

# RODGERS & BROWNE

**SALE AGREED**

'Honeysuckle Cottage', 3 Orchard Way  
Off Old Cultra Road , Cultra, BT18 0BE



*offers over £699,950*



## *The Owners perspective*

*"We have been here since the house was built in the early eighties, tucked away in a quiet enclave but only a 15 minute walk to Hollywood along the shore or 5 minutes by bicycle. The train and bus to Belfast are both a 3 minute walk away.*

*The garden has been lovely over the years with the old wall of the market garden on the Cultra estate being a feature. Orchard Way is tightly held and many of the neighbours have been here since the houses were built . Our house is warm in winter with central heating, double glazing and an Aga. We hope that whoever buys it will enjoy it as much as we have over the years"*



**76 High Street, Hollywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Drawing room



### *The facts you need to know...*

Deceptively spacious detached family home extending to c.2,800 sqft set on a private mature site of c.0.4 Acres within a much sought after location at the end of a cul de sac

Extended over recent years to offer flexible accommodation

Drawing room, dining room and family room

Kitchen with feature oil fired Aga

Separate utility room

Four well proportioned bedrooms, main with extensive built-in wardrobes and ensuite shower room

Separate shower room with walk-in hotpress

PVC double glazed, gas fired central heating

Oversized integral garage with electric up and over door with additional storage, gardener's toilet and access to green house

The potential for a teenage/granny annex (subject to the relevant permissions)

Beautiful gardens surrounding the home offering full privacy and an array of mature planting providing colour throughout the seasons

Concrete and brick driveway with parking for up to six cars

Only minutes from Marino train station, mini market and the coastal path

A fabulous home that provides a perfect home for either a family or an extended family in a quiet tranquil setting with a magical garden to match



Dining room.



Kitchen with feature Aga.

## The property comprises...

### Ground Floor

Open, covered entrance porch with Heather Brown tiled step to:

PVC double glazed door and glazed side lights to:

### SPACIOUS ENTRANCE HALL

Cornice ceiling, walk-in hotpress with open shelving, access to roof space.

### DRAWING ROOM:

19' 6" x 15' 2" (into bay window) (5.94m x 4.62m)

Fireplace with Adams style surround, marble inset, open fire, tiled hearth, cornice ceiling.

### DINING ROOM:

15' 11" x 11' 8" (4.85m x 3.56m)

Cornice ceiling.

### KITCHEN WITH CASUAL DINING:

14' 11" x 10' 6" (4.55m x 3.2m)

Extensive range of high and low level cabinets, feature oil fired Aga which heats bathroom radiators and hot water, open shelving, glazed cabinets, double stainless steel sink unit with single drainer mixer taps, plumbed for dishwasher, larder units, Neff gas hob.

### UTILITY ROOM:

11' 8" x 5' 1" (3.56m x 1.55m)

Range of high and low level cabinets with laminate worktops, single drainer stainless steel sink unit with mixer taps, space for washing machine and tumble dryer, tiled splashback.

### FAMILY ROOM:

21' 6" x 17' 4" (at widest points) (6.55m x 5.28m)

Extensive range of high and low level cupboards, part laminate flooring, built-in wardrobes with sliding doors, dual aspect, double glazed sliding doors to garden. Access to:

### INNER HALLWAY:

Steps leading to roof space/ playroom.

### ROOFSpace / PLAYROOM:

17' 4" x 9' 7" (5.28m x 2.92m)

Fully sheltered, laminate floor, light, power and heating. Double glazed Velux window.

### OVERSIZED INTEGRAL GARAGE:

21' 9" x 15' 6" (6.63m x 4.72m)

Electric roller door, over storage. Separate gardener's toilet incorporating a low flush wc, Belfast sink, tiled floor, gas central heating boiler. Access to:

### GREEN HOUSE:

12' 0" x 8' 2" (3.66m x 2.49m)

Sliding door to garden.



Main bedroom

**MAIN BEDROOM:**

26' 7" x 13' 4" (8.1m x 4.06m)  
Including three double built-in wardrobes.

