

# RODGERS & BROWNE



“Ard na Mara”, 39 Whinney Hill  
Holywood, BT18 0HF

offers around **£1,250,000**



FOR IDENTIFICATION ONLY.  
NOT PART OF ANY SALE, LEASE OR CONTRACT

## *The Owners' Perspective...*

“We took our time building this house as we wanted to make sure every aspect and every detail was carefully thought out. Although it took longer than we imagined, we believe we got it just right!

The house has all the space we needed and the flexibility to suit all the family as they grew up and brought friends around. Mum lived here too and had her own space.

The house is really easy to heat and maintain thanks to the very high insulation specification and solar panels. It's lovely to get money back from the electricity we generate to reduce our costs.

We have loved living here and have enjoyed many summer days on the terrace or on the balcony just taking in the fantastic views. We will miss it, but now the family have grown up and have places of their own, it's time to go and pass on the house to the next family.

We are sure they will love living at Ard Na Mara as much as we have”



76 High Street, Holywood, BT18 9AE

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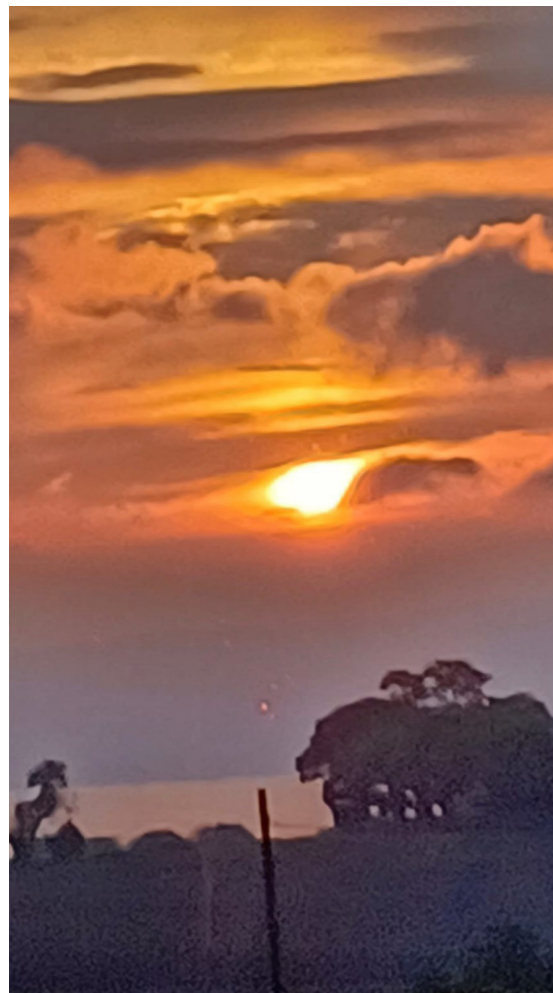
EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Bespoke oak staircase



Large covered balcony with superb views

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

Six bedrooms (including ground floor guest room or for dependant relative), two reception rooms plus study

Cloakroom and five ensembles

Exceptionally high specification

Elevated site c.2 acres with superb Lough and countryside views - day and night

Large garden for children to explore also potential for pony paddock

Garage block with first floor games room or living room, fitted kitchen and bathroom with obvious potential as self-contained Granny flat

Fabulous fully equipped bespoke kitchen and separate utility room

Beautifully decorated and finished throughout

Highly insulated and designed to reduce energy costs to a minimum

Solar panels reduce electrical costs and make a substantial contribution to same. High 'B' energy rating.

Large, flagged sun terrace and barbecue area to rear with sunny aspect and total privacy

Parking for several cars, boat, caravan, horse box

Edge of town convenience with semi-rural surroundings

Easy commuting distance to Belfast and City airport



Living room - and relax



Cosy wood burner



Superb countryside and Lough views



Spacious airy modern interior



Dining room or sitting room

## *The property comprises...*

### **GROUND FLOOR**

uPVC triple glazed front door and side panel.

**ENTRANCE HALL** Ceramic tiled floor.

**CLOAKS** Hanging space under stairs, ceramic tiled floor, manifolds for underfloor heating.

**CLOAKROOM** Low flush wc, vanity unit wash hand basin with mixer taps, fully tiled walls, ceramic tiled floor, recessed lighting.

