

For Sale

SimonBrien

Asking Price: £1,575,000



'Rushfield'

31 Old Cultra Road,
Cultra,

Holywood, BT18 0AE

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KEY FEATURES

- A detached property occupying a secluded, private and mature site extending to c. 1.1 acre
- Located in the heart of Cultra - one of the most desirable residential enclaves in Northern Ireland
- Within a few minutes walk of Cultra shoreline
- Mature gardens surrounding the property
- Property built in the 1970s with major works carried out in 1997 and further extensions in 2002
- Spacious reception hall with cloakroom
- Cosy sitting room with gas stove
- Drawing room with open fire
- Formal dining room with vaulted ceiling
- Conservatory
- Garden room
- Solid pine kitchen with island and casual dining space
- Utility room
- Five bedrooms (main bedroom with en suite bathroom)
- Family bathroom on first floor
- Double garages accessed from the front
- Sweeping driveway with hedge boundary from Old Cultra Road
- Vehicular and pedestrian access to and from the lane to rear onto Cultra Avenue
- Oil fired central heating
- Huge potential for refurbishment or redevelopment



SUMMARY

Located in the heart of Cultra, this detached property is approached by a sweeping hedge lined driveway and occupies a secluded site extending to c. 1.1 acre.

The property is perfectly located within a few minutes walk of the Cultra shoreline, pleasant coastal walks and Royal North of Ireland Yacht Club. Hollywood town centre is within 5 minutes drive, Belfast 15 minutes and Bangor 10 minutes. Cultra and Marino railway halts are also within a short walking distance.

The property offers spacious, well proportioned accommodation. You are greeted by a spacious entrance hall with cloakroom, there are five reception rooms including a sitting room with gas stove, drawing room with open fire, dining room, garden room and conservatory. There is a solid pine kitchen with island, casual dining space and sliding glazed doors to the rear patio and gardens, in addition there is a utility room with access to the rear accessed off the kitchen. On the first floor are five bedrooms, the main bedroom benefiting from an en suite bathroom, and a main family bathroom facilitates the other bedrooms.

Outside, the site extends to c.1.1 acres and is laid in lawns with mature trees and shrubs and mature border hedging offering considerable privacy. In addition, there is vehicular and pedestrian access from the lane at the rear which has access out to Cultra Avenue.

The Cultra area is widely regarded as one of the most desirable areas in Northern Ireland and the site and setting of this home is undoubtedly one of the best sites in the area. Viewing is by private appointment and is highly recommended.



THE PROPERTY COMPRISES:

GROUND FLOOR

COVERED ENTRANCE PORCH:

Glazed hardwood door and side panel to Reception Hall.



RECEPTION HALL:

20' 6" x 11' 7" (6.25m x 3.53m)

Hardwood strip floor, recessed lighting, staircase to First Floor, cloaks hanging space, under stairs storage cupboard.

CLOAKROOM:

Low flush WC, wash hand basin.



SITTING ROOM:

15' 11" x 14' 3" (4.85m x 4.34m)

Inglenook brick fire surround with wood beam mantle, gas stove and tiled hearth, feature exposed beams in ceiling.



DRAWING ROOM:

27' 3" x 13' 9" (8.31m x 4.19m)

Marble fire surround with cast iron inset, open fire and tiled hearth, double opening doors to dining room, double opening doors to garden room.





DINING ROOM:

16' 4" x 14' 1" (4.98m x 4.29m)

Vaulted ceiling with velux window, hardwood strip floor, double opening doors to conservatory.



CONSERVATORY:

17' 2" x 14' 11" (5.23m x 4.55m)

Attractive outlook to rear gardens, PVC glazed door to rear, tiled floor, access to Dining Room and Garden Room.



GARDEN ROOM:

20' 3" x 13' 9" (6.17m x 4.19m)

Attractive outlook to gardens, hardwood strip floor, double opening doors to drawing room, access to conservatory.



