOM AND CASUAL DINING 30' 2" x 14' 5" (9.19m x 4.39m) Extensive range of high and low level unit, granite worktops, Franke 1.5 bowl stainless steel sink unit, Bosch built-in double oven and grill, five ring gas hob with stainless steel extractor fan, coffee station with drawers, Stove machine, large built-in breakfast bar with granite worktop, wood burning stove, uPVC patio doors, polished ceramic tiled floor.

UTILITY ROOM: 14' 1" x 7' 7" (4.29m x 2.31m) Plumbed for washing machine, service door to garage.



Principal bedroom (1)

FIRST FLOOR

BEDROOM (1): 21' 4" x 13' 9" (6.5m x 4.19m) Walk-in wardrobe with built-in cupboards and rails. oak panelled walls. Access to large balcony with sunny aspect and rural views

ENSUITE SHOWER ROOM: Built-in shower cubicle, low flush wc., wash hand basin, bidet, wc., fully tiled walls, heated towel rail.

BEDROOM (2): 18' 4" x 11' 10" (5.59m x 3.61m)

BEDROOM (3): 14' 1" x 10' 10" (4.29m x 3.3m)

BEDROOM (4) OR GUEST ROOM: 15' 5" x 7' 3" (4.7m x 2.21m) Builtin wardrobe, floor to ceiling windows with lovely Lough views

ENSUITE SHOWER ROOM: Fully tiled built-in shower cubicle, low flush wc, fully tiled walls, Velux window.

BEDROOM (5): 13' 1" x 7' 3" (3.99m x 2.21m)

BATHROOM: White suite comprising roll-top bath with telephone hand shower and mixer tap, low flush wc, bidet, pedestal wash hand basin, heated towel rail, fully tiled built-in shower cubicle with built-in shower unit, fully tiled walls, ceramic tiled floor, large linen cupboard.

EXPERIENCE | EXPERTISE | RESULTS

LANDING: Slingsby type ladder to large fully floored roofspace suitable for further development (subject to permissions)

OUTSIDE

Tarmac driveway to extensive brick pavor parking area and:

DOUBLE GARAGE: Twin up and over doors, light and power, oil fired central heating boiler, inspection pit.

GARDENS Mature, sunny and expcetionally private gardens surround the property and are laid in lawns, flowerbeds, borders and hedges. Brick pavor seating and barbecue area.



En suite bedroom (1)



Bedroom (4) or guest room



Bedroom (4) en suite



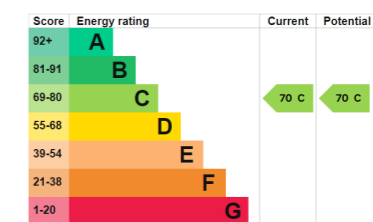
Bedroom (3)

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 - VARIOUS SUPPLIERS
Mains gas	?
LPG	?
Mains water	MAINS WATER
Cable TV or satellite	YES - VARIOUS SUPPLIERS
Mobile Telephone	YES - VARIOUS SUPPLIERS
Broadband and speed	UP TO 1000 MBPS

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 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 the 3% override still 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 £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold / freehold / term / ground rent £

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 2024 /2025 is £3,654.80.

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

EXPERIENCE | EXPERTISE | RESULTS

Location

Approximately 800 yards up Whinney Hill off main Belfast to Bangor Road. House is on right hand side on corner of Ballymenoch Road



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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