

# RODGERS & BROWNE

'Island Lodge' 216 Bangor Road  
Holywood BT18 0JF

*offers over £385,000*



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

"From its elevated site, our home enjoys lovely views of Belfast Lough and out to the Irish Sea. A view that is always changing with the seasons and offers beautiful sunsets. Watching cruise ships arrive and depart has become a favourite pastime.

Island Lodge has been altered, extended and enhanced over the years and has plenty of space for most families to enjoy. It is unique and there are always places to sit and relax or enjoy a bit of peace and quiet!

The heart of the house is the kitchen which was fitted by Robinson Interiors. It offers great storage and enough space for all the family to get together. There are great views from here too.

The sunroom leads out into the sunny, south facing enclosed rear garden which the children have really enjoyed. We have a double-glazed cabin in the garden which also has views over the lough. It's become a den for the children of late, but it's a lovely garden reception room and would also make a



great home office - you can even have a sauna and an outdoor shower to relax after a hard day!

We have no doubt the next family will enjoy Island Lodge as much as we have"

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Comfortable Living room



Dining kitchen with Lough views



Low maintenance front garden



Hallway with stairs to west wing

*The facts you need to know...*

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Four bedroom, split level detached home

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Two reception rooms plus sunroom

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Elevated site with excellent Lough views from several rooms

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Laneway to only eight houses with turning circle at end

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Traffic lights to and from Bangor Road

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Bathroom and two ensuites

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Sunny, south facing, mature rear garden with great privacy

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Bright, well presented interior

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Large dining/kitchen by Robinson Interiors

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Separate utility room

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Flexible interior layout to suit most needs c.1,900 sq ft

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Oil fired central heating and separate Aga range

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Double glazed timber summer house with wood burning stove - ideal home office

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Parking for several cars

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Kitchen by Robinson Interiors



'Belfast' sink and Lough views



Aga range



Dining area with lovely sea views

## *The property comprises...*

### **GROUND FLOOR**

uPVC double glazed front door and side panels.

**ENTRANCE PORCH:** Feature exposed reclaimed brick detail, tiled floor, pine tongue and groove panelled ceiling, pine sheltered inner door.

**ENTRANCE HALL:** Exposed reclaimed pine flooring. Open to:

**LIVING ROOM: 16' 3" x 11' 6"** (4.95m x 3.51m) Feature reclaimed brick fireplace, slate hearth, exposed beam mantle, exposed beam ceiling, picture window with good Lough views.

### **CLOAKROOM / DRYING ROOM**

### **ATTRACTIVE KITCHEN/DINING ROOM BY ROBINSON**

**INTERIORS 23' 3" x 9' 9"** (7.09m x 2.97m) Extensive range of cream shaker style high and low level cupboards, polished granite worktops, inset Belfast sink with mixer tap, integrated fridge, dishwasher, oil fired Aga range for cooking, radiant heat and hot water, ceramic tiled floor, part tiled walls, recessed lighting, space for breakfast table and chairs, excellent Lough views.

**FAMILY ROOM: 19' 6" x 16' 6"** (maximum) (5.94m x 5.03m) Vaulted ceiling, feature reclaimed fireplace, cast iron wood burning stove, exposed beam ceiling, oak flooring, Lough views. Door to:

**SUNROOM 15' 3" x 8' 6"** (4.65m x 2.59m) Pine reclaimed flooring, cast iron wood burning stove, uPVC double glazed French doors to patio and garden.

**UTILITY ROOM: 9' 9" x 4' 9"** (approximately) (2.97m x 1.45m) Cupboards, inset single drainer stainless steel sink unit with mixer tap, freezer, washing machine, tumble drier, oven and hob, ceramic tiled floor, vaulted pine tongue and groove ceiling. Stairs up to:

**BEDROOM (4): 12' 3" x 9' 3"** (3.73m x 2.82m) Vaulted pine ceiling, bifold louver door to built-in wardrobe.

Stairs down to:

**BEDROOM (3): 12' 6" x 9' 9"** (3.81m x 2.97m) Double uPVC French doors to front.

**ENSUITE SHOWER ROOM:** Low flush wc, wash hand basin, fully



Family Room with vaulted ceiling

tiled shower cubicle with Mira Sport instant heat shower.

