

RODGERS & BROWNE



20 Church Road
Helen's Bay, BT19 1TP

offers around £595,000

SOLD



The Owner's Perspective...

"Living in Helens Bay has brought us immense joy, largely due to its perfect location near Helens Bay Beach. As a young family, we've spent countless hours enjoying stand-up paddleboarding, kayaking, and sea swimming. The peaceful and tranquil garden, complete with an outdoor kitchen and pizza oven, has provided us with wonderful moments, enabling us to host friends and relish outdoor dining for many months of the year.

One of the most cherished features of our property is the back gate leading directly to the forest. For dog owners, this gate opens up a world of stunning and peaceful walks through

forests and along rivers. Often, you can enjoy these serene paths without encountering another soul, making it a truly valuable escape that we will miss dearly. Helens Bay has been an incredible source of joy for our young family, and we have loved this house immensely."



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall



Entrance porch

The facts you need to know...

Handsome and spacious semi detached family home

Four bedrooms, three reception rooms

Beautiful, mature, colourful gardens backing onto Ulster Way

Sunny aspect to rear

Close to Helen's Bay beach and coastal path

Convenient to train station

Views of Helen's Bay Golf Course

Cloakroom, bathroom and ensuite shower room

Large patio and barbecue area to rear with covered, open dining area and built-in pizza oven

Gas fired central heating

Oil fired Aga range for cooking, space heating and hot water

Pantry and separate utility room

Open plan kitchen with marble centre island and white Aga range

Parking for several cars behind double timber gates



Sitting room



Sitting area open to kitchen



Boot room



Sitting area open to kitchen

The property comprises...

GROUND FLOOR

Front door with diamond pane leaded glass and side panels.

ENTRANCE PORCH

Quarry tiled floor, glazed inner door and side panels with diamond pane leaded glass.

ENTRANCE HALL

Oak parquet wood block flooring, coved ceiling, storage under stairs.

CLOAKROOM

White suite comprising low flush wc, pedestal wash hand basin, half timber panelled painted walls, tiled floor.

REAR HALLWAY

CLOAKS HANGING SPACE AND BOOT ROOM

Slate tiled floor, recessed lighting, double uPVC French doors to patio and garden.

UTILITY ROOM

9'6" x 7'11" (2.9m x 2.41m)
Terazzo flooring, Belfast sink, plumbed for washing machine.

DRAWING ROOM

17' 0" x 13' 3" (into bay window) (5.18m x 4.04m) Feature fireplace, cast iron inset, painted timber surround, slate hearth, oak parquet wood block flooring, coved ceiling, feature built-in bookcase.

SITTING ROOM

12' 6" x 11' 0" (3.81m x 3.35m)
Feature cast iron and tiled fireplace, slate hearth, oak parquet wood block flooring, coved ceiling, inset bookcase or ornament shelving.



Bright kitchen/dining/sitting area



The property comprises...

GROUND FLOOR

BRIGHT KITCHEN/DINING/SITTING AREA

25' 9" x 18' 0" (overall) (7.85m x 5.49m) Oak flooring, cast iron log burning stove, plate rack. Kitchen with large centre island with marble top, inset stainless steel sink with mixer tap, instant boiling hot water, overhangs as breakfast point, white oil fired Aga range in tiled recess, walk in pantry, dishwasher, sliding uPVC door to garden.

PANTRY

7' 9" x 6' 3" (2.36m x 1.91m) Range of high and low level cupboards, glass display cupboards, tiled floor, part tiled walls.

Staircase with painted spindles and hardwood handrail to:



Bedroom one



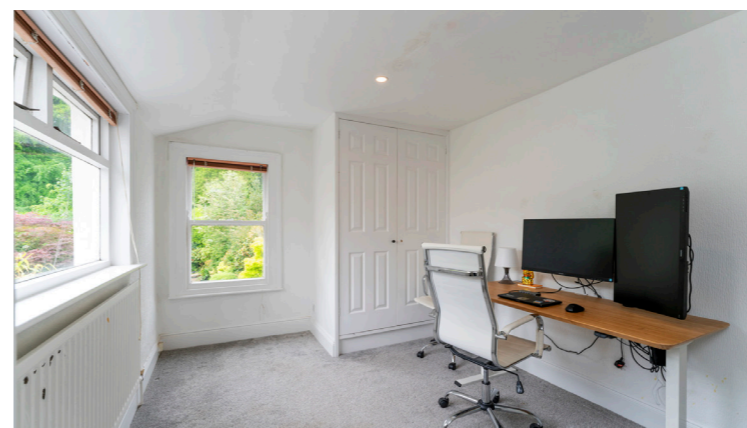
Ensuite shower room



Bedroom two



Bedroom three



Bedroom four



Family bathroom

The property comprises...

FIRST FLOOR

BEDROOM (1)

15' 9" x 13' 0" (4.8m x 3.96m)

Extensive range of built-in wardrobes, dressing table and drawers. Golf course views. Door to hidden...

ENSUITE SHOWER ROOM

Fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin, half tiled walls, low flush wc, oak laminate flooring.

BEDROOM (2)

13' 6" x 13' 4" (4.11m x 4.06m)

Golf course views.

BEDROOM (3)

13' 3" x 11' 9" (4.04m x 3.58m)

BEDROOM (4)

12' 6" x 9' 0" (3.81m x 2.74m)

Built-in wardrobes, recessed lighting, dual aspect with lovely views into rear garden.

FAMILY BATHROOM

10' 3" x 7' 6" (3.12m x 2.29m)

Free standing roll top bath, low flush wc, pedestal wash hand basin, half tiled walls, painted tongue and groove ceiling, recessed lighting, ceramic tiled floor, fully tiled corner shower cubicle with thermostatically controlled shower, separate shelved hotpress.

