

RODGERS & BROWNE



'Grey Gables' 10 Glen Road
Cultra, BT18 0HB

offers over £675,000



The Owners Perspective...

"Our family has enjoyed 50 years of happy living in this unique and beautiful period home .

It is a very special house with an abundance of original features; such as stained glass windows, ornate ceilings, marble fireplaces, marvellous woodwork and is full of character in every respect.

Although close to Bangor and Belfast by car or train for commuting and schools, the house has a country feel being surrounded by trees and in a secluded garden, with the added attraction of beautiful country and coastal walks in the vicinity.

We have enjoyed wonderful times throughout the seasons both indoor and outdoor; particular highlights being gatherings of family and friends around Christmas and Easter.

The deceptively spacious accommodation is flexible for anyone who wishes to enjoy a truly exceptional home in a most sought after location.

It will be very hard to leave our home but it is time for a new family to enjoy all the pleasure that Grey Gables can offer"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Drawing room



The facts you need to know...

Stunning example of a Grade B2 listed three-bay Gothic Revival house, built c.1875. It displays embellishments: ridge cresting and filigree finials, and unusual ornate gutters

Tegular paved driveway with parking for up to 3 cars

Deceptively spacious and extending to c 3,240 sq ft

Large courtyard for parking, outhouses with workshop and storage

Many original architectural features such as stained glass, ornate fireplaces, ridge cresting and filigree finials and ornate gutters, which only adds to the charm of this unique property

Oil fired central heating

Drawing room, living room, dining room, breakfast room, ground floor study and conservatory

Spacious and private south facing garden with mature borders, specimen trees and large tegular paved patio areas

South facing sunroom

A convenient location to Holywood and Belfast, with easy access to George Best Airport and the main Belfast to Bangor train line

Oak kitchen with deep granite work tops

Only a short stroll to the shoreline of Belfast Lough and the Ulster Way which leads to Holywood and Bangor

Five well proportioned bedrooms each with their own unique features

For those with a keen sporting interest its location benefits from having The Royal Belfast Golf Club, The Royal North Yacht Club and the Culloden Estate and Spa all on the doorstep

