

**RODGERS
&
BROWNE**

12 Carney Hill
Holywood, BT18 0JR

offers over £575,000



The Owner's Perspective...

"We were drawn to the beautiful views overlooking Belfast Lough when purchasing No. 12 and have spent much time taking in those ever-changing views during the 12 years that we have lived there. Whilst modern in design, the house has always felt 'cosy' and welcoming to us and the open-plan living spaces have provided us with fond memories of entertaining family and friends.

With access to leading local schools and so much outdoor recreational space and amenities on our doorstep, we have had little need to travel much further than Holywood, Helen's Bay and Crawfordsburn. However, the close proximity of the local train station at Seahill has always provided us with a great travel option to extend our horizons.

The house and street have been such a welcoming place that we have been lucky enough to call home. We are in no doubt that the next owners will share the strong sense of belonging and homeliness that we have got from our time in No. 12"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Feature glass fronted fireplace



View from the drawing room

The facts you need to know...

Contemporary detached family home set on an elevated site which offers stunning sea views

Deceptively spacious throughout and extending to c. 2,300 sq ft

Flexible accommodation depending on individual needs

Fabulous drawing room with floor to ceiling windows taking full advantage of the views to Belfast Lough and the Irish Sea

Contemporary kitchen including central island and feature range opening to the dining area

Separate utility room

Four double bedrooms, main bedroom with luxury ensuite shower room and walk-in dressing room

Luxury bathroom including single shower cubical and deep fill bath

Double glazed windows

Oil fired central heating system

Driveway with parking for three cars

Concealed store

Gardens fully enclosed to the rear with raised Tegular paved patio area

Ideally located to Belfast City Centre via road and rail

Many amenities are close to hand including may renowned schools such as Rockport and Glenraig primary school



Luxury kitchen opening to dining



The property comprises...

GROUND FLOOR

Composite triple glazed front door with side light to:

IMPRESSIVE ENTRANCE HALL

Feature curved wall with solid oak display shelf, ceramic tiled flooring, feature contemporary radiator, cloakroom, Duravit low flush wc and wall mounted Duravit sink unit and mixer tap, ceramic tiled floor. Boot room with open hanging space.

DRAWING ROOM

22' 0" x 21' 4" (6.71m x 6.5m)

Stunning glazed wall with views stretching over Seahill to Belfast Lough, Irish Sea and on a good day Ailsa Craig. Contemporary glass fronted fire, slate hearth, ceramic tiled floor, contemporary radiators, low voltage lighting.

LUXURY KITCHEN OPENING TO DINING

26' 10" x 13' 0" (8.18m x 3.96m)

Extensive range of high and low level shaker style cabinets, under unit lighting, granite style worktops with stainless steel inset sink and mixer tap, central island with additional cabinets and breakfast bar area, stainless steel Fishers Paykel Range with five gas tap and double oven, space for oversized fridge freezer, ceramic tiled floor, low voltage lighting, contemporary radiators, views of Belfast Lough and the Antrim Coastline.



Main bedroom

Lower Level

HALLWAY

MAIN BEDROOM

14' 5" x 14' 3" (4.39m x 4.34m)

Large picture window with views over Seahill to Belfast Lough.

DRESSING ROOM

11' 2" x 7' 10" (3.4m x 2.39m)

Extensive range of open hanging space and cabinets.

LUXURY ENSUITE SHOWER ROOM

11' 9" x 7' 1" (3.58m x 2.16m)

Luxury suite comprising large walk-in shower cubicle, thermostatically controlled shower unit, over drencher and telephone shower, low flush wc, contemporary wall mounted sink with mixer tap, cabinets below, tiled splashback, ceramic tiled floor, tiled skirtings, chrome towel radiator, low voltage lighting.

BEDROOM (2)

14' 10" x 11' 2" (4.52m x 3.4m)

BEDROOM (3)

14' 10" x 10' 10" (4.52m x 3.3m)

BEDROOM (4)

10' 4" x 9' 11" (3.15m x 3.02m)

LUXURY BATHROOM

10' 6" x 6' 6" (3.2m x 1.98m)

White suite comprising deep fill tile panelled bath with mixer tap, low flush wc, contemporary wall mounted sink unit and mixer tap, cabinets below, fully tiled shower cubicle with thermostatically controlled shower unit and telephone shower and over drencher, chrome feature radiator, ceramic tiled floor, part tiled walls, low voltage lighting, extractor fan.

UTILITY ROOM

10' 6" x 6' 6" (3.2m x 1.98m)

Low level cabinets, plumbed for washing machine, single drainer sink unit with mixer tap, ceramic tiled floor, space for dryer, access door to patio area.

STORE

12' 3" x 6' 6" (3.73m x 1.98m)

Electric roller door, light and power and pressurised water tank, oil fired central heating boiler.

Outside

Fully enclosed gardens to the rear laid in lawns, fencing and mature hedging, Tegular paved patio area, feature sleeper wall.

To the front is a driveway with parking for three cars.

Enclosed PVC oil tank. Outside light. Outside tap.



Luxury ensuite shower room



Bedroom two



Luxury bathroom

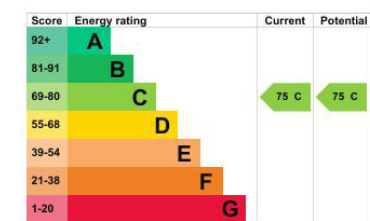


Bedroom three

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)



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 - £15 per annum

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 £3,060.90

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

Location

Travelling along the Bangor dual carriageway from Holywood, continue past the turn off to Seahill, Carney Hill is your next right. Once in Carney Hill keep left and No12 is on your left.



Total Area: 213.3 m² ... 2296 ft²
 All measurements are approximate and for display purposes only



**Sales
 Lettings
 Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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