

RODGERS & BROWNE

SALE AGREED



'The Stables' 58A Station Road
Craigavad, BT18 0BP

offers around £750,000



The Owners Perspective...

"We are very sad to be leaving our home of 36 years. The rooms are filled with light and it was a wonderful space both for bringing up three children, as well as for entertaining.

The walled garden is a sheltered sanctuary, and sitting there either morning or evening, only bird song or the occasional lawnmower can be heard. It's sometimes hard to believe the sea is only two minutes' walk away! "



76 High Street, Hollywood, BT18 9AE

T 028 9042 1414



Drawing room



Drawing room



Drawing room open to terrace

The facts you need to know...

Truly stunning period stone and brick semi detached family home set in a tranquil semi rural setting

Dating back to c.1853 and originally part of The Grey House Estate

The property has a southerly aspect with each room taking full advantage of an enclosed terrace incorporating informal and formal flowerbeds, shrubs and a water feature

Drawing room with open fireplace and sliding doors to terrace

Dining room with direct access to PVC double glazed conservatory

Family room including feature multi-fuel burner

Modern kitchen open to casual dining area

Four bedrooms, main with ensuite shower room and walk-in through dressing room

Main bathroom incorporating claw and ball foot bath and separate shower cubicle

Oil fired central heating, double glazed

Semi enclosed courtyard, car parking for up to four cars, access to a washroom and out house ideal for either a workshop, art studio or hobby room

Stunning enclosed secret garden which has been sympathetically designed with colourful flowerbeds, original stone walls, patio areas and mature borders

Only minutes from the shoreline and coastal path leading to Hollywood and Bangor

Many amenities are close by including The Royal Belfast Golf Club, The Culloden Estate and Spa to mention but a few

Hollywood town, Belfast City and The George Best City Airport are all easily access by road and rail

A magnificent home with a charm that has been maintained and brought into the 21st Century but yet retaining its history



Family room



Family room



Conservatory



Conservatory



The property comprises...

GROUND FLOOR

Panelled door with leaded glass mid light to:

ENTRANCE HALL

Slate effect tiled floor, French doors leading to courtyard.

CLOAKROOM

Low flush wc, contemporary rice bowl sink unit with mixer tap and open plinth, painted wooden floor with detailing, contemporary wall mounted radiator, extractor fan, glass block wall.

KITCHEN

17' 11" x 11' 5" (5.46m x 3.48m) Extensive range of high and low level contemporary units, under unit lighting, composite stone worktop with tiled splashback, inset sink unit with mixer tap, space for a Range with tiled splashback, two ring gas hob with Neff extractor above, integrated fridge and dishwasher, slate effect floor, cornice ceiling.

FAMILY ROOM

17' 11" x 10' 0" (at widest points) (5.46m x 3.05m) Feature multi-fuel stove set on a slate hearth, aluminium sliding patio doors to terrace. Staircase leading to the first floor with painted spindles, handrails and Newel posts.

DRAWING ROOM

18' 0" x 15' 5" (5.49m x 4.7m) Fireplace with wooden surround, inset dog grate, slate hearth, cornice ceiling, Aluminium double glazed sliding doors leading to terrace, double panelled doors leading to:



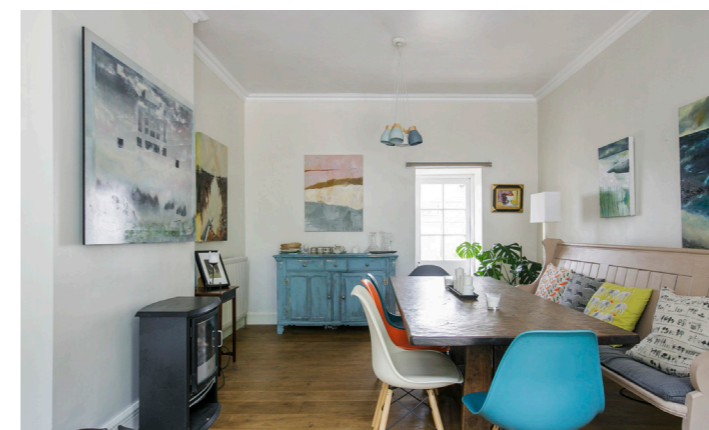
Kitchen



Dining room



Kitchen



Dining room

The property comprises...