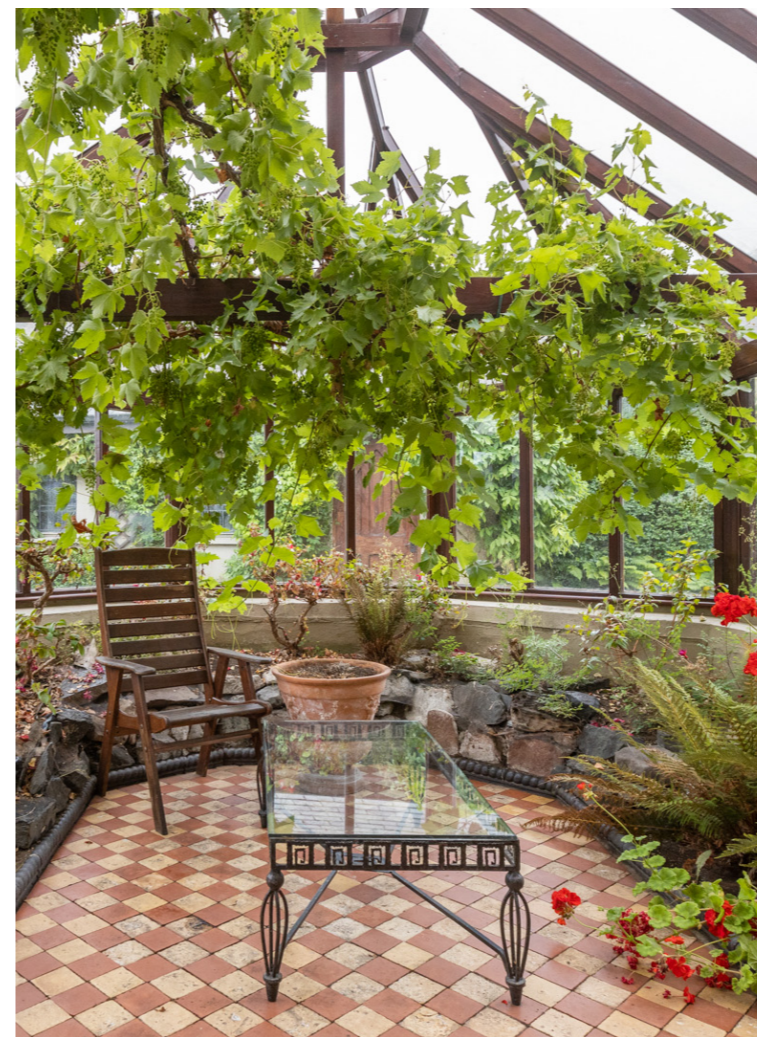
First floor study / dressing room

Detached double garage with electric up and over door

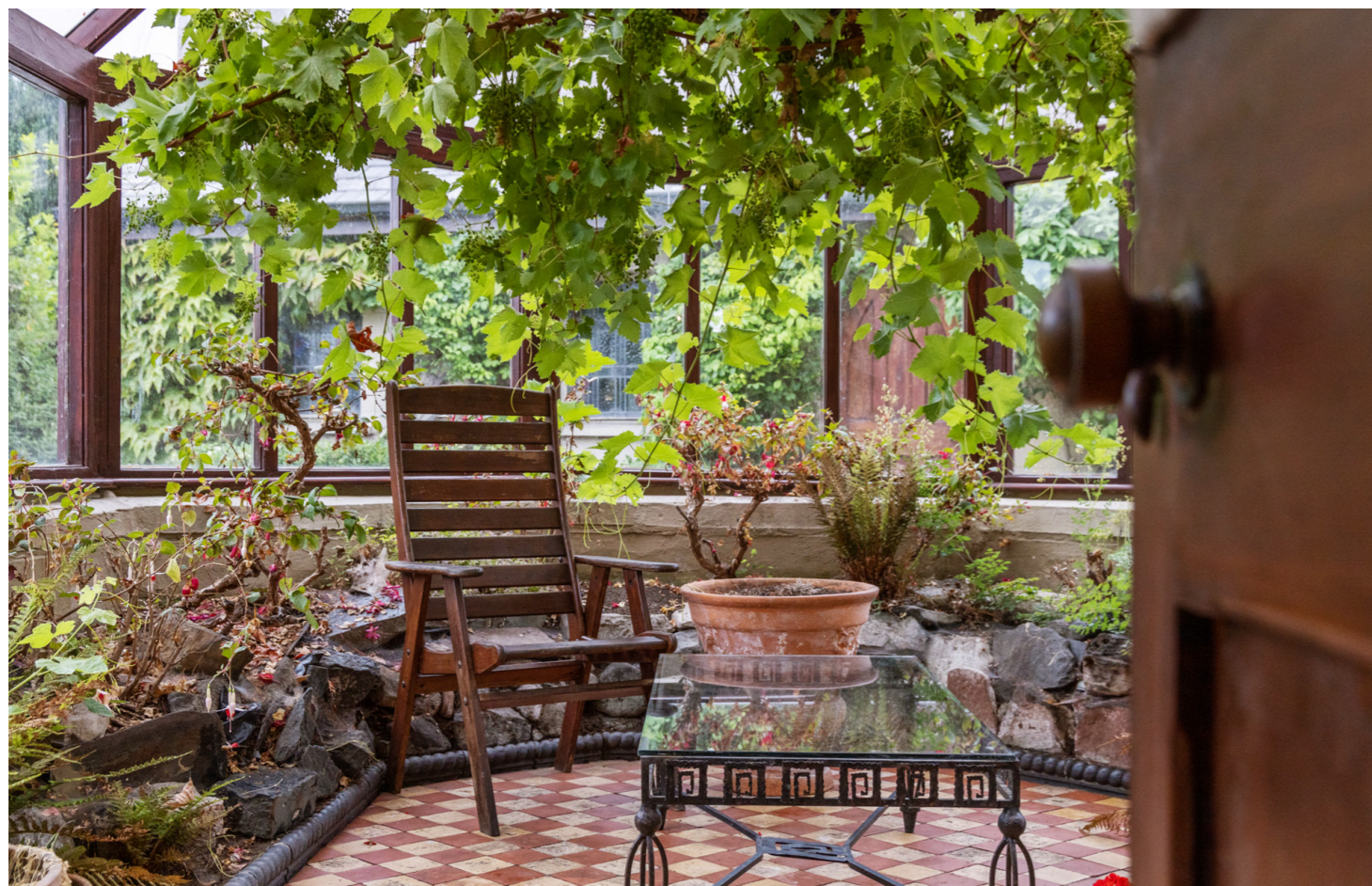
The property has been priced to allow for moderate updating



Family room



Timber frame conservatory



Timber frame conservatory



Family room



Ground floor study

The property comprises...