### **LIVING ROOM**

23' 3" x 23' 3" (approximately) (7.09m x 7.09m) Feature corner windows with superb panoramic views of Belfast Lough over rolling countryside, recessed lighting, ceramic tiled floor, Danskan log burning stove, exposed stone detail behind and slate hearth.

### **DINING ROOM OR SITTING ROOM**

18' 9" x 17' 3" (5.72m x 5.26m) Ceramic tiled floor. Double oak doors with Mackintosh motif opaque glass to hall. Lough views and views into Ulster Folk & Transport Museum grounds.

### **STUDY**

10' 0" x 6' 6" (3.05m x 1.98m) Ceramic tiled floor. View into rear garden.

### **LUXURY KITCHEN BY EXORNA 25' 3" x 13' 0"** (approximately)

(7.7m x 3.96m) Extensive range of olive grey shaker style high cupboards, contrasting midnight blue cabinets. Large integrated full height fridge, freezer, Neff circotherm oven, separate oven/microwave, Neff induction hob, Neff extractor over. Centre island, granite worktop, inset circular stainless steel sink with mixer taps, recessed lighting, larder cupboards, Neff dishwasher, Franke stainless steel sink mixer tap, boiling water tap and filtered water, ceramic tiled floor. Kick space vacuum point. Media unit, glass display cupboards, space for TV. Space for dining table and chairs. Double French doors to sun terrace and barbecue area.

### **UTILITY ROOM**

11' 9" x 5' 0" (3.58m x 1.52m) Range of cupboards, laminate quartz effect worktop single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, ceramic tiled floor, part tiled walls, Beam vacuum system.

### **GROUND FLOOR GUEST OR TEENAGER SUITE BEDROOM (6)**

11' 6" x 9' 6" (3.51m x 2.9m) Ceramic tiled floor.

### **ENSUITE SHOWER ROOM 7' 6" x 5' 3"** (2.29m x 1.6m)

Low flush wc, floating vanity unit wash hand basin, fully tiled walls and floor, fully tiled shower cubicle with thermostatically controlled shower, telephone hand shower and drencher fittings, recessed lighting.

**REAR HALLWAY** Ceramic tiled floor. uPVC triple glazed door to rear parking and garden.

Bespoke oak staircase to first floor, LED tread lighting.



Luxury bespoke kitchen with quality cabinets and appliances



Feature centre island with extractor, induction hob and recessed power points



Kitchen out to sun terrace and garden



Casual dining

## The property comprises...

### FIRST FLOOR

#### LANDING

**MAIN BEDROOM SUITE** 23' 6" x 20' 8" (overall) (7.16m x 6.3m)  
Feature vaulted ceiling, ceramic tiled floor. Double glazed Velux window. Double doors to Juliet balcony, superb Lough views day and night over rolling countryside and Ulster Folk & Transport Museum grounds. Double French doors to:

**BALCONY** 18' 6" x 9' 6" (5.64m x 2.9m) Bonded resin floor (insulated from below). Vaulted ceiling, uPVC oak effect tongue and groove timber ceiling. Stainless steel upstands and glass panels. External power and lighting. Superb views day and night of Belfast Lough over rolling countryside and Ulster Folk & Transport Museum grounds. Also views over rear garden to countryside.

**DRESSING AREA** Ceramic tiled floor.

**ENSUITE BATHROOM** 12' 0" x 7' 3" (3.66m x 2.21m) White suite comprising feature free standing oval bath with mixer taps and telephone hand shower, low flush wc, floating vanity unit wash hand basin with mixer taps, recessed lighting, double glazed Velux window, fully tiled walls, ceramic tiled floor, large shower cubicle, telephone hand shower and drencher shower. Door to:

**NURSERY OR POSSIBLE DRESSING ROOM OR BEDROOM (2)**  
19' 0" x 10' 0" (5.79m x 3.05m)

**BEDROOM (3)** 13' 3" x 13' 0" (4.04m x 3.96m) Double doors to Juliet balcony. Lough views over Ulster Transport & Folk Museum.

**ENSUITE SHOWER ROOM** 12' 9" x 5' 6" (3.89m x 1.68m)  
White suite comprising low flush wc, floating vanity unit wash hand basin with mixer taps, fully tiled walls, ceramic tiled floor, large shower cubicle with thermostatically controlled shower with telephone hand shower and drencher fittings, recessed lighting.

