



'Brookefield' 87a Craigdarragh Road

Helen's Bay, County Down, BT19 1UB

Asking Price £1,799,950

SimonBrien



'Brookefield' 87a Craigdarragh Road, Helen's Bay, BT19 1UB



BROOKEFIELD IS AN OPULENT AND DESIRABLE RESIDENCE IN AN ENVIABLE LOCATION IN NORTH DOWN. PERFECTLY PLACED, BROOKEFIELD IN HELEN'S BAY BOASTS THE PERFECT BALANCE BETWEEN CONVENIENCE AND SEMI-RURAL LIVING.



KEY FEATURES

- Brookefield, Helens Bay, North Down – a fantastic family home of over 5500 sq ft
- Set on manicured gardens with additional paddock of 5 acres, bringing the overall grounds to c.7 acres
- Private electric gates leading to long driveway through manicured gardens towards main home and outbuildings
- Granite chipped entrance and turning area inn front of front door and entrance
- Rear driveway to detached triple garages with home office or studio apartment over and ample parking areas
- Gracious accommodation set over 3 floors
- Entrance hallway with central stairwell and lovely greeting and entertaining space
- Bright and spacious entertaining and reception rooms from the hallway with:
- Formal Drawing room with Marble fireplace
- Orangery / Garden room with direct access to terraces overlooking countryside
- Kitchen living dining room with custom designed kitchen and vaulted ceiling open:
- Living room with wood burning stove and bi-folding doors to sun terraces
- Large utility room, rear hallway, boot room and cloakrooms
- On the first floor there is a gallery style landing leading to:
- 5 double bedrooms, 3 with ensuite shower / bathrooms
- Main suite with full dressing room and stunning bathroom
- Second floor with large shower room and 2 good sized bedrooms
- Landscaped private manicured gardens and ample outside entertaining areas with SW facing aspect
- This home has panoramic views over its private fields – ideal for those with equestrian interests
- Detached triple garage block with automated doors
- Side stairwell leading to first floor Office / Apartment / annex with kitchen area and WC
- Ideally located close to Holywood, Helens Bay, Bangor and East Belfast and the beautiful beaches along Belfast Lough

SUMMARY

Brookefield is an opulent and desirable residence in an enviable location in North Down.

Perfectly placed, Brookefield in Helen's Bay boasts the perfect balance between convenience and semi-rural living. Local schools, a variety of walking trails, cycle paths, golf courses and yacht clubs, the surrounding area of this luxurious and opulent five-bedroom home offers a wide variety of amenities and outdoor activities.

Set in one of North Downs most sought-after areas, located on the northern coast of County Down, the village of Helen's Bay has become one of Northern Ireland's most desirable places to live.

With an impressive 5,000 sq ft of accommodation over 3 floors, excluding outbuildings, this exclusive and luxurious property offers homeowners something truly special, both inside and out.

Beautifully designed, no detail has been overlooked in the quest to ensure that Brookefield is the perfect family home - from three floors of sleek internal décor with bright, airy rooms to let the outside into the enclosed courtyard situated to the front of the property.

Surrounded by seven acres of beautifully screened grounds, the site also benefits from a wonderful rural aspect, ideal for housing rare breed animals or for those with an equestrian interest.

Brookefield - your forever home.

Accommodation

Ground Floor

Entrance Porch

9'6" x 7'3" (2.9m x 2.2m):

Solid entrance door with glazed panels leading into entrance porch. Inner door with glazed side panels, floor tiles, cornice ceiling.

Entrance Hall

30'6" x 15'1" (9.3m x 4.6m):

Gracious entrance hall with glazed door with beautiful tiled herringbone floor. Solid wooden central staircase, part panelled walls, deep skirting, cornice ceiling and recessed lighting.

Drawing Room

23'5" x 15'1" (7.14m x 4.6m):

Generous reception room with feature window seat overlooking side gardens, open fire with cast iron surround, tiled hearth and marble mantelpiece, cornice ceiling, spotlights, built in shelving and storage.

Dining Room

19'7" x 18'4" (5.97m x 5.6m):

Tiled herringbone floor, partly tiled walls, bay window, spotlights, cornice ceiling, open archway into:





Orangery/Garden Room

23' x 20'6" (7m x 6.25m):

Dual access to this room via the dining room and double doors from the entrance hall. Tiled herringbone floor, bar area with stone worktops, spotlights, views towards manicured gardens plus extensive lands and countryside views. Upvc double glazed door leading to terrace, gardens and barbecue areas.

Kitchen/Dining Area

25'2" x 23'5" (7.67m x 7.14m):

Custom designed kitchen from Robinsons Kitchens with a range of high level cupboards, drawers, shelves and units with stone worktops, Villeroy & Bosch double Belfast sink, large island unit with solid worktops, wooden breakfast bar, sink with Quooker tap over, integrated Siemens microwave oven, bin storage, wine fridge, American style fridge freezer, tiled floor, feature vaulted ceiling with exposed timber beams which is open to:



Living Area**23'10" x 16'1" (7.26m x 4.9m):**

Rear aspect overlooking rear patio terraces and gardens. Vaulted ceiling with exposed beams, feature fireplace with wood burning stove with stone mantle, recessed spotlight, bi-folding doors to terrace, garden and barbecue areas.

