

# RODGERS & BROWNE



7 The Orchard, Old Cultra Road,  
Cultra, Holywood BT18 0BD

*Price £850,000*



## *The Agent's Perspective...*

"Following an extensive refurbishment and extension, this excellent family home provides all the accommodation any family could possibly want and is perfectly placed in the heart of exclusive Cultra - Holywood's most sought after location.

Being within walking distance of the seashore, Royal North of Ireland Yacht Club, close to Marino train halt and easy commuting distance of Belfast and City airport, the location is much admired.

There are four bedrooms, four reception rooms, new kitchen, cloakroom, bathroom and two ensuite shower rooms. In all, approx. 2,225 sq.ft.

A really great opportunity - for all the family".

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Stunning kitchen / living dining space opening out to patio and enclosed garden

### *Specification includes.....*

#### THE MAIN STRUCTURE

- Dwelling, Rear Extension & Garden Store
- Traditional construction
- External walls are constructed of predominantly red brick or painted block and render
- Roof constructed of grey concrete tile
- The exterior is finished with new white soffit and fascia with black downpipes. Black seamless aluminium guttering compliments the external trim
- New Thermal bead insulation to all external walls
- Hand crafted Kitchen & Utility\*
- Kitchen - high quality tall units including quartz worktops, quartz upstand and handles
- Peninsula with quartz worktop, breakfast bar seating area, localised power supply and provision for decorative lighting
- Integrated appliances to include integrated dishwasher, larder fridge, larder freezer, dishwasher, oven and oven with built in combi microwave, Quooker hot tap, touch control induction hob
- Openable hidden pantry with quartz worktop, spice racks and drawer fronts
- Integrated recycling bins, Contemporary sink and tap
- Utility - high quality units to include choice of door handles, postform worktop and upstand
- Appliances - washing machine and tumble dryer
- Contemporary sink and tap

#### ENSUITES & WC\*

- Contemporary sanitaryware with matching taps
- Concealed cisterns with wall hung toilets
- Free standing bath (with free standing taps)
- Slimline shower trays throughout with fully tiled enclosures
- Boxed recesses within showers (where applicable)
- Towel radiators
- Wall hung vanity units throughout
- LED mirrors throughout
- Recessed down lights to ceilings

#### FLOOR COVERINGS & TILING\*

- Oak flooring to ground floor
- Full height tiling to shower enclosures and localised wet areas in Bathroom, ensuites and WC,
- High quality carpet with underlay is provided for stairs, landing and bedrooms
- Concrete floor to Garden Store.



Complete with appliances and Quooker boiling hot water tap

#### STOVE/FIRES\*

- Gas stove provided for the Family Room and wood burning stove in Drawing Room

#### INTERNAL FEATURES

- Internal woodwork and ceilings painted white
- Neutral painted internal walls,
- Feature 5" skirting boards and 3" architraves
- Contemporary style internal doors and ironmongery
- A generous provision of power supply points are provided throughout the house and garden store
- TV points are provided in the Living Room, Snug, Family Room and all bedrooms
- Gas central heating with pressurised cylinder
- Mechanical extractor fans where required
- Pressurised water system
- Loft access to floored roof space with power and light
- White electrical face plates to switches and sockets
- Doorbell and security alarm

#### EXTERNAL FEATURES

- Natural stone paving to rear of house accessed from Dining with paved paths surrounding the house
- Windows in white and black with new energy efficient glazing throughout
- Composite black front door
- Sliding screen to patio area from Dining Room
- All external doors have multi point locking systems and all windows are fitted with security locks
- Close boarded fencing to boundaries,
- Brick entrance pillars with re-constituted granite pillar caps
- New tarmac driveway internally
- Outside water tap
- External lighting to front door, back door, patio and Garden Store
- Spacious insulated Garden Store with remote controlled front access with power and lighting

#### ENERGY EFFICIENCY

- Cabling for Electric Vehicle (EV) charging point



Drawing room with fireplace and bow window

## GROUND FLOOR

Solid, multi-point locking front door with double glazed side lights and fan light.

### ENTRANCE HALL

Storage under stairs

### CLOAKROOM:

Low flush wc, wash hand basin, extractor.

