



87A

BROOKEFIELD
CRAIGDARRAGH ROAD,
HELENS BAY



STUNNING CONTEMPORARY DETACHED
RESIDENCE WITH METICULOUSLY
MANICURED LAWN GARDENS



AS PURVEYORS OF SPECTACULAR HOMES THROUGHOUT IRELAND, RARELY DO WE RUN OUT OF SUPERLATIVES TO DESCRIBE THE OUTSTANDING SETTING, WORKMANSHIP AND ACCOMMODATION ON OFFER FROM A COMMANDING & OPULENT FAMILY HOME... WELL NOW IS ONE OF THOSE OCCASIONS.



Independent Property Estates are truly honoured to receive instructions to introduce to the Sales Market 'Brookefield', Number 87a Craigdarragh Road, Helens Bay, a magnificent Family Home, with stunning, manicured Lawn Gardens and beautiful Countryside Views.



We sell lots of Homes across Ireland, however 'Brookefield' 87A Craigdarragh Road, Helen's Bay is without doubt one of the most desirable Properties ever to come to the Sales Market in Northern Ireland and beyond.

'Brookefield' is arguably one of the finest and most iconic Properties to be introduced to the Sales Market within these shores for many years and we would recommend an early viewing to truly appreciate what this commanding and opulent Family Home has to offer.

Set on a substantial site of circa 9 Acres, with uninterrupted Countryside views, this Property is arguably one of the most recognised & iconic Properties in Northern Ireland.

87A BROOKEFIELD CRAIGDARRAGH ROAD, HELENS BAY

SPECIFICATION

- Accommodation over Three Floors circa 6,000 sq. ft
- Five Double Bedrooms & Four Reception Rooms
- Five Piece Deluxe Family Bathroom Suite
- Master Bedroom with Dressing Room and Ensuite Access
- Two Double Bedrooms with Ensuite Access
- All Ensuites / Bathrooms from Victoria Plumbing
- Tiles supplied by Arma Tile
- Sweeping Driveway providing substantial Parking Facilities to Front & Rear
- Beautifully Landscaped and Meticulously Manicured Lawn Gardens
- Situated in one of the most sought-after areas in North Down
- Luxury Bespoke Kitchen from Robinsons Kitchens
- Ground Floor Utility Room, Boot Room & Two Separate W.C.'s
- Elan Smart Home Automation System
- Gas Fired Central Heating System
- Underfloor Heating System on Ground and First Floor
- Wave Split Level Heating System
- Beam Vacuum System
- uPVC Double Glazing Throughout
- Feature Sliding Sash Windows
- Three Garages with Electronic Doors
- Zoned Intruder Security System
- Home Office above Garages with Kitchen & W.C.
- Finished to an Exceptionally High Meticulous Standard
- Close to Crafordsburn Beach, Crafordsburn Country Park & Crafordsburn Village
- Arterial Routes to Bangor, Holywood, Belfast and Beyond

OFFERS OVER £1,950,000

THIS OPULENT & SPACIOUS FAMILY HOME BUILT IN 2019, PROVIDES EXCEPTIONAL ACCOMMODATION FOR ENTERTAINING, OFFERING IDEAL FAMILY LIVING FOR TODAY'S MODERN AND GROWING FAMILY OR FOR SIMPLY SITTING BACK AND INHALING & SEEING ALL THAT BROOKFIELD HAS TO OFFER.

A magnificent commanding Family Residence over three floors in one of the most sought-after locations in Northern Ireland, this commanding home is perfect for so many reasons.

With Crafordsburn Country Park & Crafordsburn Village located minutes away, 'Brookefield' is a short distance away from the Coastal Path at Helens Bay and Crafordsburn Beach respectfully, leading to the beautiful Brompton Bay, Bangor Marina and City Centre.

The Coastal Path is renowned for offering some of the most amazing views on offer anywhere in Ireland.

