

**RODGERS
&
BROWNE**



'Braeside Country House'
10 Browns Brae
Holywood, BT18 0HL

offers around £950,000



The Agent's Perspective...

"From its elevated position overlooking Holywood and Belfast Lough, this charming former farm house has been extended and renovated over the years but still retains all of its welcoming atmosphere.

In addition to the space on offer in the main house, there is an attached, self-contained, two bed room apartment which would be ideal for an extended family or those with semi-dependant relatives. There is also the opportunity to secure a rental income here as the apartment is registered and approved by the Tourist Board.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Reception hall



Drawing room



Doors to sun terrace

THE FACTS YOU NEED TO KNOW...

Four or five bedrooms plus two bedroom self contained apartment

Charming, period, former farmhouse with later additions

Lovely situation backing onto fields, set off by mature gardens and with Lough views

Oil fired central heating

Double glazing

Cloakroom, bathroom, contemporary ensuite bathroom and second ensuite bedroom

Apartment has two bedrooms both ensuite

Convenient, private mature location overlooking Hollywood to Belfast Lough

Parking for several cars, boat, caravan, horse box etc

Perfect for extended family or those wishing to continue with Tourist Board approved rental of apartment

Site area c.1acre

Note: Planning permission has been granted for four 'guest cottages' and laundry / store in an adjoining paddock and is available in addition by separate negotiation, if required. Planning Ref LA06/2020/0315/F passed 8th April 2022



Formal dining room



Kitchen



Snug



Study/office or kids TV room



Casual dining area

The Property Comprises...

GROUND FLOOR

Private front door with leaded glass inset.

RECEPTION HALL

16' 9" x 14' 0" (5.11m x 4.27m)

Exposed stained timber floor. Exposed beam ceiling. Feature period stone fireplace with cast iron tiled inset, pine surround, tiled hearth gas fire.

CLOAKROOM

Low flush wc, vanity unit with wash hand basin. Exposed stained timber floor. Built in cloaks cupboard.

FORMAL DINING ROOM

21' 3" x 13' 0" (6.48m x 3.96m)

Exposed beam ceiling. Double doors to:

DRAWING ROOM

19' 6" x 17' 9" (5.94m x 5.41m)

Feature inglenook fireplace with Stovax glass fronted multi fuel stove, tiled hearth, rustic beam surround. Double uPVC double glazed doors to sun terrace and rear garden. Lough views.

SNUG

12' 3" x 12' 0" (into bay window) (3.73m x 3.66m)

Oak effect flooring. Open plan to:

KITCHEN AND CASUAL DINING AREA

20' 9" x 15' 0" (6.32m x 4.57m)

Extensive range of white oak high and low level cupboards, polished granite worktops with inset one and a half tub stainless steel sink unit with mixer taps. Dark green oil fired Aga range. Terracotta tiled floor. Dishwasher. Space for dining table and chairs. PANTRY 6'9" x 5'3" as recess for: Range of high and low level cupboards, stainless steel oven, four ring ceramic hob, 'American' fridge freezer. Terracotta tiled floor, tiled walls. Extractor.

STUDY/OFFICE OR KIDS TV ROOM

11' 9" x 10' 0" (3.58m x 3.05m)

Extensive range of built in wardrobes and storage with sliding doors. Oak effect flooring.

UTILITY ROOM

12' 6" x 8' 0" (3.81m x 2.44m)

Extensive range of built in high and low level cupboards, single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Oil fired central heating boiler.

FROM RECEPTION HALL

Staircase with natural timber handrail and spindles to:



Bedroom one



Ensuite bathroom



Bedroom two



Bedroom three

First Floor

BEDROOM (1)

15' 9" x 13' 6" (4.8m x 4.11m)

Plus bay window with delightful views over garden to Belfast Lough and beyond. Recessed low lighting.

WALK IN DRESSING ROOM

ENSUITE BATHROOM

9' 9" x 6' 9" (2.97m x 2.06m)

Comprising panelled bath with mixer taps and telephone hand shower, chrome heated towel rails, twin wash hand basins with cupboards below, fully cover shower cubicle with Aqualisa thermostatically controlled shower fitting, low flush wc, recessed lighting, extractor fan, bleached oak effect flooring.

BEDROOM (2)

16' 0" x 8' 6" (4.88m x 2.59m)

BEDROOM (3)

15' 0" x 10' 0" (4.57m x 3.05m)

Including wardrobe recess.