GROUND FLOOR

DINING ROOM

17' 11" x 11' 10" (5.46m x 3.61m)
Cornice ceiling, solid wooden floor, glazed door leading to contemporary dual aspect.

SOUTH FACING CONSERVATORY

15' 10" x 12' 5" (at widest points) (4.83m x 3.78m)
Stain glass top lights, beautiful aspect with access and views over the terrace, quarry tiled floor, French doors, light and power, oil fired central heating boiler.

FIRST FLOOR

BRIGHT AND SPACIOUS LANDING

Access to roofspace.

MAIN BEDROOM

11' 7" x 10' 6" (3.53m x 3.2m)
Archway leading to:

ENSUITE AND DRESSING AREA

10' 6" x 10' 4" (3.2m x 3.15m)
Fully tiled shower cubicle with electric shower, wall mounted sink unit with mixer tap, low flush wc, part tiled walls, tiled floor to ensuite area, extensive range of built-in wardrobes, concealed hotpress with insulated copper cylinder and shelving.



Main bedroom



Main bedroom dressing area



Ensuite shower room



Bedroom two



Bedroom two



Bathroom

The property comprises...

FIRST FLOOR

BEDROOM (2)
15' 0" x 11' 8" (4.57m x 3.56m)

BEDROOM (3)
11' 10" x 7' 10" (3.61m x 2.39m)

BEDROOM (4)
9' 8" x 7' 10" (2.95m x 2.39m)
Double glazed Velux window.

BATHROOM
10' 4" x 6' 10" (3.15m x 2.08m)
Feature claw and ball roll top cast iron bath with antique brass mixer tap and telephone shower, low flush wc, Adelphi pedestal wash hand basin with mixer tap, fully tiled shower cubicle with electric shower, part tiled walls, timber floor.

Outside

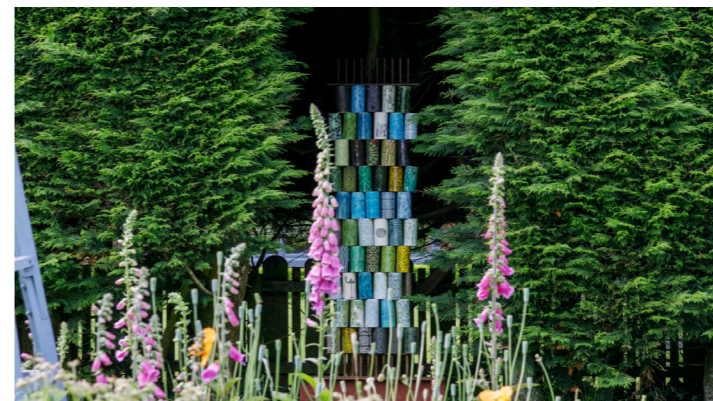
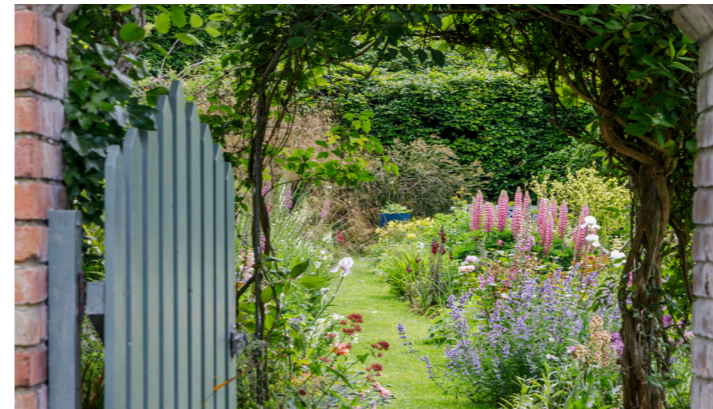
OUT HOUSE UTILITY AREA
15' 6" x 9' 11" (4.72m x 3.02m)
Plumbed for washing machine, space for tumble dryer.
Step down to:

OFFICE/WORKSHOP OR ART STUDIO
19' 4" x 10' 1" (5.89m x 3.07m)
Original quarry tiled floor, door leading to parking area. facilities for an outside toilet if required.

Concrete driveway with parking access for up to four cars.

Stunning south facing terrace with formal and informal flowerbeds, quarry and flagging patio and walk areas, water feature and small pond.

Outside tap.



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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	47 E
21-38	F		
1-20	G		



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will 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

Long leasehold
Ground Rent - £20 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.