GROUND FLOOR

Ornate period gothic style front door with matching fan light.

ENTRANCE PORCH

Terrazzo style flooring, part panelled walls, two feature stain glass windows, stain glass door leading to:

ENTRANCE HALL

Cornice ceiling, corbelling, staircase with solid pine newell post, handrail and spindles leading to the first floor, double doors to under stair storage and original telephone nook, dado rail, wall lights.

CLOAKROOM/SHOWER ROOM/SAUNA ROOM

Low flush wc, pedestal wash hand basin, fully tongue and groove ceilings and walls, ceramic tiled floor, fully tiled shower cubicle with thermostatically controlled shower unit, fully fitted Nenray sauna.

DRAWING ROOM

17' 10" x 16' 8" (into bay window) (5.44m x 5.08m)

Marble fireplace with brick inglenook open fire, slate hearth, cornice ceiling, feature bay window and lead glass shutter to the front window. Pine panelling around the bay window. Door leading to:

STUDY

13' 5" x 11' 8" (4.09m x 3.56m)

Solid oak parquet flooring, panelled walls, views over the garden with deep window ledges, wall lighting.

FAMILY ROOM

17' 11" x 14' 6" (5.46m x 4.42m)

Cornice ceiling, feature lead and stained glass shutter with pine panelling.



Dining room



Kitchen



Kitchen



South facing sunroom

The property comprises...

GROUND FLOOR

DINING ROOM

16' 11" x 10' 5" (5.16m x 3.18m)

Marble fireplace with matching hearth, cast iron hood and dog grate, open fire, cornice ceiling, feature lead glass shutter with pine panelling, part exposed stone wall, feature wall mounted disused John and Josh Taunton safe, double half glazed doors to:

TIMBER FRAME CONSERVATORY

16' 2" x 11' 5" (4.93m x 3.48m)

Venetian marble tiled floor, brick sets with raised stone beds, stunning example of a vine overhanging, service door to the garden and parking area.

KITCHEN

12' 9" x 11' 10" (3.89m x 3.61m)

Solid oak kitchen with high and low cabinets, under unit lighting, double thickness granite worktops with matching upstand, Neff eye level double oven, four ring ceramic hob with extractor above, one and a half sink unit and mixer tap, integrated fridge, fully tiled walls, ceramic tiled floor, tongue and groove ceiling. Access to:

BREAKFAST ROOM

9' 1" x 8' 3" (2.77m x 2.51m)

Ceramic tiled floor, tongue and groove ceiling. Access to:

UTILITY ROOM

8' 4" x 8' 0" (2.54m x 2.44m)

Plumbed for washing machine, space for freezer and tumble dryer, Grant oil fired central heating boiler, tongue and groove ceiling, solid door to:

REAR SOUTH FACING SUNROOM

12' 6" x 10' 0" (3.81m x 3.05m)

Tongue and groove ceiling in part and walls, glazed ceiling, double glazed doors to the patio and garden areas with stained glass top lighting.



Main bedroom



Bedroom three



Bedroom two



Bedroom four



Feature walk in hotpress

FIRST FLOOR

LANDING

Light by double glazed Velux windows, wall lighting. Access to the roofspace. Walk-in hotpress with insulated copper cylinder and shelving.

MAIN BEDROOM

19' 7" x 14' 4" (5.97m x 4.37m)

Cast iron ornate fireplace (ornamental purposes only), wall lighting, built-in wardrobes, dado rail, two feature beams.

FIRST FLOOR STUDY / DRESSING ROOM

8' 9" x 4' 1" (2.67m x 1.24m)

Including built-in desk with side cabinets, feature stained glass window.

BEDROOM (2)

17' 8" x 11' 2" (5.38m x 3.4m)

Period cast iron fireplace (ornamental purposes only), built-in wardrobes, feature beam.

BEDROOM (3)

13' 8" x 11' 10" (4.17m x 3.61m)

Feature beams, glazed skylight.

BEDROOM (4)

15' 4" x 10' 9" (4.67m x 3.28m)

Including built-in wardrobe, cast iron fireplace with tiled inset (ornamental purposes only), feature beam.

BEDROOM (5)

13' 8" x 8' 3" (4.17m x 2.51m)

Including built-in wardrobes, double glazed Velux window, feature beam.