**WEST WING**

**BEDROOM (1): 19' 3" x 12' 3"** (maximum) (5.87m x 3.73m) uPVC double glazed French doors including ensuite shower cubicle with Mira Event instant heat shower, pine vanity unit, ornate wash hand basin, raised pitch pine plinth, heated towel radiator.

**BEDROOM (2): 11' 3" x 10' 0"** (3.43m x 3.05m) Including extensive range of built-in sliding mirror doors, fully tiled shower cubicle.

**BATHROOM: 7' 9" x 6' 6"** (2.36m x 1.98m) Cast iron roll top bath, chrome mixer telephone shower, pedestal wash hand basin, low flush wc, painted half timber panelled walls to dado height, reclaimed pine flooring, recessed lighting, heated towel radiator.

**ROOFSPACE:** Timber folding ladder. Part floored. Light, power and insulated.

**OUTSIDE**

Large brick pavior patio,

Landscaped gardens to front in low maintenance flowerbeds and planting.

Enclosed to rear in lawns, flowerbeds, shrubs, pink pebble paths, fencing and conifer hedges. Private sunny aspect.

To the front is a tarmac driveway with parking for two cars.

Concealed bin store. Oil fired central heating boiler in outside store

**DOUBLE GLAZED PLAYROOM OR HOME OFFICE 15' 9" x 9' 3"** (4.8m x 2.82m) Light and power. Reclaimed brick fireplace with cast iron wood burning stove. Lough views.

**WORKSHOP/STORE 11' 6" x 9' 9"** (3.51m x 2.97m) Light and power.

Separate log store. Tool store and bicycle store.

**GARDEN SHED / TOOL STORE**

**SAUNA** Two person sauna by Harvia, log burning heater, outside shower.



Sun room leading to private sunny rear garden



Bedroom (3)



Bedroom (1)



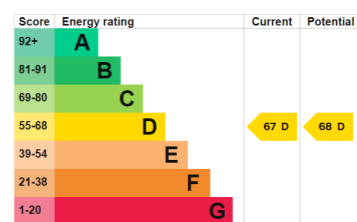
Bathroom with roll top bath

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 - VARIOUS SUPPLIERS
Mains gas	NO
LPG	NO
Mains water	YES
Cable TV or satellite	VARIOUS PROVIDERS
Mobile Telephone	FAIR COVERAGE
Broadband and speed	UP TO 10,000 MBPS

**ENERGY EFFICIENCY RATING (EPC)**



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.

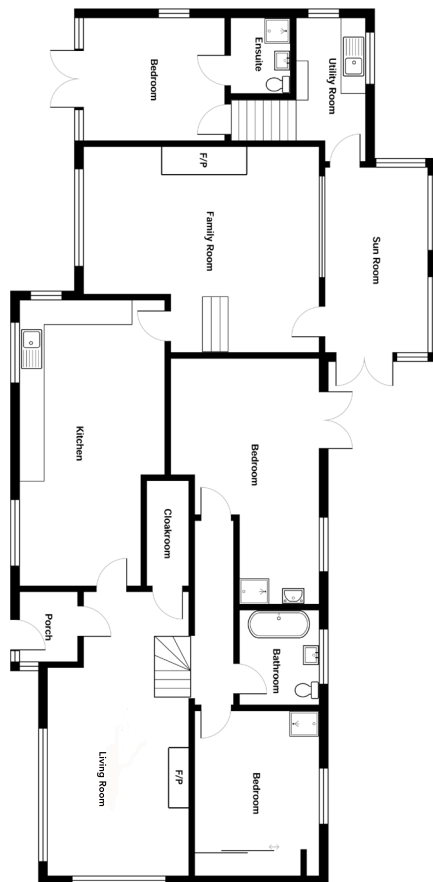
**TENURE:** Leasehold 10,000 years from 1974 at a nominal ground rent if demanded

**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.

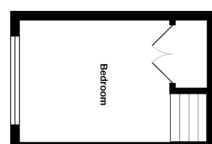
The assessment for the year 2024 /2025 is c. £2,055.83

# Location

Turn off main Bangor A2 heading from Belfast towards Rockport and Glencriag schools and turn immediately right along laneway. 216 is on right hand side.



Total Area: 176.6 m<sup>2</sup> ... 1901 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



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