

# RODGERS & BROWNE



'Farthings', 27 Glen Road  
Cultra, BT18 0HB

*offers over £995,000*



## *The Owner's Perspective...*

*"Having lived here for 37 years it has always been a truly wonderful home to bring up our 3 children. The outdoor areas give it a unique feel of having 2/3 other rooms.*

*Breakfast on the private back patio moving to the front and south facing garden means you have the sun all day long. The main bedroom balcony provides cover for BBQs and other family gatherings what ever the weather.*

*A large private garden site with views of trees and greenery all around. We have always felt safe in such secure home in a fantastic location"*



76 High Street, Hollywood, BT18 9AE

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Drawing room



Drawing room



Entrance hall

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

Deceptively spacious detached family home with a Swiss Chalet appearance

Set within extensive gardens extending to c. 0.9 acres

Flexible accommodation depending on needs and comprising of drawing room, dining room, family room and office/playroom

Solid wood kitchen including feature Aga Range

Separate utility room and ground floor cloakroom

Five bedrooms, main with access to a large south facing balcony including a vaulted ceiling overlooking the front garden, ensuite shower room and extensive built-in wardrobes

Main bathroom finished with a white suite

Oil fired central heating

Timber double glazed windows

Tarmac driveway with parking to the front and rear for up to six cars plus space for trailer or caravan

Only a short stroll to the Ulster Way linking Belfast and Bangor City via a beautiful walk way

Glen Road is a mature private road that offers an exceptional setting to raise a family

Close by are amenities which are second to none from the Culloden Estate & Spa to The Royal Belfast Golf Club and The Royal North Yacht Club

Hollywood Village is a five minute drive and includes an array of cafes, restaurants, boutiques and many renowned schools such as Sullivan Upper and Preparatory, St Patricks and Hollywood Primary and Priory Integrated College to mention but a few

There are extensive grounds surrounding the property with the potential for further development subject to relevant permissions





Family room



raised terrace off the living room



Dining room



Kitchen with casual dining



*The property comprises...*

**GROUND FLOOR**

Double glazed door and side lights to:

**ENTRANCE HALL**

Wide staircase leading to the first floor with mahogany spindles, handrails and newel post, cornice ceiling, under stair storage.

**CLOAKROOM**

Open hanging space, access to garage, separate wc, pedestal wash hand basin with mixer tap, part tiled walls, ceramic tiled floor.

**DRAWING ROOM**

22' 8" x 14' 8" (6.91m x 4.47m)

Feature fireplace with marble surround and hearth, gas inset, double glazed door to south facing patio, glazed door to entrance hall.

**FAMILY ROOM**

14' 8" x 11' 1" (4.47m x 3.38m)

Cornice ceiling, double glazed doors leading to raised patio area with views over the grounds to the rear, glazed door to entrance hallway.

**DINING ROOM**

15' 4" x 10' 5" (4.67m x 3.18m)

Cornice ceiling, views over the grounds.

**KITCHEN WITH DINING AREA**

17' 0" x 10' 4" (5.18m x 3.15m)

Solid wood kitchen with shaker style cabinets, under unit lighting, deep granite worktop with feature Aga Range with stainless steel extractor above, tiled splashback, inset one and a half sink unit with mixer taps, space for American fridge freezer, integrated dishwasher, glazed open displays, low voltage lighting, double glazed door to rear patio and gardens.





Main bedroom



Open covered balcony



Ensuite bathroom



*The property comprises...*

**INNER HALLWAY**

**UTILITY ROOM**

17' 3" x 6' 1" (5.26m x 1.85m)  
 Range of high and low level units, laminated worktops, single drainer stainless steel unit with mixer tap, plumbed for washing machine, oil fired central heating boiler, ceramic tiled floor, access to rear with glazed door.

**STUDY/OFFICE**

18' 0" x 7' 11" (5.49m x 2.41m)  
 Originally garage. Laminate floor.

**SINGLE GARAGE**

14' 10" x 8' 9" (4.52m x 2.67m)  
 Up and over door. Light and power.





Bedroom 3

**First floor**

**LARGE LANDING**

Access to roofspace. Double glazed Velux window.

**MAIN BEDROOM**

17' 3" x 15' 0" (5.26m x 4.57m)

Plus extensive range of built-in wardrobes, double glazed door leading to large balcony with timber floor and vaulted open covered area.

**ENSUITE BATHROOM**

9' 9" x 6' 7" (2.97m x 2.01m)

White suite comprising panelled bath with mixer taps and telephone shower, corner shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin with mixer tap, low flush wc, ceramic tiled floor, fully tiled walls, two double glazed Velux windows.

**BEDROOM (2)**

11' 0" x 8' 9" (3.35m x 2.67m)

**BEDROOM (3)**

18' 1" x 10' 0" (5.51m x 3.05m)

**BEDROOM (4)**

11' 1" x 8' 10" (3.38m x 2.69m)

**BEDROOM (5)**

17' 6" x 6' 6" (5.33m x 1.98m)

Double glazed Velux window.

**BATHROOM**

8' 10" x 7' 4" (2.69m x 2.24m)

White suite comprising panelled bath with mixer tap and telephone shower, bath with mixer tap, low flush wc, large shower cubicle with Mira electric shower, ceramic tiled floor, fully tiled walls.

**Outside**

Extensive gardens surrounding the home extending to c. 0.9 acres. Mature boundary trees, shrubs, lawns to both front, side and rear laid in grass, south facing open covered patio area with tiled floor.

Tarmac driveway with parking for up to six cars to front and rear.

Store under rear terrace. PVC oil tank.



Spacious landing



Bedroom 2



Bedroom 4





Driveway leading to the house



Overview image of the land (please note this is not to scale and for identification purposes only)



South facing garden with patio area



Large rear garden



South facing patio area

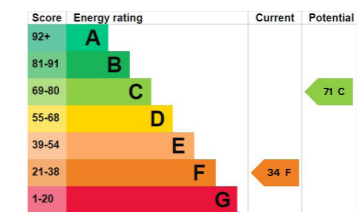


Front garden

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

**ENERGY EFFICIENCY RATING (EPC)**



**STAMP DUTY** 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:** Long Leasehold - ground rent £60.00

**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 £3,200.00

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



*Location* Travelling along the main Bangor carriageway from Hollywood, pass the Culloden Estate & Spa, take your next left after the bridge into Glen Road. Travel over the bridge and continue for 600 yards and No 27 will be on your right.

*Floor plan*



Total Area: 248.2 m<sup>2</sup> ... 2671 ft<sup>2</sup> (excluding balcony)



Sales  
Lettings  
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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