Rear Hallway**10'8" x 4'3" (3.25m x 1.3m):**

Tiled floor with part panelled walls and recessed spotlights leading to rear parking and turning area.

Utility Room**12'8" x 10'8" (3.86m x 3.25m):**

High level cupboards, drawers, shelves and units, stone worktops, Belfast sink, tiled floor, recessed spotlights and extractor fan.

**Lobby****10'2" x 6'6" (3.1m x 1.98m):**

Tiled floor, panelled walls, spotlights, glazed door with access to rear.

Cloakroom**6'9" x 5'9" (2.06m x 1.75m):**

Low flush wc, wash hand basin with storage under, tiled floor, panelled walls, extractor fan and spotlights.

Boot Room**9'5" x 6'2" (2.87m x 1.88m):**

Tiled floor, range of high and low level fitted units, spotlights and sitting area with additional storage.

WC:

Low flush wc, sink with storage underneath, part panelled walls, recessed lighting and extractor fan.





First Floor

Gallery Landing

Spacious landing, cornice ceiling, spotlights, built in cupboards.

Main Bedroom Suite

19' x 14'9" (5.8m x 4.5m):

Dual aspect bedroom with land and countryside views, spotlights, with access to

Ensuite Bathroom

Walk in main shower with telephone hand shower and drench shower, dual sink unit with marble worktops and storage under, low flush wc, freestanding bath, marble tiled floor, part panelled walls, spotlights and extractor fan.

Dressing Room

15'1" x 10'8" (4.6m x 3.25m):

Fitted wardrobes with cupboards, drawers and open shelving, spotlights.





Bedroom 2

15'1" x 16'1" (4.6m x 4.9m):

Attractive room overlooking countryside, spotlights and access to:

Dressing Area

7'2" x 4'9" (2.18m x 1.45m):

Range of fitted wardrobes which lead to:

Ensuite Shower Room

9'2" x 0'7"0'2" (2.8m x 0.18m0.05m):

Low flush wc, walk in shower with telephone hand shower and drench shower, marble worktop with vanity unit under, tiled floor, heated towel rail, spotlights, extractor fan and part panelled walls.

Bedroom 3

20'7" x 11'2" (6.27m x 3.4m):

Double bedroom complete with spotlights with access to:

Ensuite Shower Room

8' x 7'3" (2.44m x 2.2m):

Walk in double shower, low flush wc, sink in marble worktop with storage under, tiled floor, extractor fan and heated towel rail.

Second Floor

Landing Area

14'5" x 9'2" (4.4m x 2.8m):

Bright and spacious with access to roofspace, two Velux windows.

Bedroom 4

24'7" x 15'1" (7.5m x 4.6m):

Dual aspect with spotlights and eaves storage.

Bedroom 5

24'7" x 15'1" (7.5m x 4.6m):

Dual aspect with spotlights and eaves storage.



Bathroom Suite

14'1" x 11'5" (4.3m x 3.48m):

Shower cubicle, free standing bath with marble worktop, storage under, low flush wc, part panelled walls, extractor fan, heated towel rail and tiled floor.



Outside

Garage

18'7" x 15'4" (5.66m x 4.67m):

Electric roller door, pedestrian access to side, light and power.

Garage 2

18'4" x 15'1" (5.6m x 4.6m):

Electric roller door, light and power.

Garage 3

16'7" x 15'1" (5.05m x 4.6m):

Electric roller door, pedestrian access to side, light and power.

Home Office

Office

27'6" x 11'6" (8.38m x 3.5m):

Wood effect flooring, fitted shelving, spotlights and Velux window.

Entrance Hall Area

16'1" x 5'9" (4.9m x 1.75m):

Laminate floor, recessed spotlights.

Kitchen

14'5" x 11'6" (4.4m x 3.5m):

Range of units with worktops and stainless steel sink.

WC

Low flush wc, wash hand basin, heated towel rail and spotlights.



Outside

The property is accessed via private electrically operated entrance gates leading down a sweeping driveway with planting on each side and banked lawns. Manicured gardens around the circumference of the property which have children's play areas and large entertaining areas to the left hand side which are accessed off all the main entertaining rooms. Beautifully orientated to get southwest facing all day and evening sun. To the right of the property there is an additional driveway that leads back around to the garage block and to the rear entrance of the property which has ample parking and turning space in front of the triple garage. Ideal additional parking for caravan, boat etc. All private borders around the property with lawns, flowerbeds and private patios. Agricultural style gate leading to paddock measuring 5 acres. Total site measures 7 acres.



FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GARAGE



EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	B4 B	B4 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SimonBrien

CHRISTIE'S
INTERNATIONAL REAL ESTATE

SELLING AGENT

Tiffany Brien
Associate
48 High Street
Holywood, BT18 9AE

T: 028 9042 8989
E: tiffany.brien@simonbrien.com
