

**RODGERS  
&  
BROWNE**

2 Glenholme, Off Bridge Road  
Helen's Bay, BT19 1ZS

*offers over £995,000*



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

*"Built 5 years ago on the site of a former farmhouse and designed for modern family living this large c.3500 square foot home is built on a generous c.0.6 acre plot and has countryside views.*

*It incorporates the traditional features of the farmhouse including hardwood sash windows and cornicing throughout with evident attention to detail in all aspects of its construction.*

*Positioned next to Crawfordsburn Country Park, it has good links to Belfast by train and road while also having access to coastal and countryside walks"*



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS





Entrance porch



Stunning entrance hall

*The facts you need to know...*

Georgian style farm house set on an elevated, spacious site extending to c.0.6 of an acre

Built only five years ago with exceptional attention to detail, merging classic features into modern living

Extending to c.3,500 sq ft of bright, elegant living

Ground entrance hall with a feature staircase finished with walnut treads and painted spindles, Newel posts and walnut handrails

Drawing room with feature fireplace

McGowan Brooks in frame hand painted kitchen with a large central island and vaulted ceiling with built-in appliances and quartz worktops

Family room open to the kitchen with casual dining area separated by a contemporary glass fronted gas fire

Separate utility room with matching stylish units and quartz worktops

Large study/bedroom five

Luxury wet room with dual access via the hallway and the rear boot room

Four bedrooms, master suite with walk-in dressing room, built-in wardrobes and luxury bathroom with deep fill bath and walk in shower cubicle

Luxury shower room with walk in shower cubicle

Hardwood double glazed sliding sash windows

*The facts you need to know...*

White panelled doors throughout

Luxury sanitaryware with brands such as Roca, Duravit and Hansgrohe

Corniced ceiling

Pressurised gas fired central heating system with underfloor heating downstairs and upstairs with individual room thermostats

Energy efficient home

Extensive gardens surrounding the house laid in lawns and a wild meadow

Tarmac driveway with parking for several cars

Detached double garage with electric up and over doors

Within a luxury development of only three individually designed homes set behind electric gates

Only minutes from Helen's Bay Square and Crawfordsburn Country Park

Within a luxury development of only three individually designed homes set behind electric gates

Ideally located for accessing Belfast and Bangor City via road and rail





Drawing room



Casual dining area



Sitting room off the kitchen



*The property comprises...*

**GROUND FLOOR**

Double, panelled doors with fan light over, granite step leading to:

**ENTRANCE PORCH**

Part panelled walls, corniced ceiling, tiled floor with detailing, glazed door side and top light to:

**SPACIOUS ENTRANCE HALL**

Engineered herringbone walnut flooring, wide staircase with painted spindles, newel posts, walnut handrail and treads, corniced ceiling, low voltage lighting, Cloakroom - open shelving and coms cabinet, walnut flooring. Alarm keypad.

**DRAWING ROOM**

17' 0" x 14' 2" (5.18m x 4.32m)  
Fireplace with marble surround and mantle, cast iron horseshoe inset, open fire, granite hearth, engineered herringbone walnut flooring, corniced ceiling, low voltage lighting, wall lighting, beautiful countryside views, double, glazed doors to entrance hall.

**STUDY/BEDROOM 5**

14' 3" x 13' 10" (4.34m x 4.22m)  
Cornice ceiling, low voltage lighting..

**LUXURY WET ROOM**

12' 6" x 8' 2" (at widest points) (3.81m x 2.49m)  
Fully tiled shower with Hansgrohe thermostatically controlled shower unit, Duravit contemporary wall mounted sink unit, cabinets below, Hansgrohe mixer tap, Duravit wall mounted toilet and concealed Geberit flush, back light mirror, feature tiled floor to ceiling splashback, chrome heated towel radiator, ceramic tiled floor, access to hallway and boot room. Concealed storage cupboards. Extractor fan.