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KITCHEN WITH CASUAL DINING:
20' 6" x 18' 8" (6.25m x 5.69m)

Excellent range of solid pine cabinets with an island with black granite worktop, oil fired Aga with electric module, tiled splashback and beam mantle, porcelain twin Belfast sink, integrated dishwasher, integrated fridge, fitted dresser unit with display shelves and cabinets, casual dining space for 6-8, sliding glazed doors to rear patio and gardens, tiled floor, recessed lighting.





UTILITY ROOM:

11' 8" x 9' 8" (3.56m x 2.95m)

High and low level solid pine cabinets with stainless steel sink unit with mixer taps, plumbed for washing machine, recess for tumble dryer, tiled floor, hardwood door with glazed inset to rear.

FIRST FLOOR

LANDING:

Access to roofspace via ladder, hotpress with shelving and hot water tank.





BEDROOM (1):
13' 10" x 13' 6" (4.22m x 4.11m)
 Fitted wardrobes, recessed lighting.



ENSUITE BATHROOM:
12' 0" x 7' 2" (3.66m x 2.18m)
 Low flush WC, panelled bath, corner shower and wash hand basin with large vanity unit below, heated towel radiator, recessed lighting.



BEDROOM (2):
13' 10" x 8' 10" (4.22m x 2.69m)



BEDROOM (3):
14' 4" x 13' 6" (4.37m x 4.11m) At widest points.

Fitted wardrobes.

BEDROOM (4):
9' 2" x 7' 9" (2.79m x 2.36m)

Fitted wardrobes, shelving and desk.



BEDROOM (5):
17' 7" x 9' 8" (5.36m x 2.95m)

Wood laminate floor, recessed lighting.



BATHROOM:
10' 10" x 7' 10" (3.3m x 2.39m)

Suite comprising of: Low flush WC, pedestal wash hand basin, panelled bath, corner shower with instant heat electric shower, fully tiled walls, recessed lighting.

OUTSIDE

GARAGE:

17' 0" x 16' 0" (5.18m x 4.88m)

Twin up and over doors and rear service door. Power and light.

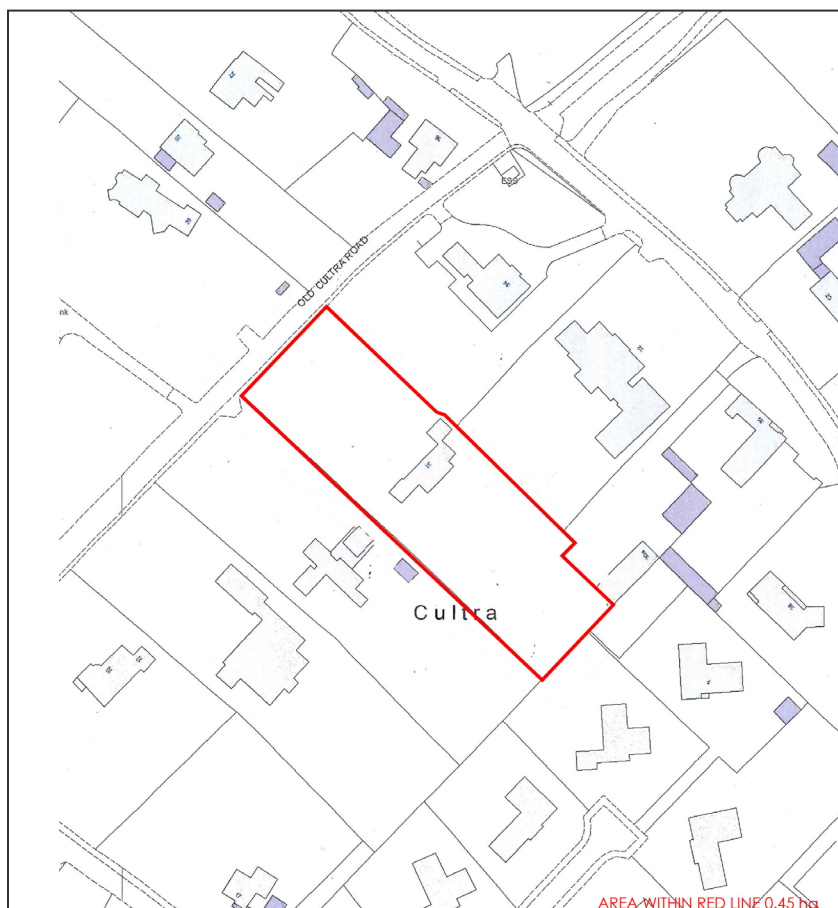
STORE ROOM:

