

**RODGERS
&
BROWNE**

'Ballywooley House'
173 Crawfordsburn Road, Crawfordsburn,
Co. Down Northern Ireland



offers around £1,500,000



The Agent's Perspective...

"Ballywooley House is a home of true character and charm due to its history dating back to c.1902. Although it has been modernised previously and restored of late, the property has a delightful ambience and the location offers the rare combination of convenience with total privacy.

Built by Mr Bell (a local landowner) in c.1902, the house was subsequently purchased by Mr Leslie Porter c.1912. Mr Porter was a well-known car enthusiast who owned a car dealership in Belfast. So passionate was he, that he competed in the 1903 Paris to Madrid race during which the race had to be stopped due to the number of deaths endured by competitors and spectators along the route. In addition, he competed in the Isle of Man Tourist Trophy in 1908. He was also a keen aviator and joined the Royal Flying Corps. Whilst on leave he flew home in a bi-plane and landed it in a field adjacent to Ballywooley House. Sadly, he was killed in action in 1916.

His family lived on at Ballywooley until the property was later sold. It has been occupied by several families since, who no doubt have all enjoyed their time here - as there is a definite homely atmosphere to Ballywooley House. It has great flexibility to suit even the most space demanding of families and lends itself well to those who prefer to work from home.

The grounds offer great privacy and the chance to follow the sun whilst dining Al Fresco.

We are delighted to be entrusted to find a new family to start the next chapter of ownership of Ballywooley House"

76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



ballywooley House



Terraced lawns to rear



The facts you need to know...

Beautifully restored Gentleman's Residence with significant history dating back to c.1902

Totally private, mature site off private road on outskirts of Crawfordsburn.

Up to 6 bedrooms (or adaptable for home working, playroom, kids den etc)

4 reception rooms

Kitchen with shaker style units, Aga range and space for casual dining

Extensive terraces and patios for outdoor entertaining, barbecues and relaxing

Exceptional character and charm with many original features including cornices, picture rails, fireplaces and high ceilings.

Oil fired central heating

Privacy combined with convenience to Bangor, Belfast and Belfast City airport

Although spacious, Ballywooley House has a warm and comfortable 'at home' feel and is the perfect 'forever' home

Just c.12 miles from Belfast City centre

Total site c.0.9 acres

Formal and informal spaces extending to c.3,725 sq. ft.



Drawing Room



Dining Room



Drawing Room looking into rear garden



Marble fireplace



Double aspect

The property comprises...

GROUND FLOOR

Stone pillars with granite coping stones to cast iron, electric, remote control entrance gates with intercom connection to granite cobbled driveway, turning and parking space.

Panelled front door with glazed fan light to:

ENTRANCE PORCH: Stained leaded glass inner door, side panels and fan light, mosaic tiled floor with mat well. Leading to:

RECEPTION HALL: Hardwood flooring, corniced ceiling and dado rail. Staircase with turned spindles and newell post to first floor. Ornate cast iron radiators.

DRAWING ROOM: 21' 2" x 13' 2" (6.45m x 4.01m) into bay window overlooking rear garden. Corniced ceiling, centre rose, picture rail. Feature fireplace with black, Kilkenny marble surround, inset cast iron wood burning stove, slate hearth. Storm shutters.

DINING ROOM: 16' 0" x 12' 10" (4.88m x 3.91m) Corniced ceiling, picture rail, recessed lighting, feature marble fireplace, cast iron inset with gas fire. Glass display shelving, cupboards below. Storm shutters.

STUDY 11' 10" x 9' 8" (3.61m x 2.95m) Corniced ceiling, picture rail. Feature painted, cast iron fireplace.



Spacious kitchen with Aga range and space for casual dining



Family Room off kitchen with access to terrace and barbecue area



Lovely outside dining space



Sunny aspect

Continued...