Handcrafted kitchen



Boot room



Luxury wet room

## *The property comprises...*

### GROUND FLOOR

#### **STUNNING HANDCRAFTED KITCHEN BY MAGOWAN BROOKS KITCHENS OPENING TO CASUAL DINING AND SITTING**

31' 11" x 31' 1" (at widest points) (9.73m x 9.47m)

Extensive range of handcrafted in-frame units with exposed hinges, Chamfered quartz worktop with matching splashback and mirrored wall, oversized Neff stainless steel five gas ring hob with extractor over, concealed larder unit finished with oak shelving, dove tailed drawers and spice racks, stunning central island finished in one piece of chamfered quartz worktop, one and a half inset sink unit and mixer tap, the island is finished in brinjal colour and has extensive cabinets, and open shelving. Neff eyelevel oven and warming drawer, integrated Neff dishwasher and larder fridge, concealed bin cabinet, vaulted ceiling in the kitchen with a ceiling height of 13ft, wide engineered grey oak wooden flooring throughout, French doors with fan light over to the large patio and garden. Central to the room and acting as a division is a glass fronted, contemporary gas fire, additional bifold doors from the living area to the extensive patio and gardens, double, glazed doors to entrance hall

#### **UTILITY ROOM**

14' 0" x 6' 2" (4.27m x 1.88m)

Extensive range of shaker style cream cabinets, drawers and oversized cabinets for ironing board and brooms, ceramic tiled floor, marble worktop with Chamfered edging, Belfast sink, mixer above, plumbed for washing machine and space for tumble dryer, concealed Worcester gas boiler, integrated freezer, access to:

#### **BOOT ROOM**

Glazed door to parking. Period style radiator, ceramic tiled floor, store cabinet with open shelving.

#### **MINSTREL GALLERY LANDING**

Large and spacious landing with study area overlooking the countryside, cornice ceiling, low voltage lighting. Hotpress with hanging space, pressurised tank.





Main bedroom suite

**MAIN BEDROOM SUITE**

19' 5" x 14' 1" (5.92m x 4.29m)

Views of the countryside, corniced ceiling, low voltage lighting, built-in wardrobes with solid oak surround and mirrored doors..

**DRESSING ROOM**

7' 3" x 5' 5" (2.21m x 1.65m)

Open shelving with hanging and shoe storage.

**LUXURY ENSUITE BATHROOM**

11' 9" x 10' 10" (3.58m x 3.3m)

Luxury suite comprising deep fill Duravit tiled panelled bath, swan neck tap and mixer, concealed telephone shower, walk in shower cubicle with Hansgrohe thermostatically controlled shower unit, telephone shower and over drencher, wall mounted Duravit toilet and Geberit concealed cistern, handcrafted his and hers vanity unit, two drawers, quartz worktop with chamfered edge top, matching splashback with two Roca sinks each with mixer tap, period style heated radiator, wide plank tiled floor with matching part tiled walls, extractor fan, low voltage lighting.

**GUEST BEDROOM**

17' 10" x 14' 2" (5.44m x 4.32m)

Corniced ceiling, low voltage lighting, countryside views.

**BEDROOM (3)**

14' 2" x 12' 11" (4.32m x 3.94m)

**Corniced ceiling, low voltage lighting.**

**BEDROOM (4)**

14' 5" x 7' 3" (4.39m x 2.21m)

Corniced ceiling, low voltage lighting, access to roofspace.

**LUXURY SHOWER ROOM**

10' 9" x 8' 3" (3.28m x 2.51m)

Luxury suite comprising walk in shower enclosure, telephone shower and Hansgrohe over drencher, Duravit low flush wc, wall mounted Duravit wash hand basin with mixer tap, feature floor to ceiling tiled wall, ceramic tiled floor, part tiled walls, heated towel radiator, concealed linen cabinet, low voltage lighting, extractor fan.



Luxury shower room



Luxury ensuite bathroom



Bedroom two



Bedroom three

*The property comprises...*

**OUTSIDE**

**DETACHED MATCHING DOUBLE GARAGE**

21' 2" x 19' 3" (6.45m x 5.87m)

Twin electric roller doors, light and power. Slingsby ladder, leading to loft storage, low level units with stainless steel sink unit and mixer tap, service door to garden.

Large south facing gardens laid in mature lawns, bordered by hedging, extensive south facing patio area, wild meadow surrounded by hedging..

Large tarmac driveway with parking for several cars.

Outside mood lighting, electrical sockets and four taps.

Accessed via communal entrance pillars and electric gates.