12' 5" x 7' 6" (3.78m x 2.29m)

Double doors. Oil fired central heating boiler. Power and light

Large flat garden laid in lawns to front and back with mature boundaries offering ample privacy.

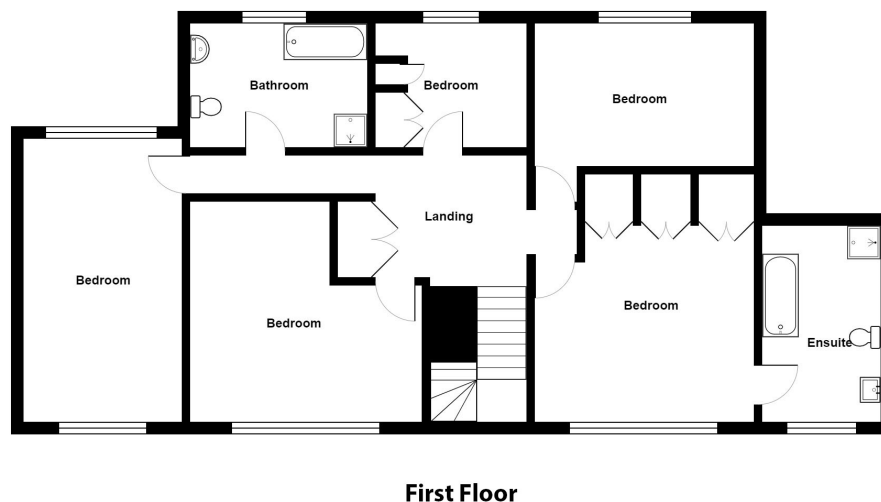
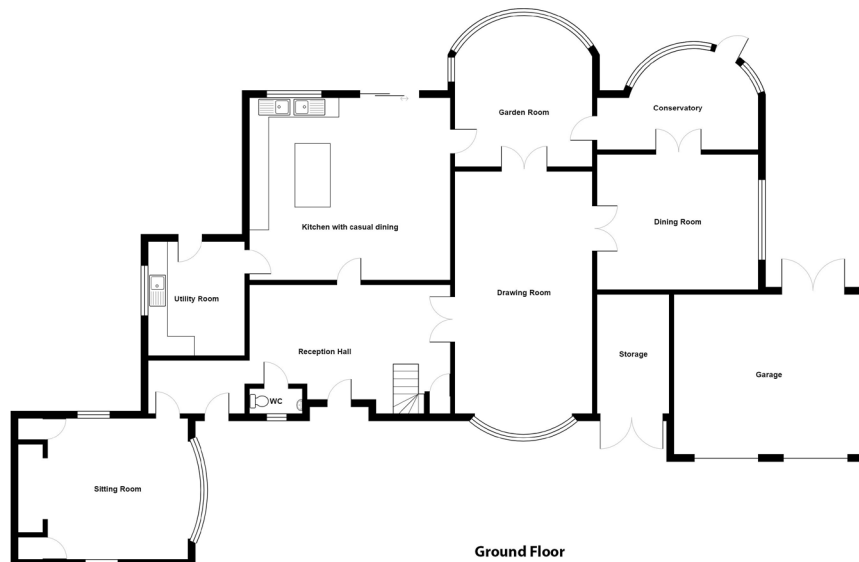
Sweeping pebbled hedge lined driveway to the property.





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VALUER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	57 D
21-38	F		
1-20	G		



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