FAMILY ROOM: 19' 3" x 18' 0" (5.87m x 5.49m) Bay window overlooking front garden. Hardwood flooring, corniced ceiling, plate rack, fireplace with inset, modern cast iron wood burning stove. Bifold doors to side patio and barbecue area. Double glass pane doors to:

KITCHEN & CASUAL DINING 23' 3" x 18' 1" (7.09m x 5.51m) Bay window overlooking rear garden. French door to rear terrace, side patio and barbecue area. Double 'Belfast' enamel sink, extensive range of painted shaker style cupboards by Crownwood, polished granite worktops, black oil fired Aga range, quarry tiled floor, space for 'American' fridge, also space for large table and chairs for casual dining. Recessed lighting.

LAUNDRY / UTILITY ROOM 11' 11" x 8' 6" (3.63m x 2.59m) Range of shaker style high and low level units, enamel double drainer sink unit, mixer taps, hardwood work top, plumbed for washing machine, quarry tiled floor, door to terrace and rear garden.

WALK IN PANTRY / BOOT ROOM.

CLOAKROOM: Low flush wc., floating wash hand basin, quarry tiled floor.



Main bedroom 1



En suite bathroom with bath and shower

Continued...

Staircase with painted spindles and hardwood handrail to

FIRST FLOOR

LANDING: Feature original stained glass arched window

BEDROOM (2): 16' 6" x 16' 0" (5.03m x 4.88m) Bay window. Extensive range built in wardrobes.

BEDROOM (1): 21' 3" x 13' 2" (6.48m x 4.01m) Bay window overlooking garden. Corniced ceiling and picture rail. Door to:

ENSUITE BATHROOM: Enamel 'slipper' bath, tall chrome mixer taps and telephone hand shower, floating wash hand basin, low flush wc., tiled floor, part tiled walls, fully tiled shower cubicle with drench and telephone hand showers, painted cast iron decorative fireplace, recessed lighting, heated towel rail. Also access from landing.

BEDROOM (3): 13' 0" x 13' 0" (3.96m x 3.96m) Plantation shutters, decorative slate and cast iron fireplace.

BEDROOM (4): 13' 0" x 12' 0" (3.96m x 3.66m) Decorative painted and cast iron fireplace

BATHROOM: Enamel roll top bath, chrome mixer taps, telephone hand shower, floating wash hand basin, high flush wc., part tiled walls, fully tiled shower cubicle, black and white tiled floor, recessed lighting, heated towel rail. Corniced ceiling.

WALK IN SHELVED HOT PRESS, lagged copper cylinder, immersion heater.

WALK IN DRESSING ROOM - shelving, hanging rails and built in cupboards.

Staircase with painted spindles and hardwood handrail to:

SECOND FLOOR

BEDROOM (5): 14' 3" x 11' 9" (4.34m x 3.58m) Feature arched window with views over front garden to fields beyond

BEDROOM (6): 14' 2" x 12' 9" (4.32m x 3.89m) Storage into eaves. Feature arched window.

SHOWER ROOM: Wash hand basin, low flush wc., painted half timber panelled walls to dado rail, ceramic timber effect flooring, fully tiled shower cubicle with Mira Sport electric, instant heat shower. Recessed lighting, Skylight.

LANDING: Large, floored storage and luggage room. Light, Good standing height.



Bedroom 2



Bedroom 4

OUTSIDE

Granite cobbled driveway, turning and parking space. Granite curbs.

Extensive, mature, private grounds to front, side and rear in lawns, shrubs, mature trees and hedges. Raised timber beds as herb or vegetable garden. In all c.1.5 acres

Covered open log store.

Large sun terraces, patios and barbecue area with access from Family Room and Kitchen.



Main bathroom



Bedroom 6 (presently office)



Through the arched window...