Site of Circa 9 Acres in Total
Circa 7 Acres of Agricultural Land Ideal for Small Farming or those with Equestrian Interests

DESIGNED BY ALAN PATTERSON
Built in 2019 by Beam



87A BROOKFIELD

CRAIGDARRAGH ROAD,
HELENS BAY

THIS MAGNIFICENT, COMMANDING FAMILY HOME OFFERS AN EQUALLY STUNNING INTERIOR, COMBINING OPULENCE WITH CONTEMPORARY EVERYDAY LIVING SPACES.

From entering the gracious and commanding Reception Hall, one cannot help but to be overwhelmed by the grandeur of 'Brookfield'.

The attention to detail and finish throughout this Home is undeniably the last word in luxury. The work and time spent in Planning, Placement, Design and Build of this Luxury Home was meticulous and is a credit to the current owners.

This is the epitome of exemplary design.

You cannot help but be overwhelmed by the quality specification of this turn-key residence, built in 2019.

Over its three floors, 87A Craigdarragh Road, Helen's Bay covers approximately 6,000 sq. ft., offering superb accommodation, generous living space and breathtaking, award-winning mature Landscaped Gardens and multiple Entertainment Areas that must be seen to be believed.

This unique family home, designed by Alan Patterson and built by Beam to an unparalleled standard of workmanship, is positioned in a secluded and extremely private site taking advantage of the stunning Countryside Views.

Brookfield is accessed via Electric Security Gates with an Intercom System, controlled both remotely and from the Property itself, providing access to a sweeping Driveway which is lined perfectly with Trees and feature Lights.

The Driveway leads to ample secure Parking to both the front and rear of the Property.

From there you enter the grand and opulent Entrance Hall, with its Herringbone tiled flooring, part Paneled Walls, oversized Skirting and Cornice Ceilings, which sets the tone for what is to come as you start your journey through this luxurious Home.





87A BROOKEFIELD CRAIGDARRAGH ROAD, HELENS BAY

THE SPACIOUS ACCOMMODATION COMPRISES:

- **Five double Bedrooms, three of which are Ensuite, The Master Bedroom and Bedroom Two both benefiting from walk-in Dressing Rooms**
- **Four Reception Rooms**
- **Kitchen and Living area comprising a large Island ideal for both casual Dining or Entertaining Guests, complete with a feature Vaulted Ceiling and stunning exposed Timber Beams**
- **Two Luxury Ground Floor W.C.'s, a Utility Room and a Boot Room**

Brookefield also boasts three exceptionally well finished Garages which are secured with Electric Roller Shutter Doors. Above the Garage is a Luxury Home Office, a Kitchen Area and a W.C.



Outside there are multiple entertainment areas with exterior lights and stunning, mature South-West facing Landscaped Gardens. This is the perfect place to unwind, relax and enjoy both the privacy and Countryside views on offer.

To the front of the Property a sweeping Driveway which is lined perfectly with Trees and feature Lights.

The Driveway leads to ample secure Parking to both the front and rear of the Property.

There is also access to the three Garages for both Vehicles and Pedestrians.

To the rear of the Property there is a large private Fence and Hedge enclosed Garden in Lawn, Flowerbeds and Trees.

There are multiple paved Entertainment Areas which are perfectly positioned to catch the all-day sunshine. There is also a Terrace / Entertainment which provides access to both the Kitchen / Living Area and the Entertainment / Living Area.

There are multiple Water access points spread throughout the Garden for those 'green fingered' enthusiasts or simply those who need access to running Water.

There is also a dual access Site of circa 7 Acres of Agricultural Land ideal for small Farming or those with Equestrian Interests. The site is accessed from a Gate at the top of the field close to

the Entrance to the main Residence. There is also a Gate at the bottom of the Field close to the Garages at the main Residence.

87a Craigdarragh Road is a short distance from Helens Bay and Crawfordsburn Village respectfully and is also minutes away from to Bangor City Centre and local Golf and Yacht Clubs.