BEDROOM (4)

14' 6" x 11' 6" (4.42m x 3.51m)

FAMILY BATHROOM

11' 3" x 9' 0" (3.43m x 2.74m)

Including shelved linen cupboard. White suite comprising panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin, low flush wc, half tiled walls, fully tiled shower cubicle with thermostatically controlled shower, tiled floor.

LANDING

Shelved hotpress with lagged copper cylinder.

NOTE

First floor bedroom (3) of apartment could be incorporated as bedroom (5) in main house with its ensuite.

Outside

Gravel driveway and parking for several cars, boat, caravan, horsebox etc. Brick pavior parking for two cars at front door.

Crazy paved sun terrace - upper and lower, private and sheltered. timber summer house. Beautiful mature gardens to front, side and rear in lawns, flowerbeds, shrubs and barbeque area. Mature trees and hedges.

LARGE TIMBER GARDEN/SHED/STORE



Cottage apartment



Living/dining room



Dining area



Kitchen



Bedroom one



Bedroom two

ADJOINING SELF CONTAINED COTTAGE/APARTMENT

The Property Comprises...

GROUND FLOOR

Painted half stable door.

ENTRANCE HALL

Oak laminate flooring.

LIVING/DINING ROOM 19' 1" x 16' 11" (5.82m x 5.16m)

Feature reclaimed fireplace with timber mantle, reclaimed tiled hearth, piped for gas fire. Oak laminate flooring. Double glazed velux window. Recessed lighting. Space for dining table and chairs.

KITCHEN 12' 8" x 10' 9" (3.85m x 3.27m)

Extensive range of oak high and low level cupboards, laminate worktops, one and a half tub single drainer stainless steel sink unit with mixer taps, tile effect flooring, tiled splash back, under oven, four ring ceramic hob, stainless steel splash back, cooker canopy/extractor fan. Plumbed for washing machine and dishwasher. Oil fired central heating boiler. Hotpress with lagged copper cylinder. Recessed lighting.

REAR HALLWAY

Oak laminate flooring to:

BEDROOM (1) 12' 6" x 11' 1" (3.81m x 3.38m)

Vaulted ceiling. Double glazed velux window.

ENSUITE SHOWER ROOM 8' 11" x 3' 3" (2.71m x 1.0m)

White suite comprising low flush wc, pedestal wash hand basin, fully tiled floor, fully tiled shower cubicle with thermostatically controlled shower, extractor fan.

BEDROOM (2) 12' 10" x 12' 6" (3.91m x 3.81m)

Recessed lighting. Double aspect.

ENSUITE BATHROOM 8' 11" x 6' 2" (2.71m x 1.88m)

White suite comprising panelled bath with mixer taps, shower over with thermostatically controlled shower, fully tiled, low flush wc, pedestal wash hand basin, extractor fan. Access also from hall.

Connecting door to main house. Staircase to first floor. Double glazed velux window.

First Floor

BEDROOM (3) 15' 2" x 10' 9" (4.62m x 3.28m)

Corner window with Lough views.

ENSUITE SHOWER ROOM

White suite comprising low flush wc, pedestal wash hand basin, fully tiled floor, fully tiled shower cubicle with Mira shower.

Outside

Flagged sheltered patio and barbeque area.



Semi rural setting - edge of town convenience



Lough views



View back to house and terrace



Front elevation



Front door with Virginia creeper

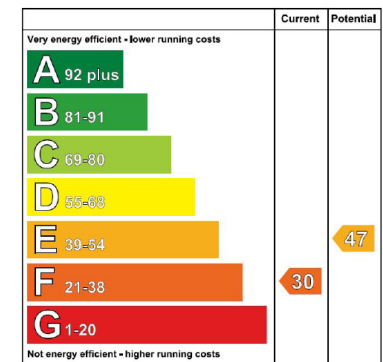
Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

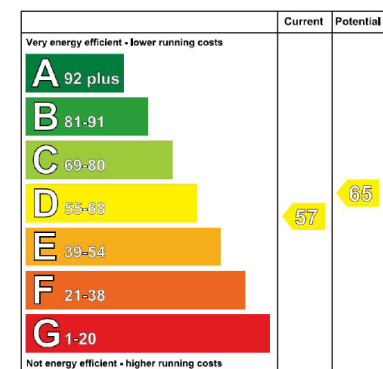
An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC) - MAIN HOUSE