Cast iron radiators



Sylvan setting to relax, for 'hide and seek' or contested football match

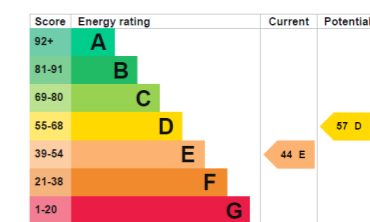
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	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	NI POWER
Mains gas	N/A
LPG	N/A
Mains water	NI WATER *SEPTIC TANK
Cable TV or satellite	BT
Telephone	BT
Broadband and speed	BT DOWNLOAD UP TO 1000BPS

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 property purchased up to £250,000 has been 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 / freehold / term / ground rent £

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.

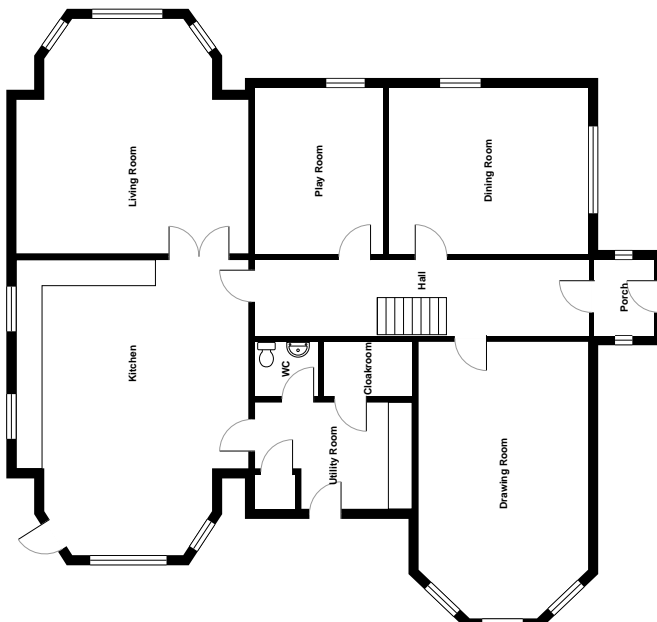
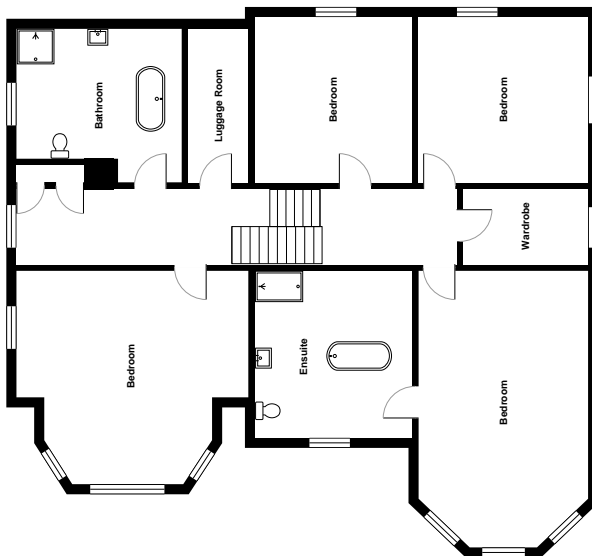
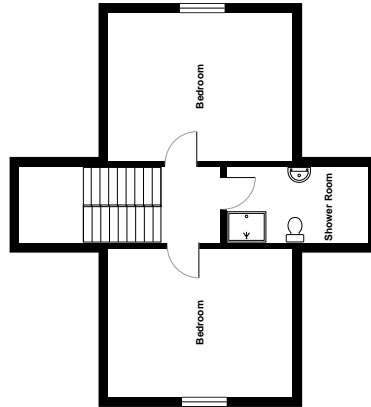
The assessment for the year 2024 /2025 is TBC.

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

Location

From Crawfordsburn Village travel towards Bangor Carnalea approx. 3/4 mile and turn right along a private road to the side of StGall's Church. Ballywooley House is c 260 yards on left hand side.

Floor plan



Total Area: 346.1 m² / 3725 ft²

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