

**RODGERS  
&  
BROWNE**



'Woodcote' 15 Carney Hill  
Holywood, BT18 0JR

*Price £1,400,000*

"WOODCOTE"  
**CARNEY HILL**  
HOLYWOOD

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&  
BROWNE**

*The Agent's Perspective ...*

Nestled on the picturesque outskirts of Holywood, Woodcote presents an exceptional opportunity to experience the epitome of traditional elegance and modern luxury in a c.5,100 square foot home, where timeless charm meets impeccable craftsmanship on a sprawling c.1.25 acres of land, offering breathtaking panoramic views over the enchanting Belfast Lough. Discover the embodiment of tranquility and opulence at this bespoke detached house, meticulously designed and constructed to the highest standards.

Enjoy the convenience of being minutes away from Holywood's vibrant town centre, while immersing yourself in the serene countryside. Wake up every morning to the awe-inspiring vistas of Belfast Lough, an awe-inspiring sight that will never cease to amaze whether it's sunrise or sunset.

Crafted in the traditional style and with generous living spaces, this home exudes a timeless charm. From the moment you enter the grand entrance hall you'll be enveloped in quality. Retreat to your sanctuary in the spacious bedrooms at the end of the day, designed for comfort and style, with en-suites to all offering both privacy and convenience.

The expansive grounds offer endless possibilities for outdoor recreation, from gardening to hosting gatherings and escaping the hustle and bustle of daily life.

Indulge in the luxurious comfort, breathtaking views, and the promise of a better quality of life that Woodcote offers.

**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS





## SPECIFICATIONS...

### THE MAIN STRUCTURE

#### DWELLING & GARAGES

Timber frame construction (with eco-joisting)  
 External walls are constructed of rustic red clay brick (Northcott Lesley Blend) with reconstituted granite copings and cills  
 Roof constructed of natural slate (Brazilian Rio Graphite) crowned with a slate dry fixed ridge  
 The exterior is finished with soffit, fascia, downpipes & period detailing. Black seamless aluminium guttering compliments the external trim,  
 Solid floors to Ground and First Floor  
 House comes with an independent 10-year Structural Warranty

#### HAND CRAFTED KITCHEN, UTILITY, PANTRY AND WINE CELLAR \*

##### KITCHEN

High quality tall units to include choice of door, quartz worktops, quartz upstand and handles,  
 Grey Bardolino oak carcass  
 Central island with quartz waterfall edge worktop, seating area, localised power supply and provision for decorative lighting  
 "Belfast sink"  
 Integrated appliances to include Neff dishwasher, larder fridge, larder freezer, two Hide and Slide ovens, combi oven, warming drawer,  
 Quooker hot tap and touch control induction Bora hob  
 Strip LED lighting  
 Integrated recycling bins

##### UTILITY

High quality units to include choice of door, handles, quartz worktop and upstand  
 Grey Bardolino oak carcass  
 Appliances include; Neff washing machine and Neff tumble dryer  
 Choice of contemporary sink and tap

##### WINE CELLAR

Open shelving throughout  
 Grey Bardolino oak carcass  
 Quartz worktop and upstand  
 Mirror behind display unit  
 Two undercounter wine coolers  
 Strip LED lighting

##### ENSUITES & WC\*

Contemporary sanitaryware with matching taps  
 Concealed cisterns with wall hung toilets  
 Free standing bath (with free standing taps)  
 Slimline shower trays throughout  
 Recessed showers (concealed shower valves) throughout  
 Localised boxed recesses within showers  
 Towel radiators  
 Wall hung vanity units throughout  
 LED and steam-free mirrors throughout  
 Recessed down lights to ceilings

##### FLOOR COVERINGS & TILING\*

Choice of Karndean or tiled floors to:  
 Hall and Cloakrooms  
 Living/Kitchen/Dining  
 Pantry and Wine Cellar  
 Drawing and Family rooms  
 Tiling to floors of ensuites and WC,  
 Full height tiling to shower enclosures and localised wet areas in ensuites and WC  
 A choice of quality carpet with underlay is provided for stairs, landings, bedrooms, dressing rooms and study



