

RODGERS & BROWNE

SALE AGREED



Salt & Bark, 2 Craigdarragh Road
Helen's Bay, BT19 1UA

offers around £1,250,000



The Owner's Perspective...

This historic home, originally built in 1856, holds the distinction of being one of the first in the area and was originally home to the gardener of Lord and Lady Dufferin. Painstakingly restored and extended, this residence seamlessly blends its rich Irish heritage with modern elegance and international design.

Inside, Mediterranean-inspired lime-washed walls, micro-cement finishes, and elegant arches merge effortlessly with a Californian indoor-outdoor living experience, featuring sliding doors and bifolding windows that open to an inviting outdoor bar seating area. The exterior, crafted with Shou Sugi Ban Japanese burnt wood, adds a striking Nordic touch. High ceilings throughout and breathtaking floor-to-ceiling windows create a sense of spaciousness and elegance, offering a harmonious marriage of contemporary open-plan living and traditional Irish cozy nooks around the fireplace.

Affectionately named 'Salt and Bark,' this elegant home is nestled among mature trees, just a short walk through the forest to the coastline. It's perfect for those seeking a serene retreat that respects and celebrates its storied past. A haven of tranquillity and adventure, the home boasts direct access to the water and a scenic walking trail along the coastline. Despite its peaceful, semi-rural setting, it is just minutes away from Belfast City Airport and the city itself, making it an ideal home for someone who wants to work hard and rest well.

Every aspect of this home has been artfully considered, making it a true epitome of historic charm and modern living. The designer, who spent the first 30 years of his life in the area and now resides in the U.S., envisioned a home of unity—a seamless blend of seemingly opposing ideas: historic and modern, traditional and contemporary just like the rich history of Ireland and the pioneering spirit of America.

The grounds of this home are equally enchanting. Surrounded by mature trees, the property feels wonderfully secluded. The diverse vegetation, including bees and blackberry bushes, creates a wildflower-like ecosystem, adding to the natural charm. The expansive driveway welcomes you into this serene and private haven, a true outdoor oasis perfect for enjoying the natural surroundings. The desire for unity is continued here with nature and comfort coexisting beautifully.

This home is stunning — a true expression of traditional charm and contemporary living, with every detail meticulously curated.

76 High Street, Hollywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Living room



Living room



Impressive Reception hall with contemporary staircase

The facts you need to know...

Fabulous contrast of old and new

Extended as charming five bedroom family home

Gas fired underfloor heating to ground floor extension with 'old school' style cast iron radiators elsewhere

Tarmac driveway and parking for several cars

Micro cement finish to bathrooms

Detached garage and workshop or store

Opposite Country Park and walk to coastal path

Beautiful interior decor with some limewashed walls

Bootroom and separate cloakroom with traditional suite

Shou Sugi Ban burnt wood cladding - aesthetically pleasing and used by Japanese builders for hundreds of years to withstand salt from sea air

Bespoke cloakroom, bathroom and ensuite

Large rear garden as perfect play area with terrace as relaxing and barbecue area



Sitting room



Feature period fireplace



Sitting room



Snug/bar or reading area



Cloakroom

The property comprises...

GROUND FLOOR

Tiled entrance. Original panelled solid front door.

ENTRANCE PORCH

Tiled floor. Original timber inner door with inset stained glass panel.

IMPRESSIVE RECEPTION HALL

Wide panelled timber flooring. Low level skirtings. Cloaks with hanging space to:

CLOAKROOM

High flush wc, floating, micro cement wash hand basin, tiled floor, original timber door with stained leaded glass panel, extractor fan.

SITTING ROOM

21' 9" x 8' 9" (6.63m x 2.67m)
Oak herringbone patterned flooring, cast iron fireplace, gas inset, tiled hearth, bay window, cast iron radiator, cornice ceiling.

LIVING ROOM

12' 9" x 11' 9" (3.89m x 3.58m)
Oak herringbone patterned flooring, feature period fireplace, cast iron and tiled inset, tiled hearth. bifolding doors with etched glass to:

SNUG/BAR OR READING AREA

11' 0" x 8' 3" (3.35m x 2.51m)
Oak herringbone patterned flooring, cornice ceiling, leading to inner hall and living/kitchen/dining area:



Stunning Living/kitchen/dining area



Centre island with breakfast bar



Space for dining

The property comprises...

BOOT ROOM

10' 6" x 6' 3" (3.2m x 1.91m)

Brick herringbone patterned flooring, painted 3/4 panelled walls, Aluminium double glazed door to outside.

