



98 STATION ROAD

Cultra, BT18 0BU

Offers around **£1,375,000**



DETACHED | 6  | 3  | 3 

Nestled on the shores of Belfast Lough in one of Northern Ireland's most sought-after postcodes, 98 Station Road, Cultra, presents an exceptional opportunity to acquire a truly stunning detached home in a breathtaking location

Properties of this calibre, offering such an outstanding site and generous accommodation, rarely become available on the market, making this a unique and highly desirable offering.

This much-loved family home has been meticulously maintained over the years, exuding warmth, charm, and an understated elegance that is sure to captivate even the most discerning of purchasers. Beyond its enviable waterfront position, the property benefits from beautifully landscaped gardens that have been thoughtfully designed to provide a haven of tranquillity and privacy. The extensive outdoor space includes a private patio with multiple areas for entertaining, ideal for al fresco dining while enjoying the spectacular coastal views. To the rear, a tiered garden further enhances the sense of space and seclusion, ensuring the property is as impressive externally as it is internally.

Step inside, and you are greeted by an interior that perfectly balances classic design with modern luxury. At the heart of the home lies the bespoke Mark Wilkinson fitted kitchen, a true culinary masterpiece featuring a striking island unit and an extensive range of premium Miele appliances, including a steam oven and dual dishwashers—ideal for those who love to entertain. The property boasts several well-appointed reception rooms, two of which offer breathtaking panoramic views across Belfast Lough, creating a seamless connection between the indoor living space and the stunning natural surroundings.

With five generously proportioned bedrooms, this home is perfectly suited to family living. The principal suite is a particular highlight, complete with a luxurious ensuite and a bespoke Terry Design built-in dressing area, offering a private retreat within this exceptional home.

Beyond the property itself, the location is second to none. Positioned on the doorstep of the North Down Coastal Path, residents can enjoy scenic walks along the shoreline, while the prestigious Royal North of Ireland Yacht Club and Royal Belfast Golf Club are just moments away. The area is also home to some of Northern Ireland's finest schools, making it an ideal choice for families seeking both convenience and quality of life.

A rare and remarkable opportunity, 98 Station Road is more than just a house—it is a lifestyle. Offering an unparalleled combination of location, luxury, and coastal charm, this exceptional home must be viewed to be truly appreciated.

KEY FEATURES

- Detached house situated on the shores of Belfast Lough
- Breathtaking views across Belfast Lough to the Antrim Coastline
- Situated on a large site
- Beautifully finished with exceptional accommodation
- Solid oak flooring throughout the upstairs
- Linn Soundsystem throughout house and garden
- Spacious reception hall
- Family room with working open fireplace and views across Belfast Lough
- Drawing Room with vaulted ceiling, wood burning stove and views across Belfast Lough
- Bespoke Terry Design Fitted Library
- Bespoke Terry Design Fitted Office
- Mark Williamson bespoke fitted kitchen range of integrated Miele appliances, granite work surface and an impressive island unit with built in dining table and appliances, double doors to garden room
- Utility Room with bespoke Terry Design cupboards and appliances
- Garden/Dining Room with bi-fold doors leading to rear patio and feature wood burning stove
- Downstairs WC
- Five bedrooms, Principal with ensuite shower room and four additional bedrooms
- Contemporary family bathroom with Laufen white suite and David Scott Tiles
- Separate shower room with David Scott Tiles
- Driveway parking for several cars
- Detached Double Garage with Office Space
- Mature Front and Rear Gardens with paved areas by Black's, Armagh
- Generous patio with several areas for enjoying outdoor entertaining, water feature, pizza oven and tiered garden laid in lawns to the rear



ROOM DETAILS

Ground Floor

- Reception Porch
- Reception Hall
- WC
- Bespoke Fitted Kitchen
18'9" x 15'7"
- Prep Kitchen/Utility Room
7'11" x 7'9"
- Dining Room/Garden
Room
18'2" x 17'8"
- Fitted Library
14'0" x 9'1"
- Fitted Terry Design Study
13'9" x 6'9"
- L-Shaped Drawing Room
27'3" x 25'2"
- Lounge/Family Room
18'5" x 13'9"

Lower Ground

- Landing & Hallway
- Bathroom
9'10" x 7'5"
- Principal Bedroom
19'10" x 14'0"
- En Suite Shower Room
- Bedroom Two
14'9" x 9'1"
- Bedroom Three
13'9" x 9'1"
- Bedroom Four
13'9" x 8'8"
- Bedroom Five
14'6" x 11'2"
- Shower Room