BATHROOM

9' 2" x 8' 3" (2.79m x 2.51m)

Coloured suite comprising panelled bath, pedestal wash hand basin with mixer tap, bidet, part tiled walls, cork tiled floor and ceiling, inset mirror, built-in towel storage, separate low flush wc.

The property comprises...

Outside

DETACHED MATCHING DOUBLE GARAGE

Up and over door. Light and power. Over storage.

Tegular paved driveway with parking for up to three cars.

OUTHOUSE (1)

14' 9" x 8' 6" (4.5m x 2.59m)

OUTHOUSE (2)

12' 3" x 7' 9" (3.73m x 2.36m)

Extensive south facing lawns with mature borders, trees and feature eucalyptus tree, crazy paved patio area with granite set walls. Crazy paved pathways surrounding the house.



Patio area



Extensive south facing garden



Extensive south facing garden



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 roddersandbrowne.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		54 E
21-38	F	32 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

Freehold

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 £3,484.80

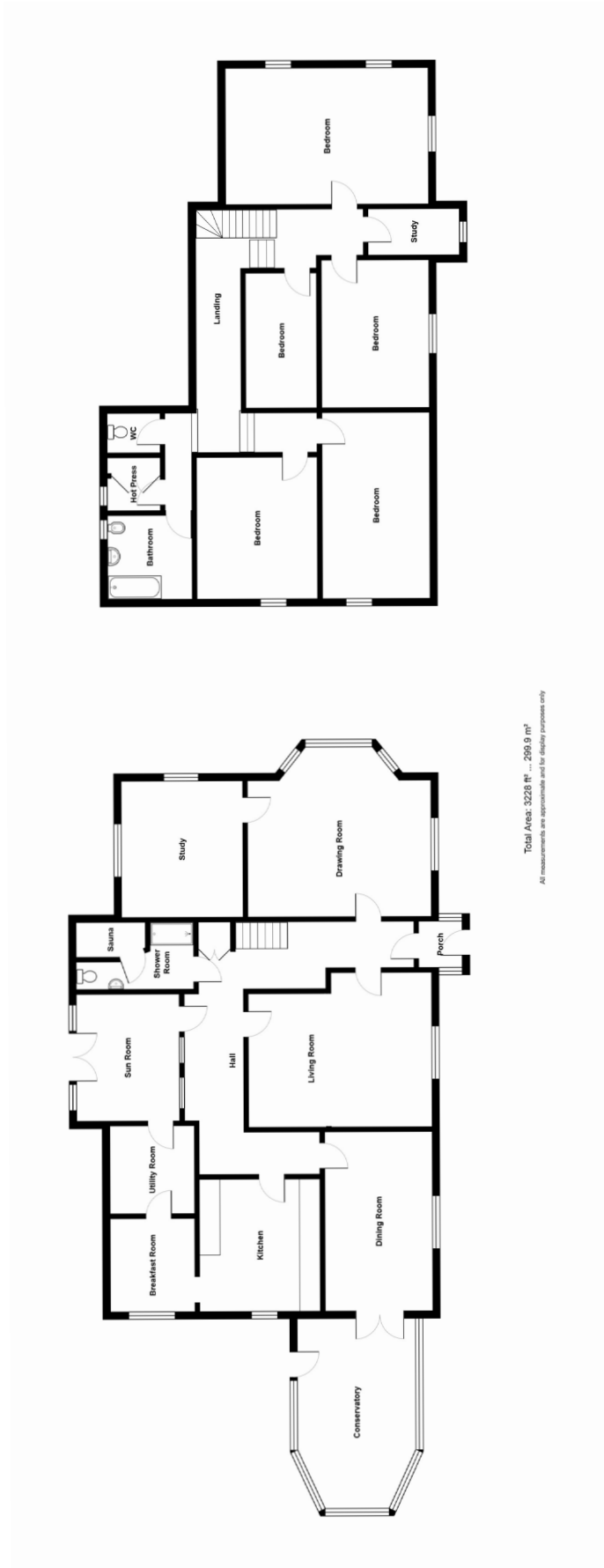
VIEWING

By appointment with **RODDERS & BROWNE**.

Location

Travelling from Holywood towards Helens Bay just after the Culloden Estate and the Cultra Transport Museum take your next left into Glen Road and No 10 is 200 Yards on your left.

Floor plan



**RODGERS
&
BROWNE**

RODGERSANDBROWNE.CO.UK

Sold
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Sales
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EXPERIENCE | EXPERTISE | RESULTS

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