Only on viewing this contemporary Home and taking in what Brookfield has to offer, can this Home be truly appreciated.

Helens Bay as a residential area is in huge demand, not least because of the leisurely coastal walks it provides but also convenience to local Shopping, Schools, and commuter routes, with Belfast and the City Airport only 10 minutes' drive away. It is with this in mind that we believe that it is very likely that the new owners of 'Brookfield' may well be currently residing overseas and are patiently waiting for this magnificent home to come to the Open-Market; well now is that once in a lifetime opportunity.

We really have run out of superlatives for this property and its true magnificence can only be appreciated by a personal, private viewing.

ACCOMMODATION

GROUND FLOOR

Entrance Porch (9' 08" x 7' 02")

Accessed via a Composite Door with Glazed side Panels. Complete with Tiled Flooring, oversized Skirting and Cornice Ceiling.

Entrance Hall (30' 08" x 15' 01")

Accessed via a Wood and Glazed Door, comprising Tiled Herringbone Flooring, a stunning feature Grand Walnut Butterfly Staircase, part Panelled Walls, oversized Skirting, Cornice Ceiling and recessed spotlights.

Lounge (23' 06" x 15' 04")

This stunning front aspect Reception Room comprises a feature Window Seat which overlooks the side Gardens, an open Fire with a Cast Iron Surround, a Tiled Hearth and a Marble Mantle. Complete with oversized Skirting, Cornice Ceiling, recessed Spotlights and bespoke fitted units / shelving and storage.

Dining Room (19' 07" x 18' 04")

Front aspect Dining Room comprising Tiled Herringbone Flooring, part Panel Walls, a Bow Bay Window, recessed Spotlights and Cornice Ceiling. An open Archway provides access to:

Orangery / Entertainment Area (23' 03" x 20' 07")

Dual access via an open Archway from the Dining Room and double Doors from the Entrance Hall. Comprising Tiled Herringbone Flooring, a bespoke fitted Bar Area with a

Sinquestone Worktop, recessed Spotlights, oversized Skirting and stunning Garden and rolling Countryside views. Complete with a uPVC and Glazed Door providing access to the rear Terrace, Garden and Entertainment Areas.

Kitchen / Dining Area (25' 06" x 23' 06")

Luxury fitted Kitchen from Robinsons Kitchens, comprising a range of high and low level fitted Units with complimentary Sinquestone Worktops and a Villeroy and Bosch double 'Belfast' Sink Unit, a large Island with a Sinquestone Worktop, a solid Wooden Breakfast Bar area, a Sink with a Quooker Boiling Water Tap over. Complete with an integrated Siemens Microwave / Oven, a Siemens Dishwasher, pull out Bins Storage, an integrated Caple Wine Fridge, plumbing for an American Fridge Freezer, Tiled Herringbone Flooring, a feature Vaulted Ceiling with stunning exposed Timber Beams.

Living Area (23' 10" x 16' 04")

Rear aspect Reception Room comprising Tiled Herringbone Flooring, a feature Vaulted Ceiling with stunning exposed Timber Beams, a Window Seating Area, a feature Fireplace with a Woodburning Stove with a Stone Mantle and Hearth, recessed Spotlights and bi-folding Doors provide access to the Terrace, Garden and Entertainment Areas.

PTO ►



ENTRANCE HALL



DINING ROOM



KITCHEN



LOUNGE



LIVING AREA

ACCOMMODATION

GROUND FLOOR CONTINUED...

Rear Hallway (10' 08" x 4' 03")

Comprising Tiled Herringbone Flooring, part Panelled Walls and recessed Spotlights.

Utility Room (12' 08" x 10' 08")

Complete with range of high- and low-level Units with complimentary Siquastone Worktops, a Villeroy and Bosch 'Belfast' Sink Unit and Herringbone Tiled Flooring. Complete with recessed Spotlights and an Extractor Fan.