**ENTRANCE PORCH:** Inner door

**ENTRANCE HALL:** Storage under stairs

**CLOAKROOM:** Low flush wc. wash hand basin

**DRAWING ROOM:** 15' 9" x 15' 9" (4.795m x 4.810m) Plus bay window. Fireplace, open outlook.

**FAMILY ROOM:** 18' 9" x 12' 6" (5.725m x 3.8m) Floor to ceiling double glazing with views into garden, fireplace. Open to

**KITCHEN:** 15' 5" x 12' 8" (4.695m x 3.860m) Extensive range of new high and low cupboards and appliances. Open to

**DINING ROOM:** 17' 1" x 10' 7" (5.210m x 3.235m) Sliding double glazed doors to rear garden

**UTILITY ROOM:** 6' 5" x 5' 2" (1.965m x 1.585m) Plumbed for washing machine. High and low cupboards. Door to Garden store / bike store and possible utility space or larder

**SNUG** 12' 0" x 11' 11" (3.670m x 3.625m) View into rear garden

Staircase with large, bright double glazed window to:



Entrance hall with minstrel gallery, feature lighting and tall picture window

## FIRST FLOOR

**BEDROOM (1):** 15' 9" x 12' 3" (4.810m x 3.725m) Open aspect to front

**ENSUITE SHOWER ROOM:** Low flush wc., wash hand basin, recessed shower cubicle

**BEDROOM (2):** 12' 1" x 12' 0" (3.685m x 3.670m) View over rear garden. Built in wardrobe.

**ENSUITE SHOWER ROOM:** Low flush wc., wash hand basin, shower cubicle

**BEDROOM (3):** 12' 0" x 11' 11" (3.670m x 3.625m) View over rear garden

**BEDROOM (4):** 12' 0" x 10' 7" (3.670m x 3.235m) View over rear garden

**BATHROOM:** 12' 1" x 8' 4" (3.690m x 2.545m) Max. Low flush wc., wash hand basin, bath, shower cubicle.

**LANDING:** Access to:

**FLOORED ROOF SPACE** Excellent storage, light and natural light

## OUTSIDE:

Parking for several cars

Mature sunny garden to rear in lawns fencing and borders.

**GARDEN STORE / BIKE STORE/ LARDER** 12' 9" x 8' 10" (3.890m x 2.70m) Light, power and roller door for easy access for large items

Lovely finishes and fittings throughout including:



Bathroom with feature free standing bath and concealed shower cubicle



Beautiful en suite to Bedroom 1



En suite to Bedroom 2



Cloakroom



Gas fire in Family Room

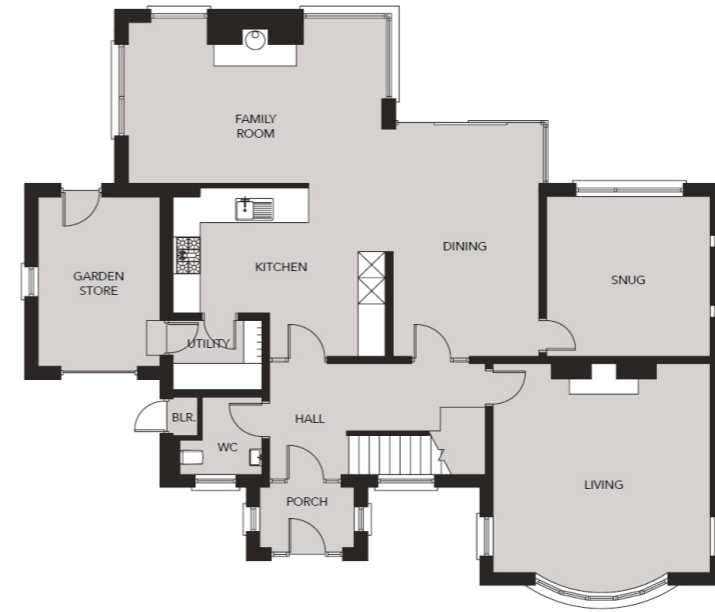


Log burning fire in Drawing Room



Quooker boiling water tap

GROUND FLOOR PLAN



FIRST FLOOR PLAN



## Location

From main Belfast to Bangor A2, turn left into Farmhill Road at filling station. Take first right into Old Cultra Road and first right into The Orchard. Number 7a is at the top of the cul de sac.

## 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.

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?	✓		
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?	✓		
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	✓		
Is the property timber framed?		X	
Is the property connected to mains drains?	✓		
Are contributions required towards maintenance?			X
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?			X

### UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	Variety of providers
Mains gas	Yes with variety of suppliers
LPG	N/A
Mains water	Yes
Cable TV or satellite	Variety of providers
Telephone	Variety of providers
Broadband and speed	Superfast 1000mbps download 220 mbps upload

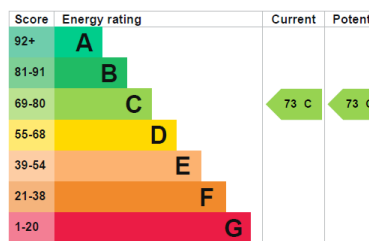


From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold

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

EXPERIENCE | EXPERTISE | RESULTS



**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 2024 /2025 is TBC.



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.