LIVING/DINING/KITCHEN

34' 0" x 16' 9" (10.36m x 5.11m)

Extensive range of oak natural timber high and low level cupboards, Quartz worktops and large centre island with inset stainless steel circular prep sink, Quooker tap for boiling water, wired for electric controlled curtains. Rectangular Franke stainless steel sink with mixer tap, bin container, Bosch dishwasher, Rangemaster range cooker with six ring stainless steel hob, cooker extractor fan, machined brass handles, integrated fridge and freezer, coffee or breakfast point. Quartz worktop, cupboards below, wide plank timber flooring, high ceiling, space for dining table and chairs, space for relaxing, large floor to ceiling sliding doors to patio and garden, recessed lighting, integrated fridge and freezer. Gas fire inset, display shelving, sliding arched pocket door to walk-in shelved pantry. Large floor to ceiling sliding doors to patio and garden.

UTILITY ROOM

15' 0" x 5' 6" (4.57m x 1.68m)

Feature ceramic tiled sink, painted high and low level cupboards, bespoke bamboo handles, Quartz worktops, plumbed for washing machine, concealed Worcester gas fired central heating boiler, recessed lighting, ceramic tiled floor. Aluminium double glazed door to patio and garden.

CONTEMPORARY STAIRCASE

With oak treads, low level lighting and painted iron spindles and handrails to first floor. Tall feature window lighting hall stairs and landing. Bright aspect.

FIRST FLOOR

BEDROOM (1)

18' 6" x 13' 9" (5.64m x 4.19m)

Oak plank feature wall with concealed lighting, oak wide plank flooring, recessed lighting, floor to ceiling windows looking into rear garden. Arched doorway to:

FITTED ENSUITE DRESSING ROOM

13' 0" x 6' 3" (3.96m x 1.91m)

With drawers, hanging rails and shelving.

ENSUITE BATHROOM

12' 3" x 6' 9" (3.73m x 2.06m)

Oval free standing bath, tall satin finish mixer tap and telephone hand shower, double floating wash hand basins with mixer taps, ceramic tiled floor, shower cubicle, heated towel radiator, recessed lighting.



Comfortable Living area with gas fire



Impressive Open living / dining / kitchen



Walk in, shelved Pantry



Recessed coffee / breakfast point



Panelled Boot room with direct outside access

The property comprises...

BEDROOM (2)

13' 6" x 9' 6" (4.11m x 2.9m)

Oak wide plank flooring, recessed lighting, high ceiling, large floor to ceiling window, sliding pocket door to:

ENSUITE SHOWER ROOM

9' 6" x 4' 6" (2.9m x 1.37m)

Wc concealed cistern, floating wash hand basin, black heated towel radiator, concealed lighting, recessed lighting, extractor fan, tiled floor, shower cubicle with telephone hand shower and drencher shower. Window into rear garden.

BEDROOM (3)

13' 0" x 12' 9" (3.96m x 3.89m)

Feature period fireplace, cast iron and tiled inset, oak wide plank flooring, double aspect, cornice ceiling. View into Country Park.

BEDROOM (4)

13' 0" x 8' 3" (3.96m x 2.51m)

Oak wide plank flooring, side view.

BEDROOM (5)

12' 0" x 9' 9" (3.66m x 2.97m)

Oak wide plank flooring. Feature decorative cast iron and tiled fireplace. coved ceiling. View into Country Park.

STUDY

8' 3" x 5' 6" (2.51m x 1.68m)

Oak wide plank flooring. View into Country Park. Access by folding wooden ladder to roofspace. Light, insulated, good standing height.

FAMILY BATHROOM

10' 0" x 8' 9" (3.05m x 2.67m)

Large oblong free standing bath, black tall free standing taps and telephone hand shower, low flush wc, vertical radiator, vanity unit, wooden cupboard below, louvre doors, circular wash hand basin with mixer tap, walk-in tiled shower cubicle, drencher and telephone hand shower, tiled floor, extractor fan.

OUTSIDE

DETACHED GARAGE

20' 6" x 13' 9" (6.25m x 4.19m)

Electric roller door. Light and power.

WORKSHOP

13' 0" x 9' 9" (3.96m x 2.97m)

Light, power, low flush wc.

Tarmac driveway, parking and turning space for several cars, boat, caravan.

Extensive gardens to rear in lawns bordered by hedges.



Bedroom one with feature wall and accent lighting



Ensuite bathroom with oval bath and feature twin basins



Ensuite bathroom



Bedroom two also with en suite



Family bathroom with bath and shower

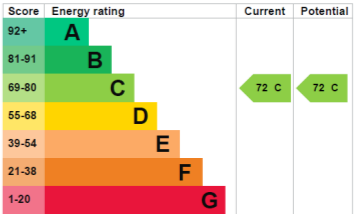


Bedroom three with double aspect and feature fireplace

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 - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Mobile Telephone	LIMITED COVERAGE
Broadband and speed	1800 Mbps 1000 Mbps

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 31st October 2024 to 31st March 2025, 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 a 5% override 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 £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold 10,000 years from 26th October 1948 at £18 p.a.

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 2025/2026 is £3,654.80

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

Location

Corner of Craigdarragh Road and Bridge Road opposite Crawfordsburn Country Park.



Large enclosed rear garden



Total Area: 3118 ft²

All measurements are approximate and for display purposes only

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&
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Disclaimer

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