

**RODGERS
&
BROWNE**

“Ardán” 67A Station Road
Craigavad, BT18 0BP

offers around £2,200,000



The Owner's Perspective..

“Ardan’ has been in our family since its design and construction in the early 1970s. 2020 was the time to bring new life into a much-loved family home. We have spent the last 5 years meticulously redesigning, improving and rebuilding the property to produce the stunning family home we have today. We have lived and breathed every brick, block and fitting that has gone into this project and it has all been done with much love and gratitude.

We are delighted to bring such a spectacular property to the market and are very much looking forward to a new family creating their most cherished memories in ‘Ardan’”



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Drawing room



The facts you need to know...

Outstanding detached family home set on an elevated site with stunning views of Belfast Lough

Completely renovated and extended spacious home extending to over 4,400 sq ft

Bright accommodation throughout with superb flexibility depending on individual needs

Impressive reception hall and feature staircase with minstrel gallery

Drawing room with dual aspect, part panelled walls and glass fronted gas fire

Beautifully hand crafted kitchen by Hugh Drennan & Sons Cabinet Makers including extensive range of built-in appliances, Quartz worktops, central island and matching walk-in pantry all opening to:

Casual dining and family room with floor to ceiling windows taking in the views of Belfast Lough

Large utility room and boot room by Hugh Drennan & Sons Cabinet Makers finished with shaker cupboards, Quartz worktops and integrated appliances

Five bedrooms, each with luxury ensuite facilities, master also with walk-in dressing room

Ground floor study /media room

CAT 6 wiring

Pressurised gas fired central heating system

Karndean flooring used extensively throughout the ground floor of this fine home

Deep pile carpet to the first floor

Double electric gates accessing a sweeping tarmac driveway which at night is light by mood lighting

Set withing a private 1 acre elevated plot laid in lawns, mature shrubs and flowerbeds

Raised sun terrace to the rear including an open pergola with electric heating all overlooking the rear garden to Belfast Lough and the Co.Antrim Coastline

Amenities close to hand include The Royal Belfast Golf Club, Royal North Yacht Club, the Culloden Estate & Spa and coastal path.



Handmade kitchen with stunning sea views



Hand crafted kitchen



The property comprises...

GROUND FLOOR

Panelled plum coloured composite door with triple glazed side and fan lights to:

SPACIOUS AND BRIGHT ENTRANCE HALL

Feature vaulted ceiling, painted staircase with walnut handrail leading to the first floor, walnut colour Karndean flooring, feature Anthracite wall hung radiators, LED guide lighting in the wall, feature pendant lights with remote and app control with colour change function and inset LED ceiling lighting.

CLOAKROOM

Contemporary sanitaryware with Laufen wall hung Geberit concealed cistern, Laufen 'rice bowl' sink with wall mounted taps and on a limed oak unit with concealed drawer, large circular wall hung mirror with light, porcelain tiled floor with matching tiled skirting, feature tiled wall, low voltage lighting.

Space for open hanging, walnut colour Karndean flooring, Hikvision LED screen for access to the main gates.

DRAWING ROOM

19' 10" x 14' 0" (6.05m x 4.27m)

Dual aspect room with stunning views of Belfast Lough, stone fireplace, slate hearth and Gazco glass fronted remote control fire, walnut colour Karndean floor, feature part panelled walls, two period style radiators, double glazed doors leading to entrance hall, cornice ceiling.



Family room opening to casual dining



NB - Please be advised that we have used virtual furniture to dress this fine home



GROUND FLOOR

STUNNING HANDCRAFTED KITCHEN BY HUGH DRENNAN & SONS CABINET MAKERS

Handcrafted in frame solid wood shaker high and low level units finished in two tone colours, Quartz worktops and splashback, AEG appliances including five ring stainless steel gas hob and panelled extractor canopy above, eyelevel oven, micro oven and warming drawer, integrated dishwasher, Smeg larder fridge and matching freezer. Concealed bin store, double inset sink unit, swan neck tap, waste disposal unit set within a large central island including a breakfast bar area, three pendant lights over, wall lighting, media wall with inset TV, open shelving, walnut top plus drawers, low voltage lighting, feature Anthracite wall radiator, walnut Colour Karndean floor, stunning sea views all opening to family dining and sitting area, double glazed doors to entrance hall.