Lobby (10' 05" x 6' 06")

Comprising Tiled Flooring, part Panelled Walls, recessed spotlights and oversized Skirtings. Complete with a Composite and Glazed Door providing access to the Rear.

W.C. 2 (9' 05" x 3' 09")

Two-piece Suite comprising a Low Flush W.C. and Wash Hand Basin with Storage under, complete with Tiled Flooring, part Panel Walls, recessed Spotlights and an Extractor Fan.

Boot Room (9' 05" x 6' 02")

Comprising Tiled Flooring, high- and low-level Units, recessed Spotlights and a Seating Area with additional storage under.

W.C. 1 (6' 09" x 5' 09")

Deluxe two-piece Suite comprising a Gerberit Low Flush W.C. and a Sink with Storage under. Complete with Tiled Flooring, part Paneled Walls, recessed Spotlights and an Extractor Fan.

FIRST FLOOR

Gallery Landing (19' 04" x 14' 8")

Grand and spacious Landing comprising part Panelled Walls, Cornice Ceiling, recessed Spotlights and access to two built-in Storage Cupboards.

Master Bedroom Suite (19' 04" x 15' 04")

Dual aspect double Bedroom with Garden and Countryside Views. complete with recessed Spotlights and access to:

Ensuite Bathroom (9' 05" x 8' 09")

Deluxe five-piece Suite comprising a corner walk-in Mains Shower, 'His and Hers' dual Sink Units with Marble Worktops and storage under, a Gerberit Low Flush W.C., a free-standing Bath, Marble Tiled Flooring, part Panelled Walls, recessed Spotlights and an extractor Fan.

Dressing Room (15' 01" x 10' 08")

Complete with fitted Wardrobes, Rails, Drawers and a Dressing Area. Complete with recessed Spotlights.

Bedroom Two (15' 04" x 13' 05")

Front aspect double Bedroom with stunning Garden and Countryside views. Complete with recessed Spotlights and access to:

PTO ►



ACCOMMODATION

FIRST FLOOR CONTINUED...

Dressing Area (7' 02" x 4' 09")

Complete with a range of fitted Wardrobes. Through to:

Ensuite Shower Room Suite (9' 02" x 7' 02")

Deluxe three-piece Suite comprising a Gerberit Low Flush W.C., a walk-in Mains Rainfall Shower and a Sink with a Marble Worktop and a Vanity Unit under. Complete with Tiled Flooring, a Chrome Heated Towel Rail, recessed Spotlights, an Extractor Fan and part Panelled Walls.

Bedroom Three (20' 07" x 11' 05")

Rear aspect Double Bedroom with Garden and Countryside Views. Complete with recessed Spotlights and access to:

Ensuite Shower Room (8' 02" x 7' 05")

Deluxe three-piece Suite comprising a walk-in Mains Rainfall Shower, a Low Flush W.C. and a Sink with a Marble Worktop and Storage under. Complete with Tiled Flooring, part Panel Walls, recessed Spotlights, a Chrome Heated Towel Rail and an Extractor Fan.

SECOND FLOOR

Landing (14' 08" x 9' 05")

Bright and spacious with access to the Roof space. Complete with two Velux Windows providing ample natural light.

Bedroom Four (24' 09" x 15' 04")

Dual aspect double Bedroom with recessed Spotlights and access to Eaves Storage.

Bedroom Five (24' 09" x 15' 04")

Dual aspect double Bedroom with stunning Garden and Countryside views, recessed Spotlights and access to Eaves Storage.

Bathroom Suite (14' 01' x 11' 05")

Five-piece Suite comprising a Mains Rainfall Shower, a free standing Bath, a double Sink Unit with a Marble Worktop and Storage under and a Gerberit Low Flush W.C. Complete with part Panelled Walls, an Extractor Fan, a Chrome Heated Towel Rail, Tiled Herringbone Flooring, and recessed Spotlights.