LANDING

Door to covered veranda with views of Golf Course and oblique sea views.

ROOFSPACE

Outside

Double timber entrance gates to tarmac parking space for several cars or possible garage space.

Beautiful mature, colourful gardens to front and rear in lawns, flowerbeds, shrubs, mature trees, sunny aspect to rear.

Large patio and barbecue area to rear with covered dining space, pizza oven, log store, tiled food prep area, inset stainless steel sink.

BOILER HOUSE

Gas fired central heating boiler.

Access to Ulster Way to rear.



Large patio area and under cover dining



Views from veranda



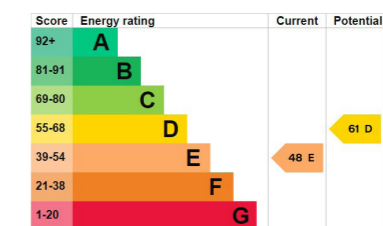
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?		■	
Is there an annual service charge?			■
Any lease restrictions (no AirBnB etc) ?		■	
On site parking?		■	
Is the property 'listed'?		■	
Is it in a conservation area?		■	
Is there a Tree Preservation Order?		■	
Have there been any structural alterations?	■		
Has an EWS1 Form been completed?			■
Are there any existing planning applications?		■	
Is the property of standard construction?	■		
Is the property timber framed?		■	
Is the property connected to mains drains?	■		
Are contributions required towards maintenance?			■
Any flooding issues?		■	
Any mining or quarrying nearby?		■	
Any restrictive covenants in Title?		■	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	Mains connected
Mains gas	Mains connected
LPG	Various providers if required
Mains water	Mains connected
Cable TV or satellite	Various providers
Mobile Telephone	Limited coverage
Broadband and speed	Download up to 1000mbs

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: Leasehold. Ground rent TBC

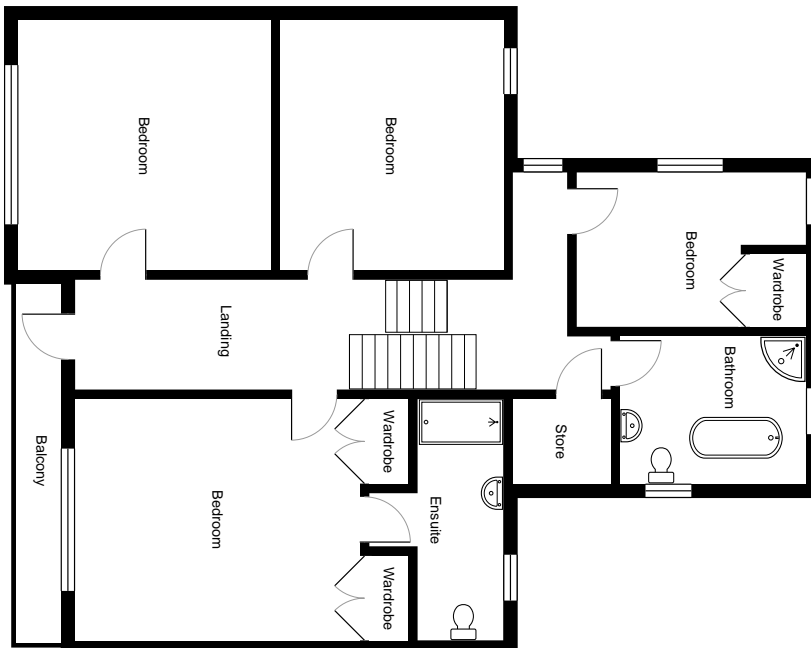
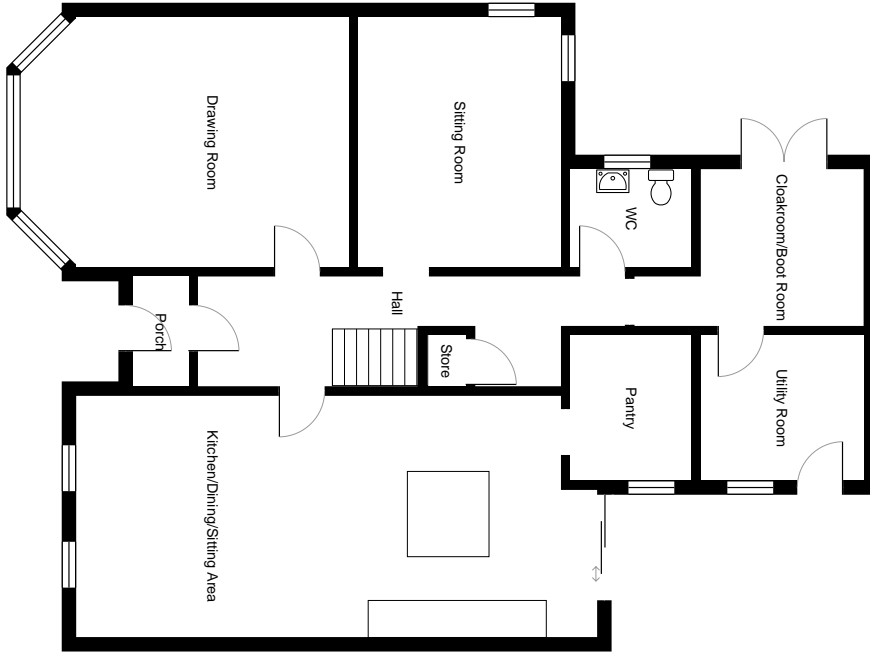
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is TBC.

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

Location

From Bridge Road and train station the house is approximately 270 yards on left hand side heading towards the sea.



Total Area: 213.7 m² ... 2301 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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