WALK-IN PANTRY

14' 7" x 5' 7" (4.44m x 1.7m)

Handcrafted in frame cabinets matching the kitchen including Quartz worktops and splashback, part panelled walls with open shelving, excellent storage within the drawers including concealed drawers, walnut colour Karndean floor, low voltage lighting.

FAMILY ROOM OPENING TO CASUAL DINING

39' 2" x 13' 1" (11.94m x 3.99m)

Stunning views of Belfast Lough and the Antrim coastline towards Belfast and Scotland, floor to ceiling windows, feature media area with inset TV and large glass fronted Dru gas fire, walnut colour Karndean floor, large sliding doors to entertaining patio and garden, glazed skylight, two feature Anthracite radiators.

UTILITY ROOM AND BOOT ROOM

19' 8" x 7' 4" (5.99m x 2.24m)

Extensive range of handcrafted shaker cupboards, Quartz worktops and splashback, inset stainless steel sink unit and swan neck mixer tap, AEG washing machine and matching tumble dryer, open hanging space, part panelled wall, walnut sitting bench, concealed communication cupboard with coms cabinet, walnut colour Karndean floor, glazed door to the side, service door to:

GARAGE

22' 10" x 15' 10" (6.96m x 4.83m)

Berner electrically operated insulated up and over door. Gas central heating boiler.

STUDY / MEDIA ROOM

14' 10" x 13' 3" (4.52m x 4.04m)

Walnut Colour Karndean floor, provision within the ceiling for a projector, low voltage lighting. Views to Belfast Lough.

GUEST BEDROOM

19' 10" x 17' 3" (6.05m x 5.26m)

Walnut colour Karndean floor. 5 amp plugs. Views to Belfast Lough.

LUXURY ENSUITE SHOWER ROOM

14' 10" x 4' 10" (4.52m x 1.47m)

Double fully tiled shower cubicle, over drencher and telephone shower, Laufen low flush wc, contemporary oversized sink, mixer tap and cupboard below, tiled splashback, large wall mounted light mirror, porcelain tiled floor and skirting, low voltage lighting, views of Belfast Lough.



Main bedroom



Luxury main bedroom ensuite bathroom



Guest bedroom



Guest bedroom ensuite

FIRST FLOOR

Minstrel gallery overlooking the entrance hall. Walk-in hotpress, pressurised hot water tank, open shelving, linen cupboard.

MAIN BEDROOM

17' 9" x 10' 1" (5.41m x 3.07m)

Stunning views over Belfast Lough, keylight electrically operated. roof light, low voltage lighting.

LUXURY ENSUITE BATHROOM

13' 4" x 10' 1" (4.06m x 3.07m)

Feature deep fill free standing bath with wall hung taps and telephone shower, contemporary 'his and hers' sink unit and mixer taps, under unit cupboards, tiled splashback, oversized light mirror, shaver point, large double fully tiled shower cubicle, inset tiled shelf, over drencher and telephone shower, porcelain tiled floor and skirting, Anthracite heated towel radiator, low voltage lighting, stunning sea views.

DRESSING ROOM

8' 8" x 7' 6" (2.64m x 2.29m)

Feature LED ceiling lights, double Fakro sky light.

BEDROOM (3)

15' 11" x 14' 2" (4.85m x 4.32m)

Stunning views of Belfast Lough, low voltage lighting, Fakro skylight.

LUXURY ENSUITE SHOWER ROOM

8' 1" x 6' 0" (2.46m x 1.83m)

Large double fully tiled shower cubicle, inset tiled shelf with lighting, over drencher and telephone shower, Laufen low flush wc and wall mounted sink unit with mixer tap, tiled splashback and cupboard below, light wall mounted mirror, shaving point, Anthracite towel radiator, porcelain tiled floor and skirting.

BEDROOM (4)

12' 10" x 10' 4" (3.91m x 3.15m)

Low voltage lighting. Stunning views of Belfast Lough.