## SPECIFICATIONS CONTINUED...

### WOODBURNING STOVES\* (customer selections available from designated supplier)

Choice of wood burning stove is provided with our designated supplier for the Drawing Room and Living/Kitchen/Dining Room  
 Stoves must fit into fireplace aperture and be rear vented (so it can be vented directly via external wall)

#### INTERNAL FEATURES

Floor to ceiling heights (approximately);  
 Ground Floor = 2.7m  
 First Floor = 2.55m  
 Second Floor = 2.4m  
 Internal woodwork and ceilings painted white  
 Neutral painted internal walls  
 Wooden wall panelling to Hall and First Floor Landing  
 Bespoke wooden stairs including feature newel posts, stringers, handrails and spindles  
 Feature 7" skirting boards and 4" architrave with hockey stick to Ground Floor and First Floor  
 Feature 5" skirting boards and 3" architrave with hockey stick to Second Floor  
 Period style internal doors and ironmongery  
 Cornice ceiling and rose to Hall, Drawing and Family Room  
 Brick feature wall in kitchen (behind bank units and oven wall)  
 Open shelves, drawers and taller units (grey Bardolino oak carcass) to Main Bedroom dressing room  
 Smoke detectors, CO2 alarms and heat detectors (as per Building Regulations)  
 A generous provision of power supply points are provided throughout the house and garages (additional electrical requirements are available as an upgrade)  
 TV points (with CAT 6 cabling) are provided in the Living/Kitchen/Dining, Morning room, Family room and all bedrooms  
 Mains internet cabling located in Plant room  
 Pressurised water system  
 Low energy led bulbs fitted throughout  
 Traditional electrical face plates to switches and sockets throughout  
 Smart controlled doorbell and security alarm

#### EXTERNAL FEATURES

Generous granite paved area to rear/side of house accessed from Living/Kitchen/Dining area with granite paved paths surrounding the house  
 Sliding sash windows in white  
 Period style composite front door with side lights and fan light  
 Glazed side door to Living/Kitchen/Dining room  
 White aluminium oversized sliding door to patio area  
 All external doors have multi point locking systems and all windows are fitted with security locks  
 Stock proof fencing and hedging to boundaries  
 Brick entrance pillars with re-constituted granite pillar caps and electric steel gates (powder coated black) at entrance; video automated and APP controlled  
 Rumble strip locally between entrance pillars  
 Decorative gravel driveway internally  
 Outside water taps  
 Feature external lighting to front door, back door, patio and garage  
 Two spacious insulated garages with remote controlled vehicular doors, power, light and provision water



### ENERGY EFFICIENCY

Mechanical ventilation and heat recovery system fitted throughout  
Underfloor heating to Ground Floor and First Floor with radiators to Second Floor

Energy package to include:

Air source heat pump

Photo Voltaic PV panels fitted with hot water power inverter

Cabling for EV car charging point

\*Layouts have been optimised and modelled in conjunction with each of our specialist suppliers to maximise each room's potential. These layouts are changeable should a purchaser be in a signed contract prior to works commencing. All items can be personalised by the customer given the wide range of colour selections, sanitaryware, flooring and appliances available with our dedicated suppliers. Customers do have the option to upgrade flooring, sanitaryware and kitchen items beyond the standard package at an additional cost.

Additional options may be considered but can only be incorporated into the property if costs are agreed and a binding contract is in existence between both parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

## The Property Comprises...

### GROUND FLOOR

#### ENTRANCE HALL

30' 8" (at widest point) x 15' 11" (9.35m at widest point x 4.85m)

#### DRAWING ROOM

20' 6" x 13' 9" (6.253m x 4.2m)

#### FAMILY ROOM

20' 6" x 13' 9" (6.253m x 4.2m)

#### KITCHEN/ LIVING/ DINING

35' 1" (at widest point) x 21' 12" (10.687m at widest point x 6.7m)  
plus:

#### PANTRY

9' 2" x 4' 0" (2.79m x 1.22m)

#### WINE CELLAR

9' 2" x 4' 0" (2.79m x 1.22m)