OUTSIDE

FRONT

To the front of the Property a sweeping Driveway which is lined perfectly with Trees and feature Lights.

The Driveway leads to ample secure Parking to both the front and rear of the Property.

There is also access to the three Garages for both Vehicles and Pedestrians.

REAR

To the rear of the Property there is a large private Fence and Hedge enclosed Garden in Lawn, Flowerbeds and Trees.

There are multiple paved Entertainment Areas which are perfectly positioned to catch the all-day sunshine. There is also a Terrace / Entertainment which provides access to both the Kitchen / Living Area and the Entertainment / Living Area.

There are multiple Water access points spread throughout the Garden for those 'green fingered' enthusiasts or simply those who need access to running Water.

Garage 1 (18' 07" x 15' 04")

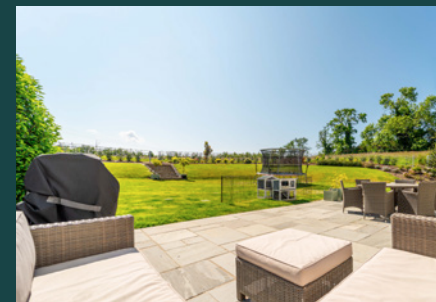
Dual access via an Electric Roller Shutter Door to the front and a side door for Pedestrians to the rear. Complete with Light and Power.

Garage 2 (18' 07" x 15' 01")

Access via an Electric Roller Shutter Door to the front. Complete with Light and Power.

Garage 3 (16' 07" x 15' 01")

Dual access via an Electric Roller Shutter Door to the front and a side door for Pedestrians to the rear. Complete with Light and Power.



HOME OFFICE

Entrance Hall (16' 04" x 5' 09")

Access via a Composite Door, complete with Laminate Wooden Flooring and recessed Spotlights.

Office (27' 06" x 11' 08")

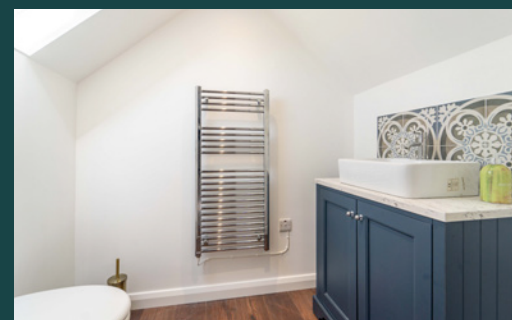
Complete with Laminate Wooden Flooring, fitted Shelving for additional Storage, recessed Spotlights and two Roof lights provide ample natural light.

Kitchen Area (14' 08 x 11' 08")

Comprising a range of low-level Units with complimentary Roller Edge Worktops and a Stainless-Steel Sink and Drainer Unit. Roof lights provide ample natural light.

W.C. (6' 02" x 4' 03")

Two-piece Suite comprising a Gerberit Low Flush W.C. and a Sink with Storage under. Complete with Laminate Wooden Flooring, a Chrome Heated Towel Rail and recessed Spotlights. A Roof light provides ample natural light.