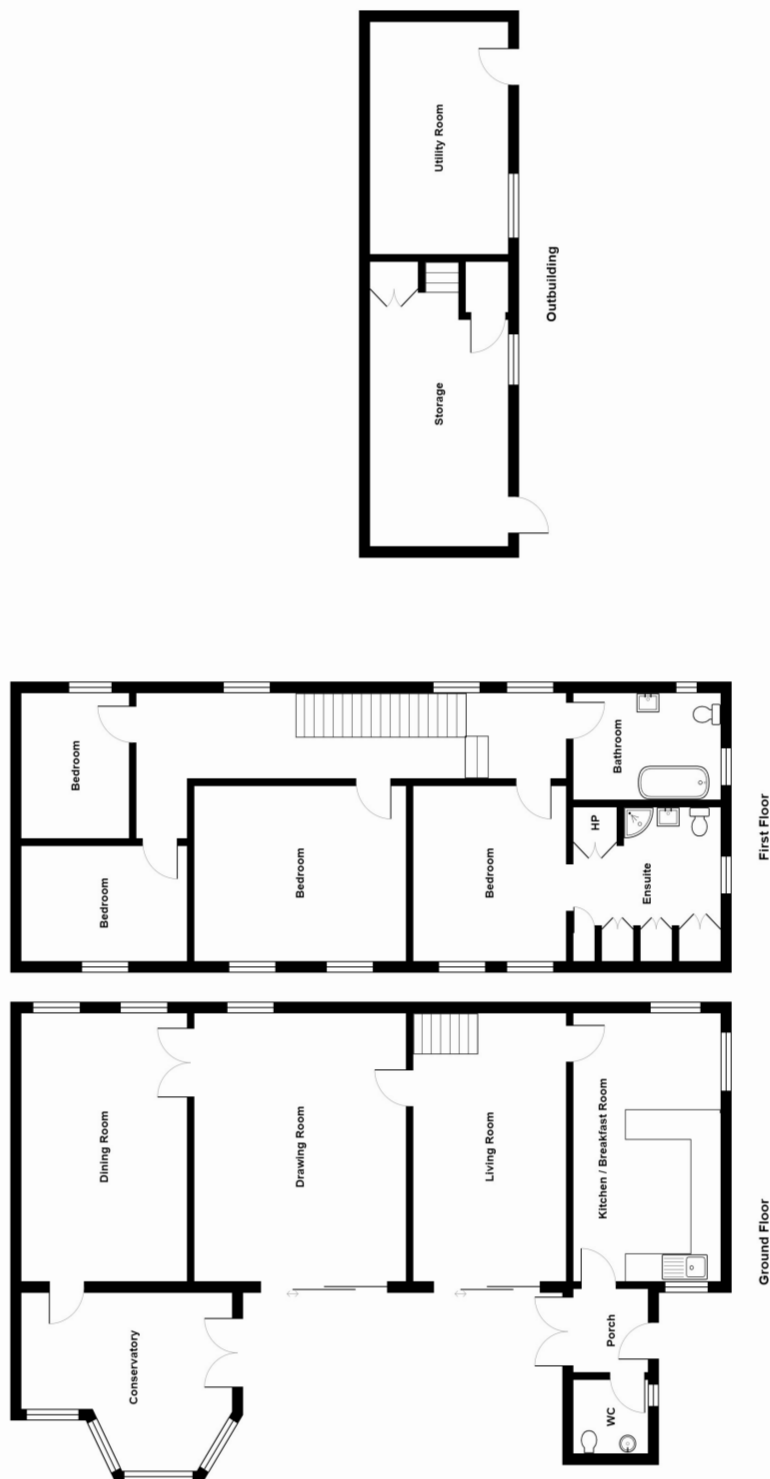
The assessment for the year 2023/2024 is £3,485 p.a.

VIEWING

By appointment with **RODGERS & BROWNE**.

Location: Traveling from the Bangor Carriageway passing The Culloden Estate towards Bangor turn left into Station Road, continue under the railway bridge pass the entrance of The Royal Belfast Golf Club and Lorne Girl Guide centre you will see on your left the entrance marked by the number 58a, on the lane continue to the very end and go through the opening into the parking area and driveway of 58a.

Floor plan



Total Area: 2387 ft²
 All measurements are approximate and for display purposes only



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