**BEDROOM (4)** 17' 9" x 0" (5.41m x 0m) Views into Ulster Folk & Transport Museum grounds.

**ENSUITE SHOWER ROOM** 10' 0" x 8' 0" (3.05m x 2.44m) White suite comprising low flush wc, floating vanity unit wash hand basin with mixer taps, large shower cubicle with thermostatically controlled shower unit, telephone hand shower and drencher shower, fully tiled walls, feature mosaic tiled walls detail, double glazed Velux window, recessed lighting.

**BEDROOM (5) OR NURSERY** 12' 3" x 7' 6" (3.73m x 2.29m)  
Views over rear garden to countryside beyond.

Large walk-in shelved hotpress. Joule insulated hot water tank, controls for solar heating. Remote for central ventilation and heat recovery system.

Separate suitcases store.

### ROOFSPACE

Light and power. Insulated. Part floored. Heat recovery unit.



Main bedroom suite



Room with a view



Stunning views and sunsets from balcony



Ensuite bathroom



Dressing room

## The property comprises...

### Outside

#### GARAGE BLOCK/STORE/HOME OFFICE

Tremendous potential and flexibility to suite individual needs/circumstances. Highly insulated. Oak doors, double glazed. uPVC composite door to entrance, tiled floor, concrete staircase to first floor, electricity supply separately fused from main house supply.

#### DOUBLE GARAGE

21' 6" x 19' 6" (6.55m x 5.94m) Insulated electric door. Light and power. 'Mastik' flooring. Condensing oil fired central heating boiler for main house and separate oil fired central heating boiler for garage block with thermostatically controlled radiators to ground and first floor. Utility space with extensive range of high and low level cupboards, laminate worktops, plumbed for washing machine and dishwasher.

#### OFFICE OR STORE 21' 6" x 10' 6" (6.55m x 3.2m)

Oak laminate flooring.

#### CLOAKROOM 10' 3" x 3' 0" (3.12m x 0.91m)

Fully tiled floor and walls. Pedestal wash hand basin, low flush wc, chrome heated towel radiator.

Concrete staircase to:

### First Floor

#### GAMES ROOM 21' 6" x 20' 0" (6.55m x 6.1m)

Oak laminate flooring, double uPVC doors to Juliet balcony, recessed lighting. Kitchen area - extensive range of built-in cupboards, granite effect worktops, one and a half tub single drainer stainless steel sink unit with mixer taps, Neff double oven, Samsung hob, Belling stainless steel cooker canopy/extractor, mosaic tiled walls, double glazed Velux window.

#### ROOM (1) 14' 0" x 11' 3" (4.27m x 3.43m)

Oak laminate flooring, uPVC oak effect doors to Juliet balcony with views over rear garden and fields.

#### BATHROOM 11' 0" x 7' 3" (3.35m x 2.21m)

White suite comprising free standing oval bath, feature mixer taps, floating vanity unit wash hand basin with mixer taps, low flush wc, fully tiled shower cubicle with extractor, double glazed Velux window, recessed lighting, oak effect laminate flooring, chrome towel radiator.

### Outside

Gardens laid in lawns and border planting. Large sun terrace to rear as seating, relaxing and barbecue area. Large rear garden in lawn or as paddock. Sunny aspect to rear.

#### LOG CABIN

As store, garden machinery, tools, lawn mower, roller door.

Automatic flood lights and driveway lighting with manual override. External power.

Opposite Ulster Folk & Transport Museum grounds. Views to front of house, total privacy to rear with sunny aspect.



Bedroom four



Bedroom 4 en suite



Games room in garage block



First floor bonus room in garage block



Bathroom with bath & shower off bonus room in garage block



Beautiful views over rolling countryside

## Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rogersandbrowne.co.uk](http://rogersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### STAMP DUTY



From 1st October 2021 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 3% override will still apply.

Homes sold in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers.

Please contact your own legal adviser with any queries.

### TENURE

TBC.