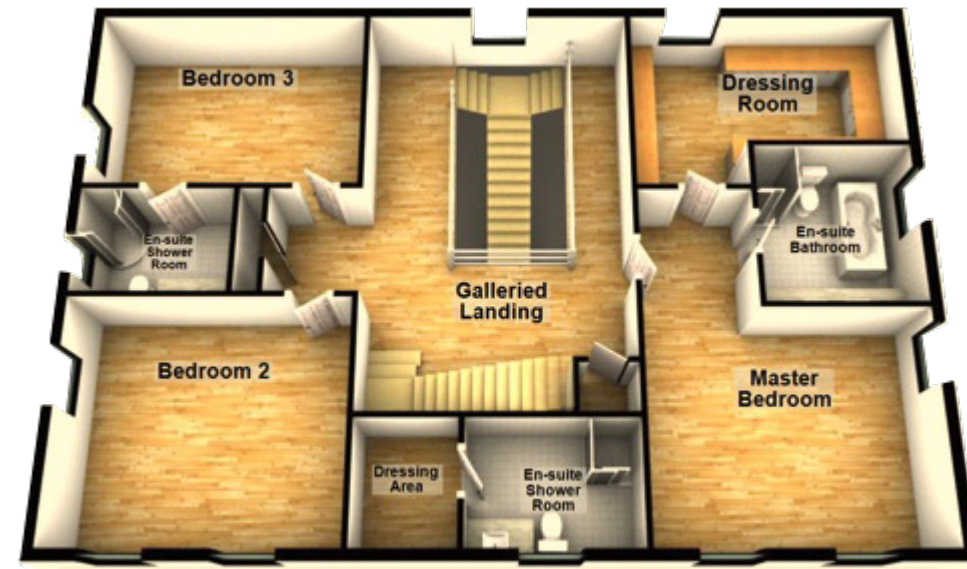


FLOORPLANS

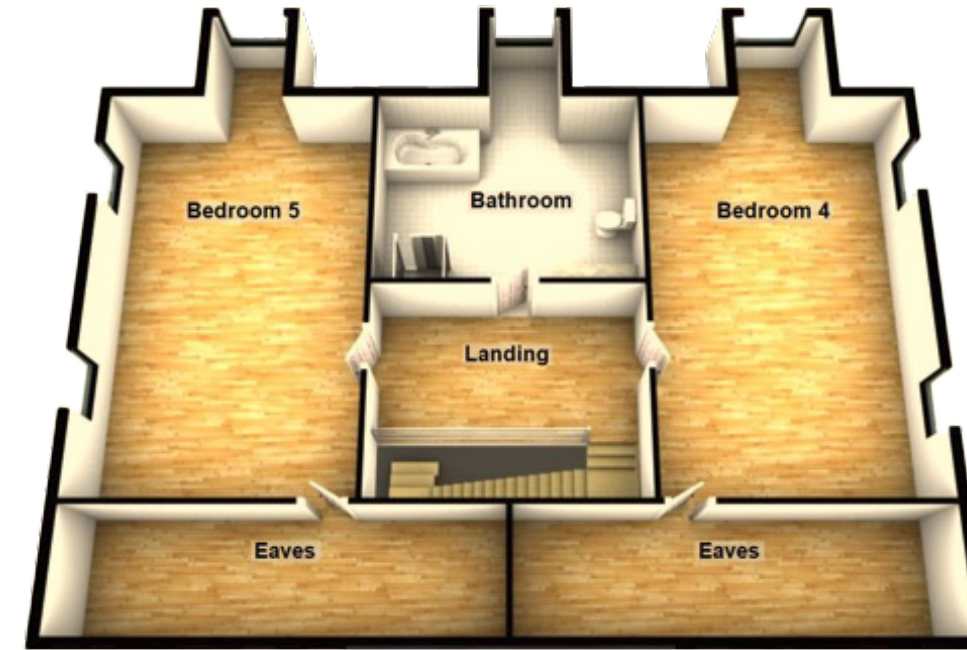
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GROUND FLOOR



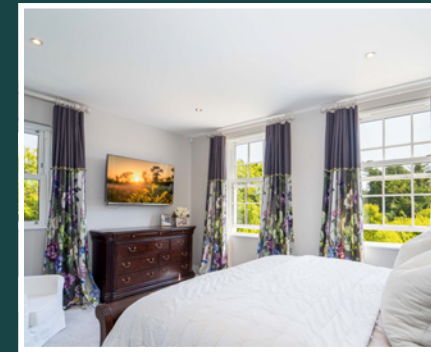
FIRST FLOOR



SECOND FLOOR

Site of Circa 9 Acres in Total
Circa 7 Acres of Agricultural Land Ideal for Small Farming or those with Equestrian Interests

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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