

**RODGERS
&
BROWNE**

SALE AGREED

'The Beehive' 3 Station Square,
Bridge Road, Helen's Bay BT19 1TN

offers over £249,950



The Agent's Perspective...

"The railway between Belfast and Holywood was built in 1848. It was not connected to Bangor until 1862, after which the Station Master's house was built in c.1863. This is that house although it contains later additions.

'The Beehive' has immense character and charm and to protect its history and heritage, is classified as B2 listed.

Located in the heart of 'The Square' the property has parking for several cars and is set off by sunny enclosed rear garden.

Ideal for those who wish to acquire a piece of Helen's Bay history and to renovate it to today's standards. It would suit a variety of purchasers - especially those who wish to downsize and perhaps enjoy more time abroad.

A truly charming home and a unique opportunity."



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Listed former Station Master's house
c.1863

Three bedrooms, two reception rooms
and study or dressing room plus
conservatory

Parking for several cars

Sunny enclosed rear garden

Charming property with great
character and history

Very convenient location

Ideal 'lock and leave' potential - also
perfect 'downsizer'

Oil fired central heating

Large 'country' kitchen

Cloakroom and bathroom

Also suit as 'lock and leave' home for
those spending time abroad

Flexible accommodation to suit
personal needs c.1280 sq.ft.



Living room with reclaimed brick fireplace and beamed ceiling



'Country kitchen' with space for breakfast table and chairs



Bedroom (1)

The property comprises...

GROUND FLOOR

Painted sheeted front door.

ENTRANCE PORCH

Exposed beams, recessed lighting.

LIVING ROOM

16' 6" x 12' 0" (5.03m x 3.66m)

Feature reclaimed brick fireplace, raised tiled hearth, exposed beam ceiling, bookcase, shelving and built-in cupboards.

DINING ROOM

17' 9" x 10' 0" (maximum) (5.41m x 3.05m)

Exposed beam ceiling. Double glass doors to:

CONSERVATORY

9' 0" x 8' 0" (2.74m x 2.44m)

Tiled floor. Access to sunny enclosed garden.

CLOAKROOM

Low flush wc, pedestal wash hand basin.

COUNTRY KITCHEN

17' 6" x 9' 10" (5.33m x 3m)

Extensive range of high and low level cupboards, glass display cabinets, polished granite worktops, dark green Rayburn range in brick and tiled recess, one and a half tub stainless steel sink unit with mixer tap, plumbed dishwasher, Beko under oven, four ring ceramic hob, recessed lighting, painted exposed beam ceiling, quarry tiled floor, space for breakfast table and chairs, glass door to:

UTILITY AREA

11' 0" x 5' 0" (maximum) (3.35m x 1.52m)

Single drainer stainless steel sink unit with mixer tap, plumbed for washing machine.

BEDROOM (3)

12' 3" x 7' 10" (3.73m x 2.39m)

Built-in wardrobe, exposed beams. Corner brick fireplace.

BEDROOM (2)

12' 9" x 8' 0" (3.89m x 2.44m) Corner brick fireplace with cast iron stove, exposed beam.

Staircase with painted spindles and handrails to:

FIRST FLOOR

BEDROOM (1)

11' 9" x 9' 6" (3.58m x 2.9m)

Including built-in wardrobes, built-in drawers and shelving, exposed beam ceiling.

BATHROOM

9' 9" x 8' 0" (2.97m x 2.44m)

Panelled bath, Mira instant heat shower over, low flush wc, vanity units, oval wash hand basin, built-in cupboards, tiled floor and walls, exposed beam ceiling, double glazed roof light.

DRESSING ROOM

Built-in drawers, shoe racks, built-in wardrobes, double glazed roof light.

OUTSIDE

Sunny enclosed garden in lawns, flowerbeds, shrubs, brick pavior patio.

Water tap.

BRICK GARDEN STORE/SHED

12' 0" x 8' 0" (3.66m x 2.44m)

Parking space and double timber entrance gates to enclosed parking. Also parking space to side.

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 rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		40 E
21-38	F	32 F	
1-20	G		

FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

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 2023 /2024 is c. £ 1,437.00

VIEWING

By appointment with **RODGERS & BROWNE**.



Sales Lettings Property Management

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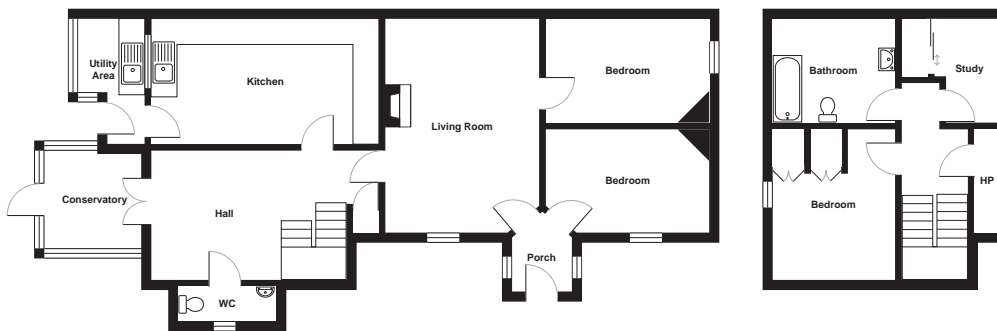
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Disclaimer

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.



Total Area: 118.9 m² ... 1280 ft²
All measurements are approximate and for display purposes only