

**RODGERS
&
BROWNE**



17 Demesne Gate, Off Demesne Road
Holywood, BT18 9FR

offers over £499,950



The Owner's Perspective...

"This has been a fantastic home in such a great location being in the heart of "walkable Holywood". It's very private being at the end of Demesne Gate & the back garden is so peaceful to relax in.

A short stroll to the train station has been perfect for the daily commute to work and exploring Holywood"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall

The facts you need to know...

A magnificent townhouse within the renowned development of Demesne Gate

Drawing room with feature fire surround and Plantation shutters

Cloakroom

Solid Cherrywood kitchen with integrated appliances incorporating a feature stainless steel range all opening to casual dining area

Ground floor utility room with access to the rear

Sunroom with access to the rear walled garden

Four bedrooms, main with luxury ensuite shower room

Contemporary bathroom with free standing bath

Exceptional internal design with a walk-in appeal

Gas central heating

PVC double glazing

Integral single garage with roller door

Tegular paved driveway with parking for one car

Within a five minute walk to Hollywood town and all it has to offer

An ideal home for either a family or couple

Fully enclosed rear patio garden offering complete privacy



Luxury kitchen open to casual dining area



Sunroom

The property comprises...

GROUND FLOOR

Granite steps with black cast iron handrail to:

First Floor

Panelled door leading to:

ENTRANCE HALL

Solid oak wooden flooring. Staircase to first floor with painted spindles and handrails. Low voltage lighting. Staircase to lower ground floor.

DRAWING ROOM

13' 4" x 11' 2" (4.06m x 3.4m)

Stone fireplace and hearth (for ornamental purposes only). Feature Plantation shutters.

CLOAKROOM

Low flush wc, wash hand basin with mixer taps. Tiled splash back, ceramic tiled floor.

LUXURY KITCHEN OPENING TO CASUAL DINING AREA

18' 2" x 17' 0" (at widest points) (5.54m x 5.18m)

Solid wood kitchen finished in shaker style, glazed display cabinets, wine rack, under unit lighting, granite worktops with splash back. Stainless steel free standing range with five ring gas top, double and single ovens, dishwasher, one and a half sink unit with mixer taps, integrated fridge freezer, marble tiled floor. Open tread staircase leading to:

SUNROOM

13' 0" x 9' 10" (3.96m x 3m)

Ceramic tiled floor. Double glazed doors opening to the walled garden.

Second Floor

LANDING

Access to third floor.

MAIN BEDROOM

13' 6" x 11' 4" (4.11m x 3.45m)

Plantation shutters. Low voltage lighting.

ENSUITE SHOWER ROOM

6' 5" x 6' 4" (1.96m x 1.93m)

Fully tiled shower cubicle with thermostatically controlled shower unit, low flush wc, wall mounted wash hand basin with tiled splash back, mixer tap. Ceramic tiled floor. Low voltage lighting. Plantation shutters.

BEDROOM (2)

11' 8" x 11' 0" (3.56m x 3.35m)

LUXURY BATHROOM

11' 7" x 6' 9" (3.53m x 2.06m) Luxury suite comprising free standing bath with swan neck tap, low flush wc, pedestal wash hand basin with mixer taps. Floor to ceiling tiled splash back. Ceramic tiled floor. Feature tiled wall, low voltage lighting, hotpress with insulated copper cylinder and shelving.



Main bedroom

Third Floor

LANDING

Study area. Plantation shutters.

BEDROOM (3)

14' 0" x 11' 6" (at widest points) (4.27m x 3.51m)
Plantation shutters. Access to roofspace.

BEDROOM (4)

11' 5" x 11' 1" (at widest points) (3.48m x 3.38m)

SEPARATE TOILET

Low flush wc, wall mounted wash hand basin with mixer taps, tiled splashback, ceramic tiled floor. Double glazed Velux window.

Lower Ground Floor

Ceramic tiled floor. Access to garage.

UTILITY ROOM

17' 6" x 6' 11" (5.33m x 2.11m)
Low level units, laminate work top, double sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, gas central heating system. Part tiled walls. Ceramic tiled floor. Access to rear garden.

INTEGRAL GARAGE

23' 4" x 11' 3" (7.11m x 3.43m)
Roller door. Light and power.

Outside

Gardens to the rear laid in easily maintained patio areas and flowerbeds.

Steps leading to utility room and side pathway.

To the front is a Tegalur paved driveway with parking for one car.



Ensuite shower room



Bedroom two



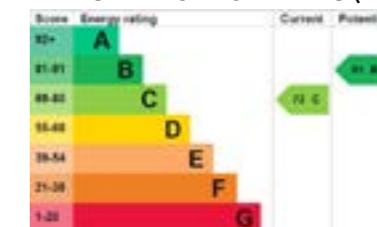
Bathroom



Bedroom three

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, 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 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Freehold

MANAGEMENT FEE: £400 per annum

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 2026/2027 £2,670.00

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling from Hollywood Maypole up Church Road after half a mile turn right into Demesne Road and Demesne Gate is situated on your right.



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



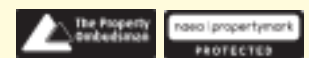
**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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