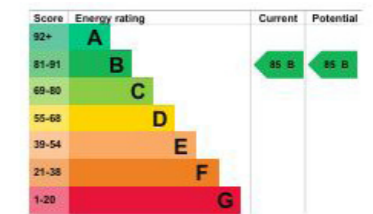




THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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:** freehold

**MANAGEMENT FEE:** £150.00 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.

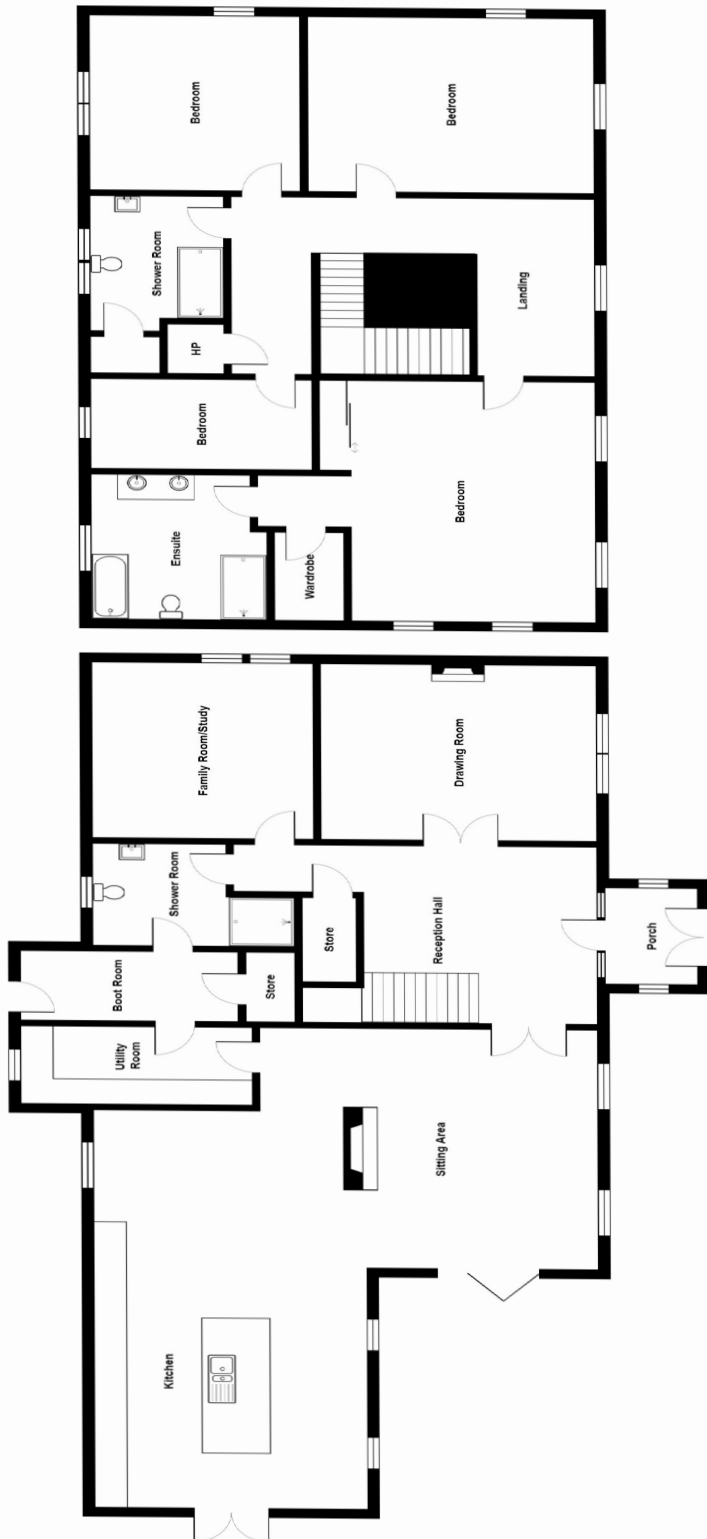
The assessment for the year 2024/2025 is £3,654.00

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



*Location:* Travelling along Bridge Road from Holywood, continue past Helen's Bay Square, under the railway bridge onto Bridge Road South, on your left the entrance will appear for Glenholme.

## *Floor plan*



Total Area: 325.3 m<sup>2</sup> ... 3502 ft<sup>2</sup>

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