#### CLOAKROOM (1)

6' 4" (at widest point) x 1' 12" (1.926m at widest point x .6m)

#### CLOAKROOM (2)

6' 4" (at widest point) x 1' 12" (1.926m at widest point x .6m)

### FIRST FLOOR

#### LANDING

Stairs to Second Floor

#### MAIN BEDROOM

13' 9" x 13' 1" (4.2m x 3.98m)

#### DRESSING ROOM (1)

10' 0" x 7' 1" (3.05m x 2.15m)

#### DRESSING ROOM (2)

7' 1" x 6' 5" (2.15m x 1.95m)

#### ENSUITE BATHROOM

13' 1" x 6' 5" (3.98m x 1.95m)

#### BEDROOM (2)

14' 2" x 10' 1" (4.33m x 3.08m)

#### ENSUITE SHOWER ROOM

10' 1" x 5' 11" (3.08m x 1.8m)

#### BEDROOM (3)

14' 2" x 10' 1" (4.33m x 3.08m)

#### ENSUITE SHOWER ROOM

10' 1" x 5' 11" (3.08m x 1.8m)

### Second Floor

#### BEDROOM (4)

20' 6" x 13' 1" (at widest point) (6.25m x 4m at widest point)

#### ENSUITE SHOWER ROOM

12' 7" x 4' 11" (3.84m x 1.5m)

#### BEDROOM (5)

20' 6" x 13' 1" (at widest point) (6.25m x 4m at widest point)

#### ENSUITE SHOWER ROOM

12' 7" x 4' 11" (3.84m x 1.5m)

#### STUDY

12' 10" x 8' 6" (3.9m x 2.59m) Plus additional eaves storage

### Outside

#### GARAGE (1)

19' 0" x 15' 4" (5.8m x 4.68m)

#### GARAGE (2)

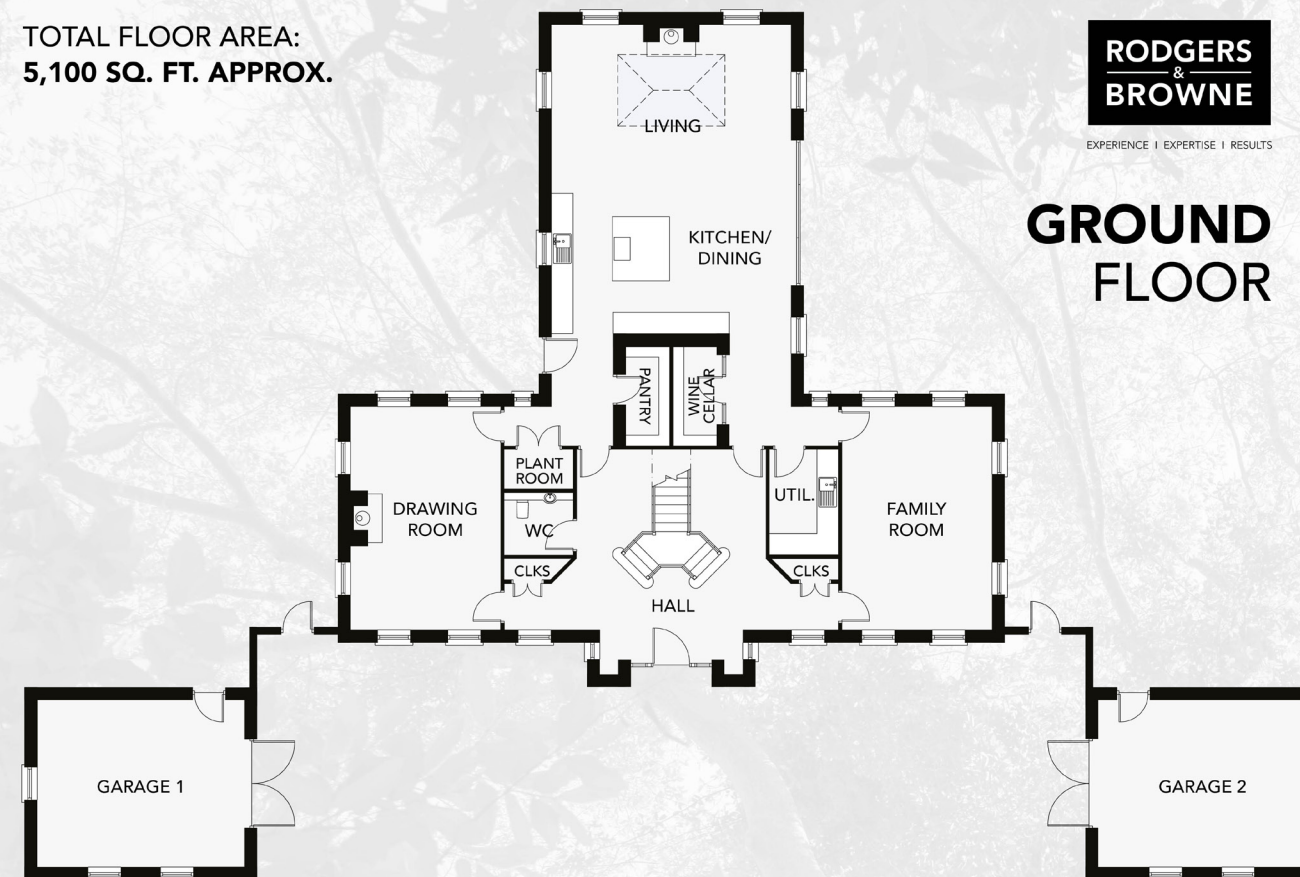
19' 0" x 15' 4" (5.8m x 4.68m)

