

# RODGERS & BROWNE

10 The Esplanade  
Kinnegar, Holywood, BT18 9JP

*offers over £599,950*



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

*"We have lived in this wonderful house for over 25 years. With 5 bedrooms, and amazing sea views, it has been perfect for our families and for our visitors to stay with us and enjoy all that Holywood has to offer. It is right on the North Down Coastal path which has over 12 miles of beautiful walking and swimming and sea life along the way to Bangor. We have both amazing sunrises, and sunsets, from our windows and from our front porch, as well as an abundance of bird life to enjoy.*

*The house is very well heated by our solar panels, which considerably reduce our heating fees. It is just a few minutes' walk to the train station which has frequent trains to Belfast, and to Holywood village which has every convenience – library, schools, coffee shops, post office, grocery shops, local bakeries etc. We hate having to leave here, but we no longer need such a spacious house and hope that another family will appreciate and enjoy it as much as we did!"*



76 High Street, Holywood, BT18 9AE

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Drawing room



Drawing room



Family room

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

Period end townhouse on the edge of Belfast Lough and only minutes to Hollywood town centre

Extended over recent years to offer a wealth of accommodation with many of the rooms having spectacular sea views

Drawing room open to dining room with feature fireplace and bay window which has spectacular sea views

Family room with gas fire and spectacular sea views

Kitchen opening to casual dining and feature vaulted ceiling

Workshop / Study

Ground floor wet room

Vine room with stunning sea views and a feature grape vine

Utility room and pantry

Five bedrooms over two floors, four with stunning sea views

Main bathroom and separate shower room

Timber frame double glazed windows

Fully enclosed patio garden to the rear including a shed and greenhouse

Tegular paved driveway with parking for two cars

Solar power system for electric and separate system for water

Front patio and garden area with spectacular sea views

Only minutes from Hollywood town centre, train station and the renowned Dirty Duck restaurant and bar

Belfast City Centre and The George Best City Airport are 10 minutes away





Kitchen



Casual dining



Kitchen



Vine room

## The property comprises...

### GROUND FLOOR

Panelled door with inset glass and top lights to:

### ENTRANCE PORCH

Tiled floor, dado rail, cornice ceiling, glazed door to:

### ENTRANCE HALL

Quarry tiled floor. Staircase leading to the first floor.

### FAMILY ROOM

13' 11" x 12' 0" (4.24m x 3.66m)

Fireplace with wooden surround, tiled inset, gas fire, tiled hearth, built-in book shelving, cornice ceiling, exposed timber floor, stunning sea views of Belfast Lough.

### INNER HALLWAY

Plant room with pressurised hot water tank. Heating control clocks, solar system and open shelving. Access to the rear hallway, laminate flooring, door to rear.

### WET ROOM

7' 8" x 4' 7" (2.34m x 1.4m)

Shower area with thermostatically controlled shower unit, over drencher and telephone shower, low flush wc, corner wash hand basin, ceramic tiled floor, part tiled walls.

### DRAWING ROOM OPEN TO DINING

25' 1" x 12' 2" (7.65m x 3.71m)

Bright and spacious room with feature Hunter cast iron open multi fuel fire, tiled hearth, solid pine over mantle, laminate flooring, stunning sea views of Belfast Lough. Double glazed door to inner hallway and double glazed sliding door to:

### KITCHEN WITH BREAKFAST AREA

14' 5" x 13' 3" (at widest points) (4.39m x 4.04m)

Extensive range of high and low level shaker style cupboards, under unit lighting, marble effect worktops, four ring gas hob, concealed extractor fan above, double oven, integrated dishwasher, one and a half stainless steel sink unit and mixer tap, space for American fridge freezer, glazed door to:

### VINE ROOM

10' 5" x 9' 8" (at widest points) (3.18m x 2.95m)

Stunning sea views of Belfast Lough. Double glazed doors leading to both front and rear gardens.

### UTILITY ROOM

10' 6" x 7' 11" (3.2m x 2.41m)

High and low level cupboards, laminate worktops, single drainer stainless steel sink unit and mixer tap, plumbed for washing machine, space for tumble dryer. Quarry tiled floor, concealed pantry area.