ENERGY EFFICIENCY RATING (EPC) - COTTAGE



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 2022/2023 is c.£4,200 including cottage

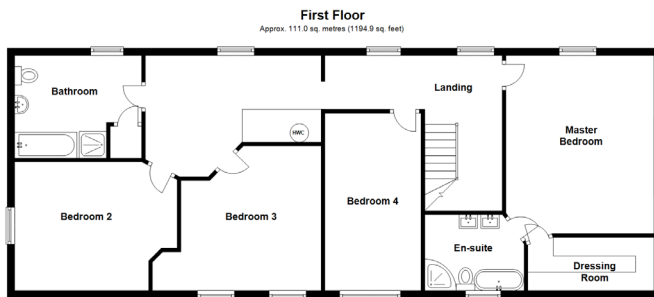
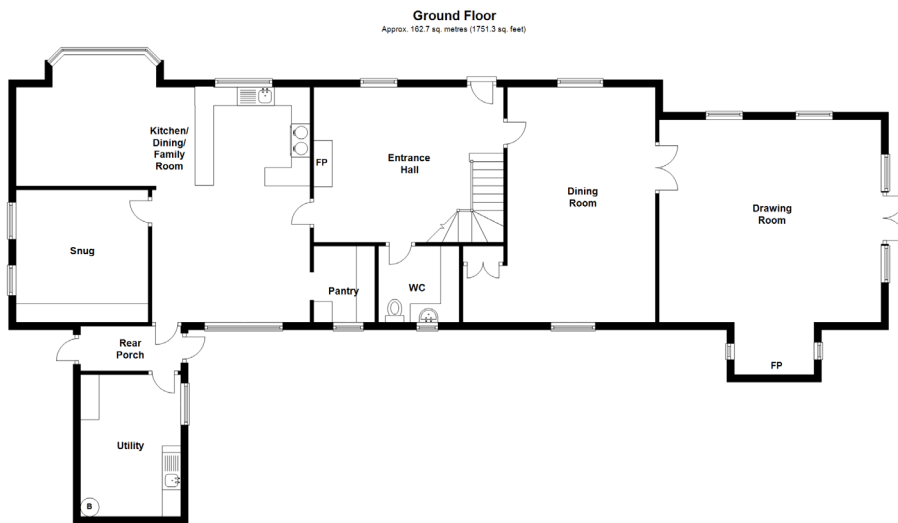
VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Just above junction of Upper Croft Road and Croft Road (past the Coaches).

Floor Plan Main House

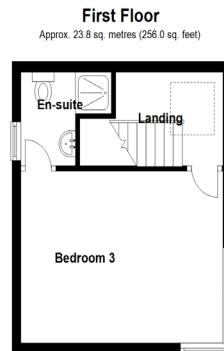
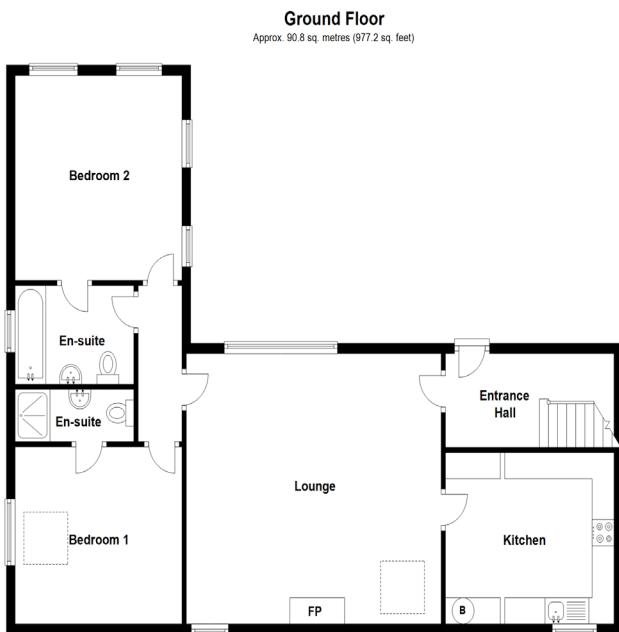


Total area: approx. 273.7 sq. metres (2946.2 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

Braeside House, 10 Browns Brae, Holywood

Floor Plan Cottage



Total area: approx. 114.6 sq. metres (1233.2 sq. feet)

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Braeside Cottage, 10a Browns Brae, Holywood

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