TOTAL FLOOR AREA:  
5,100 SQ. FT. APPROX.

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EXPERIENCE | EXPERTISE | RESULTS

**GROUND  
FLOOR**

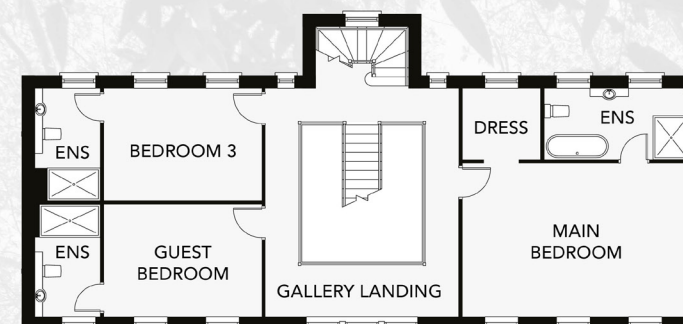


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5,100 SQ. FT. APPROX.

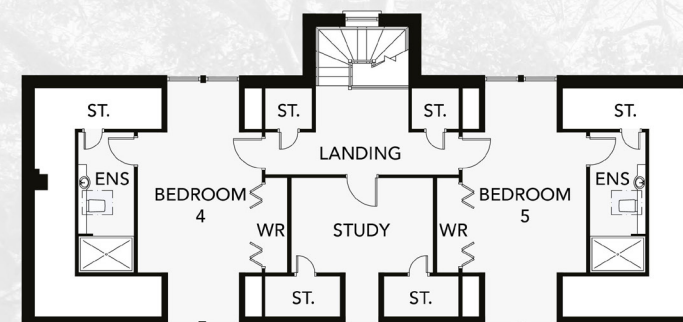
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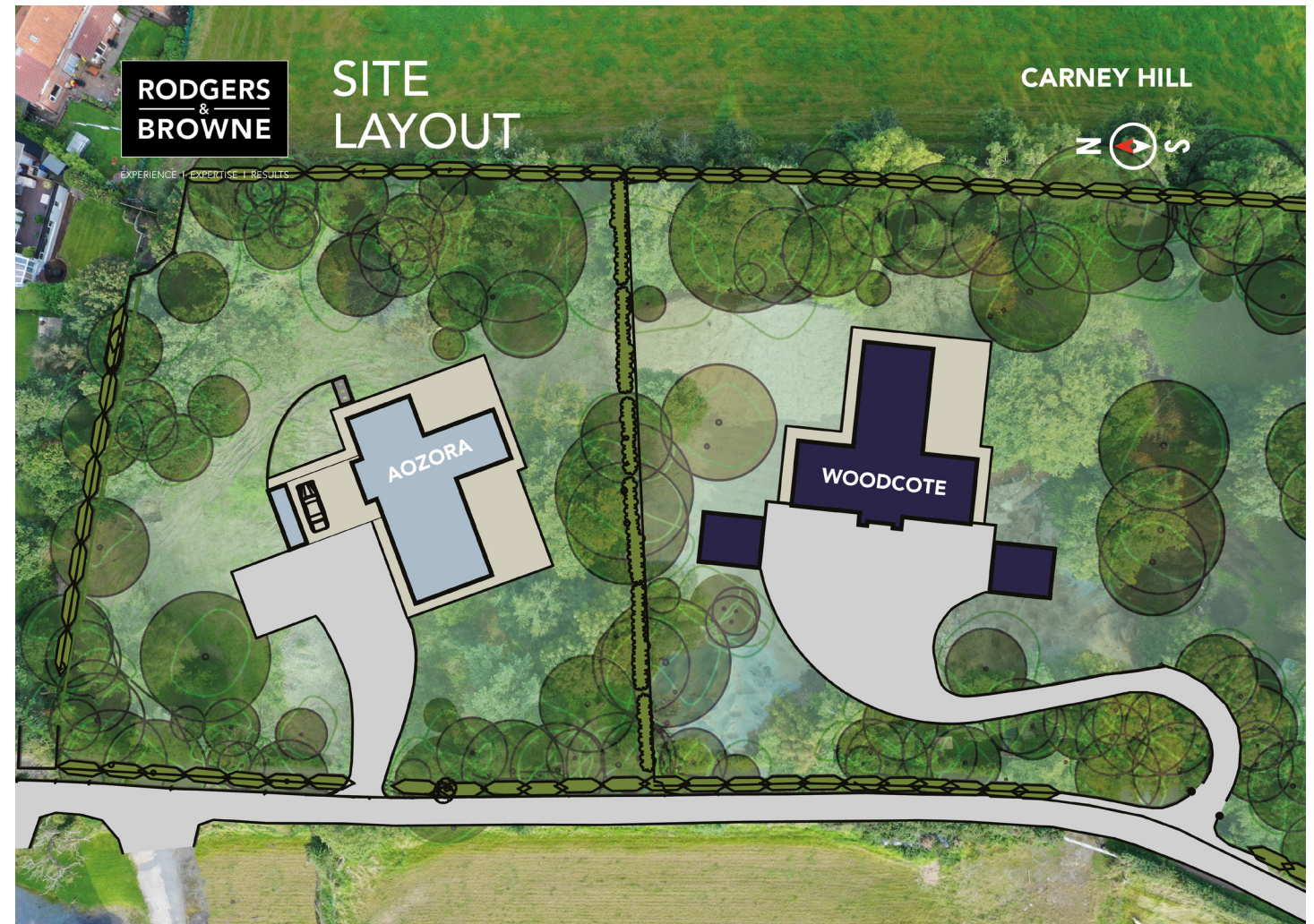
**FIRST  
FLOOR**



**SECOND  
FLOOR**









## Location

Travelling along the main Bangor carriageway towards Bangor, turn right onto Carney Hill after Seahill Road and 'Aozora' is on the left hand side.

## Terms Of Purchase

When a site is reserved, the purchaser will be granted not less than 8 weeks, known as the Reservation period, to sign and return the Building Agreements/Contract.

Reservations are normally only taken from purchasers who are in a position to sign a Building Agreement e.g. First time buyer, customer with their own property sale agreed, cash buyer etc. The booking deposit is £2,000 and is non-refundable.

As the purchaser you will be liable to pay 10% of a deposit (via your solicitor and minus your booking deposit) on the signing of the building agreement.

The balance will be due on completion. You will be contacted within 2-3 weeks after the booking date to confirm an appointment for selection of items included.

You will be required to have a final decision made within 2 weeks of this appointment.



Sales  
Lettings  
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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### 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.