### WORKSHOP / STUDY

14' 11" x 9' 3" (4.55m x 2.82m)

Vaulted ceiling, double glazed Velux window. Ideal gas boiler. Door to rear.

Staircase leading to:





Main bedroom

First Floor

MAIN BEDROOM

14’ 0” x 12’ 0” (4.27m x 3.66m)  
Cornice ceiling. Stunning sea views of Belfast Lough.

BEDROOM (2)

12’ 4” x 9’ 4” (3.76m x 2.84m)  
Cornice ceiling, picture rail. Stunning sea views of Belfast Lough.

BEDROOM (3)

14’ 2” x 9’ 4” (4.32m x 2.84m)  
Picture rail. Vanity unit with inset sink and mixer tap, cupboard below. Stunning sea views of Belfast Lough.

BATHROOM

7’ 10” x 7’ 9” (2.39m x 2.36m)  
White suite comprising panelled bath with Mira thermostatically controlled shower unit, low flush wc, pedestal wash hand basin, part tiled walls, tongue and groove ceiling.

Second Floor

LANDING

Light by glazed skylight. Store with Solis PV control system. Exposed timber floor.

BEDROOM (4)

11’ 11” x 11’ 0” (3.63m x 3.35m)  
Stunning sea views of Belfast Lough.

BEDROOM (5)

12’ 5” x 8’ 11” (3.78m x 2.72m)  
Stunning sea views of Belfast Lough.

SHOWER ROOM

13’ 5” x 5’ 9” (4.09m x 1.75m)  
Shower cubicle, electric shower, low flush wc, wash hand basin and mixer tap, splashback, cupboard below. Double glazed Velux window.

STORE

Solis PV control system. Exposed timber floor.

Outside

South facing easily maintained Tegular paved patio area, raised flowerbeds. Aluminium green house.

SHED

9’ 9” x 7’ 5” (2.97m x 2.26m)  
Light and power.

Double gates leading to Tegular paved parking area for two cars. Open covered wood store. Outside light. Outside tap.



Wet room



Bedroom two



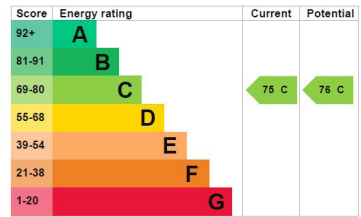
Bathroom



Rear patio

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	

ENERGY EFFICIENCY RATING (EPC)



**STAMP DUTY** 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 £8 per annum

**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.

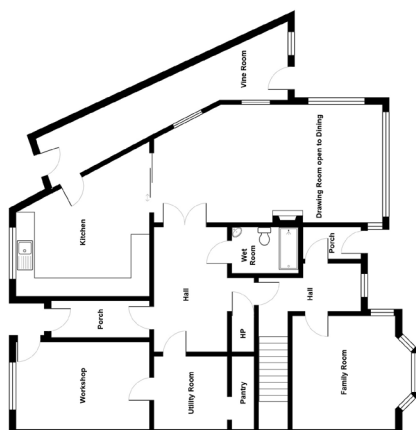
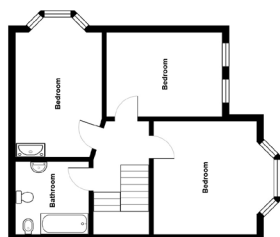
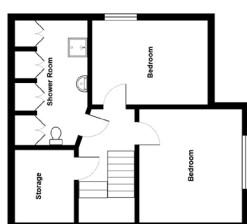
The assessment for the year 2025/2026 - £3,,021

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



## Location

Travelling along the Belfast to Bangor carriageway towards Bangor, passing through Holywood train station on your left take the first left under the railway bridge onto The Esplanade, continue for 700 yards pass Kinnegar Yacht Club and the rear access to No 10 is on your right.



Total Area: 231.2 m<sup>2</sup> - 2488 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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### Disclaimer

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