Outside

- Detached Double Garage
- Boiler House

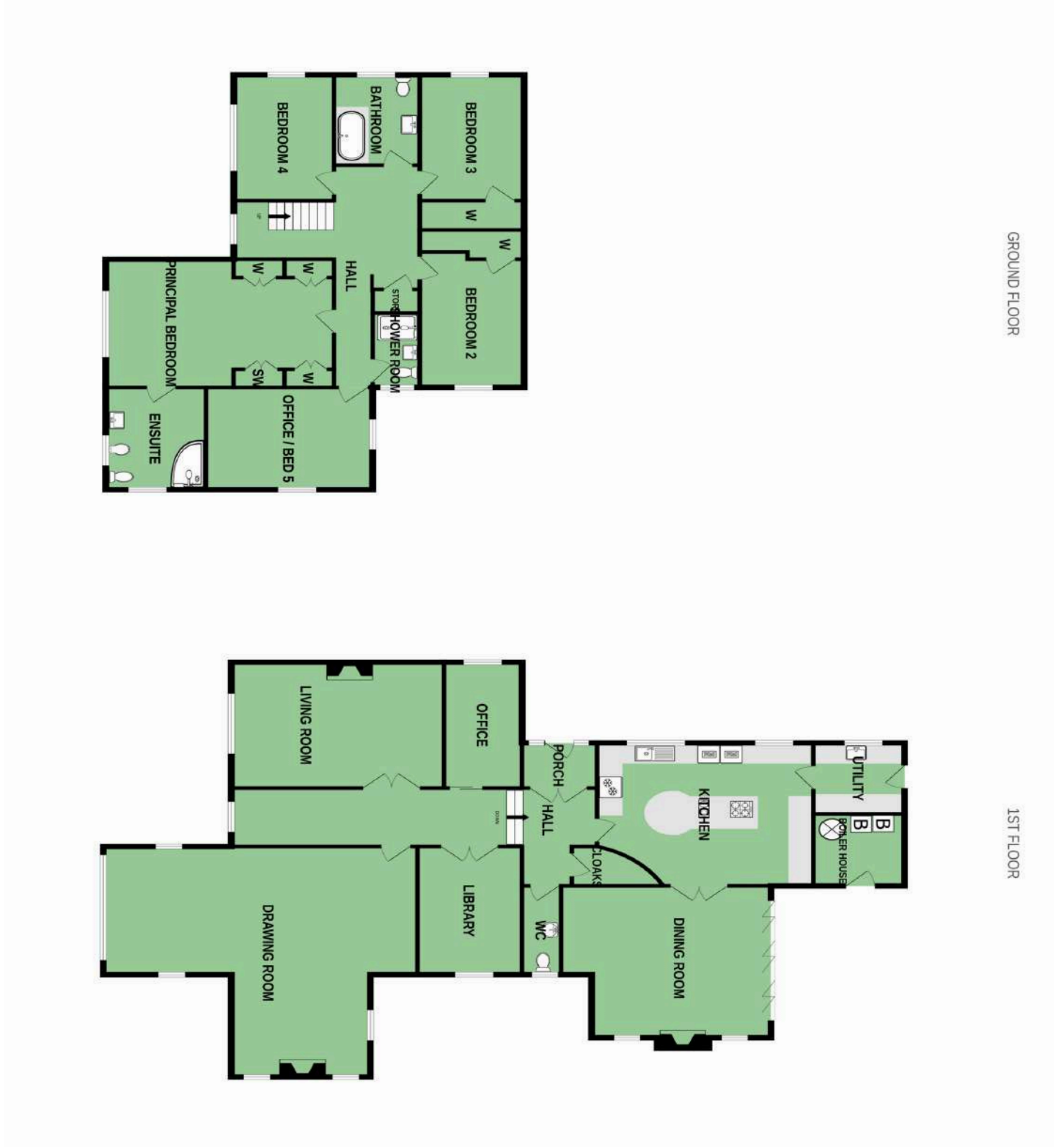
Outside

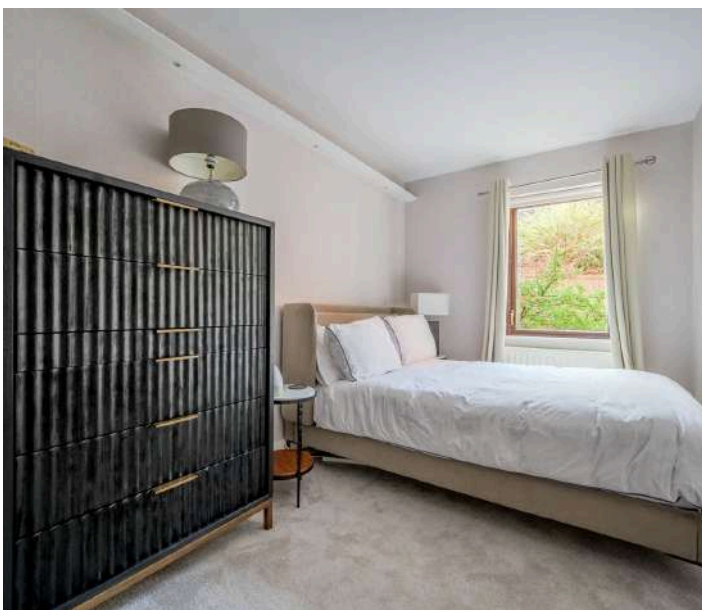
- Landscaped gardens, laid in lawns and mature flower beds to the front
- Paved patio areas to rear paved by Blacks, Armagh, with several areas for entertaining
- Linn sound system
- Pizza oven
- Water feature
- Garden tiered with fabulous views, panoramic to Belfast Lough to the Antrim Hills.





FLOOR PLANS





DIRECTIONS

Travelling down Station Road follow the road along the coast and number 98 is located on the right hand side.



THE LOCAL AREA

Hollywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	72	73
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