**ENSUITE SHOWER ROOM:**

9' 4" x 4' 9" (2.84m x 1.45m)  
Large triple shower cubicle with Aqualisa Power Shower, low flush wc, modern wash hand basin with mixer taps, vanity mirror, over lighting, glazed cabinets and high gloss white units below, ceramic tiled floor, part tiled walls, chrome heated towel radiator, low voltage lighting.

**BEDROOM (2):**

12' 9" x 10' 6" (3.89m x 3.2m)  
Including built-in wardrobes.

**BEDROOM (3):**

12' 9" x 9' 10" (3.89m x 3m)

**BEDROOM (4):**

10' 3" x 9' 0" (3.12m x 2.74m)  
Including extensive range of built-in wardrobes.

**SHOWER ROOM:**

9' 5" x 5' 10" (2.87m x 1.78m)  
Fully tiled shower cubicle with thermostatically controlled shower unit, low flush wc, inset wash hand basin with mixer taps and cabinets below, ceramic tiled floor.

**Outside**

Extensive, mature landscaped gardens laid in lawns and mature hedging including to the rear the original Estate brick wall of the market gardens. Concrete and brick driveway with parking for up to six cars.

Two outside taps. Outside lights.

Large, flagged patio area to the rear to enjoy the complete privacy of the garden with an array of cottage style flowerbeds and specimen tree/shrubs, extensive lawns.



En suite shower room



Bedroom 2



Rear garden and patio area



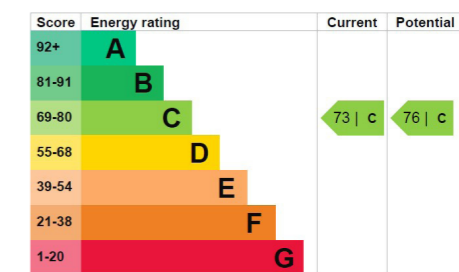
*Additional information*

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 [roddgersandbrowne.co.uk](http://roddgersandbrowne.co.uk).

**ENERGY EFFICIENCY RATING (EPC)**



**STAMP DUTY**



From 1st October 2021 property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 3% override will still apply.

Homes sold in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers.

Please contact your own legal adviser with any queries.

**TENURE**

TBC.

**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 TBC.

**VIEWING**

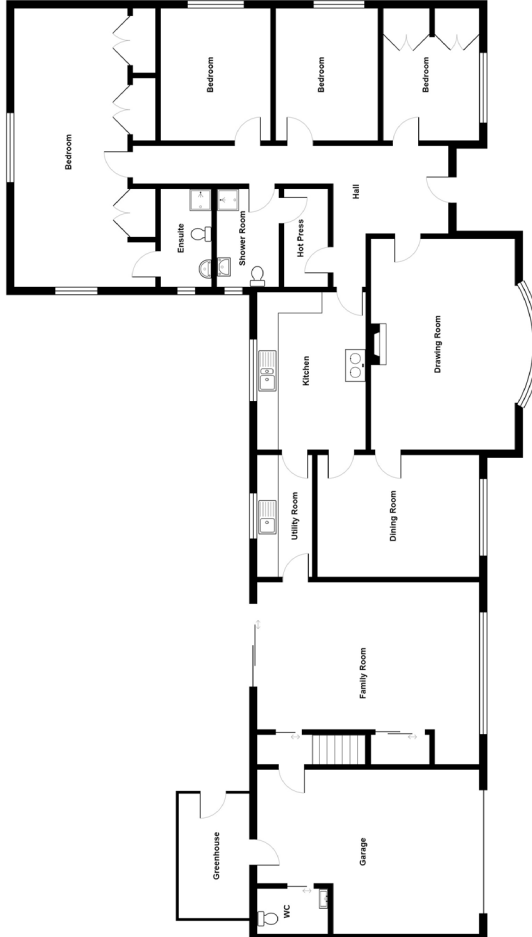
By appointment with **RODDERS & BROWNE**.

# Location

Travelling along the A2 Hollywood bypass towards Bangor, turn left just after Marino Service Station into Farmhill Road, first right into Old Cultra Road, first right into The Orchard, first left into Orchard Way and No3 is the third on your left.



# Floor plan



Total Area: 2737 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

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