'JACK AND JILL' ENSUITE SHOWER ROOM

10' 5" x 10' 1" (3.18m x 3.07m)

Extensive walk-in fully tiled shower cubicle with over drencher and telephone shower, Laufen low flush wc and oversized wall hung sink unit and mixer tap, tiled splashback, cupboards below, Anthracite heated towel radiator, oversized light mirror.

BEDROOM (5)

14' 2" x 11' 7" (4.32m x 3.53m)

Fakro double glazed skylight, low voltage lighting. Views to Belfast Lough.

OUTSIDE

Approached by painted pillars and double electrically operated gates to a sweeping tarmac driveway, mood lighting to the parking areas with ample parking for up to eight cars plus boat or trailer.

Grounds extend to c.1 acre surrounded by mature hedging.

Outside hot and cold water taps. Outside power. Security cameras surrounding the house with app control. To the rear is a raised terrace including a pergola, two electric outdoor heaters, mood lighting all overlooking the garden to Belfast Lough, raised flowerbeds and planting.



Stunning terrace view views across Belfast lough



Aerial view of the grounds



Private electric gates entering the property



Sunset from the house

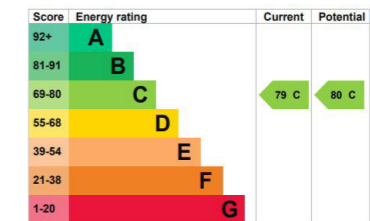
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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		

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
Mobile Telephone	LIMITED COVERAGE - USE WIFI
Broadband and speed	DOWNLOAD 1800 Mbps UPLOAD 220 Mbps

ENERGY EFFICIENCY RATING (EPC)



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: Leasehold

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.

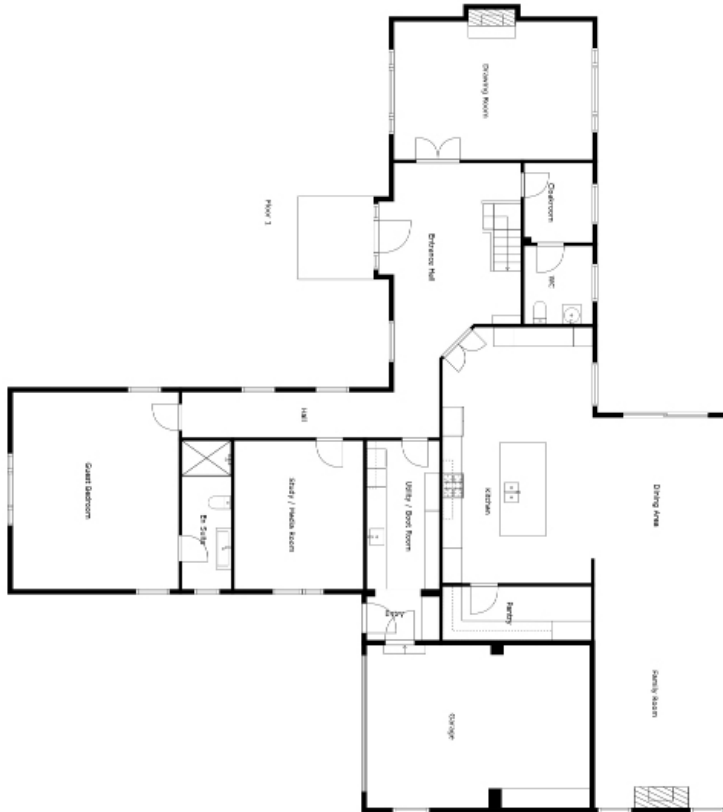
The assessment for the year 2025 /2026 is TBC.

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

Location

Travelling along the Bangor to Belfast carriageway towards Bangor pass The Culloden Estate & Spa and at the next set of traffic lights turn left into Station Road. Continue under the railway bridge, pass The Royal Belfast Golf Club entrance, once past Craigavad Park take your next right, continue for approximately 200 yards and 67A entrance pillars will be on your left.

Floor plan



Floorplan 1s For Illustrative Purposes Only And Is Not To Scale



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