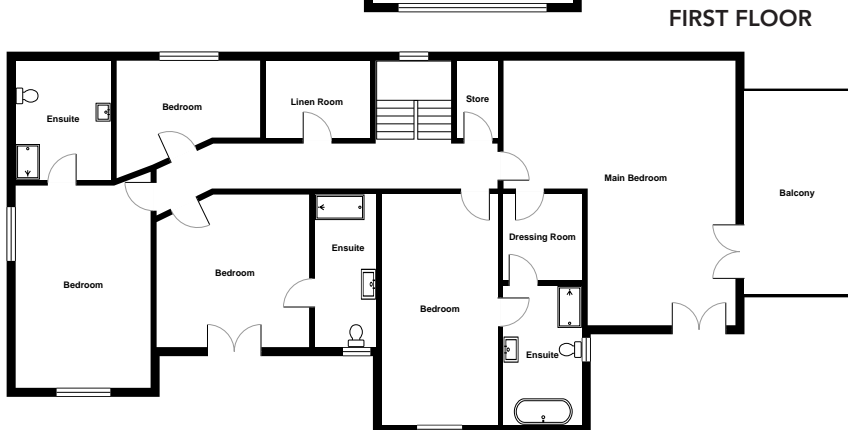
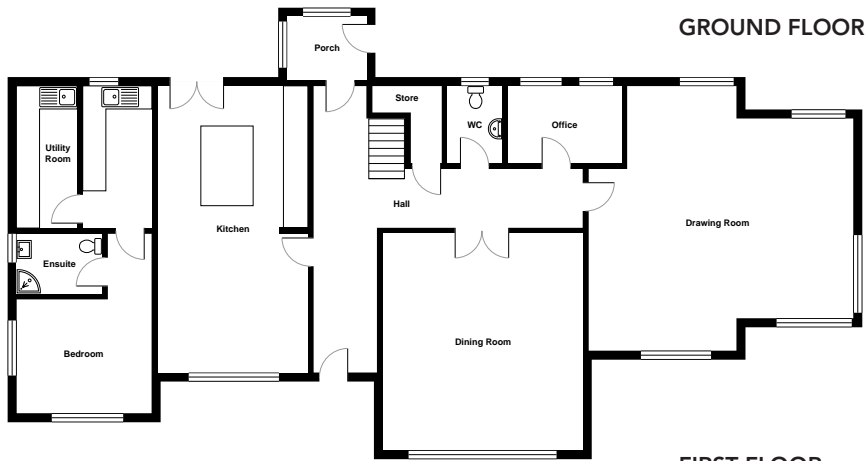
### RATES

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.

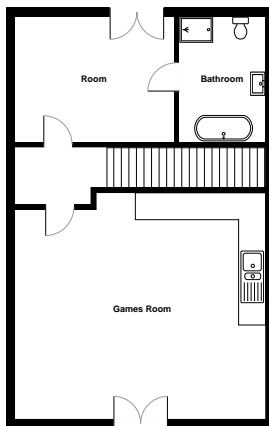
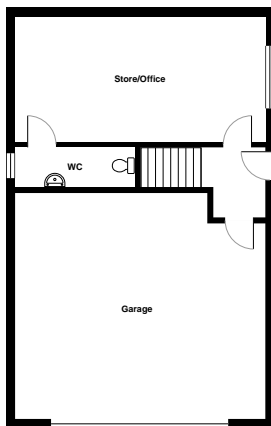
The assessment for the year 2022/2023 is c.£3276.80

**LOCATION:** Approx 0.8 mile up Whinney Hill from main Bangor to Belfast A2 road

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



**GARAGE BLOCK**



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*Extensive Specification Includes...*

Pressurised oil fired central heating - under floor to ground floor which have ceramic finishes

Extensive use of thermostats throughout for total control and flexibility

Condensing boiler to main house and separate boiler to garage block

Air heat recovery and recirculation system reducing heat loss and eliminating stale or damp air

Highly efficient photovoltaic solar panels - reducing energy costs to a minimum

Beam central vacuum system

Cavity wall and inner lined insulation to ground floor also under floor insulation

Concrete, Bison slab and Eco joist construction

Wired for CAT 5 computer/telephone connections throughout

Oak effect triple glazed windows and French doors with integrated blinds

Oak interior doors with oak architraves and skirting

Bespoke handmade oak staircase by Farrell Joinery

uPVC eaves soffits and Honey Quartz chip and feature stone exterior finish for no maintenance

Danish Dansk log burning stove

Bespoke kitchen by Exorna with quality Neff appliances, boiling and filtered water tap and polished granite worktops

Construction completed 2017

*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.