

**Relton House
15 Clanbrassil Road,
Cultra, Holywood, BT18 0AR**



Asking Price £1,550,000

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KEY FEATURES

- Substantial gentleman's residence sitting in circa 0.8 acre in prime residential location in the heart of Cultra
- Within walking distance of the Cultra seafront and its stunning coastal paths and walkways
- Close to many sports clubs and facilities including Royal North Yacht Club and Royal Belfast Golf Club, with Belfast City Centre within fifteen minutes commute by road or rail.
- Property offers well proportioned accommodation throughout measuring c.6500 sqft over three floors
- Four reception rooms including drawing room, dining room, living room and snug
- Spacious open plan kitchen dining area with luxury fitted kitchen and casual dining space for 10/12 people
- Excellent range of fitted appliances to kitchen
- Large pantry/utility area
- Five well proportioned double bedrooms on first floor, four with ensuite shower rooms, including master suite with dressing room
- Additional sixth bedroom on second floor with ensuite
- Games room with access to floored roofspace
- Underfloor heating
- Manicured gardens to front, side and rear in lawns, with extensive outdoor patio area, perfect for entertaining
- Popular and highly desirable Cultra location, close to many schools, restaurants and other important amenities



SUMMARY

Set in the heart of Cultra this modern built residence offers a private and mature site measuring c. 0.8 acres.

Set within a few minutes stroll of the Cultra seafront and its stunning coastal paths and walkways, the location is regarded as one of the most desirable in the country. The area also incorporates sports clubs and facilities including Royal North Yacht Club and Royal Belfast Golf Club all within walking distance, with Belfast City Centre within fifteen minutes commute by road or rail.

Approached by a sweeping driveway off the tree-lined highly desirable Clanbrassil Road, the grounds to this magnificent property offer a variety of mature trees and manicured lawns interspersed with shrubs and flowerbeds. Internally the property offers accommodation measuring approximately 6500sqft and is exceptionally well laid out over three floors. On the ground floor there are 4 reception rooms, including drawing room, dining room, living room and snug, as well as a spacious family kitchen open to casual dining area for 10/12 people, large utility and study. On the first floor there are five bedrooms, incorporating master suite with dressing room and ensuite shower room and a contemporary white family bathroom. On the second floor is additional guest suite with ensuite shower room and games room. The accommodation is well proportioned throughout and can easily be adapted to suit individual family requirements or would have potential to extend if necessary.

The property also offers a large double garage with electric up and over doors and gas fired central heating as well as well-tended landscaped gardens laid in lawns and mature shrub beds. All in all, an exceptional family home occupying a magnificent site in one of Northern Ireland's most sought after residential locations. Viewing is highly recommended - contact our North Down office on 028 9042 8989.



THE PROPERTY COMPRISES:

GROUND FLOOR

IMPRESSIVE ENTRANCE HALL:

15' 5" x 13' 7" (4.7m x 4.14m)

Vaulted ceiling, solid oak wood floor, solid oak front door with glazed side panels, oak tread, banister and handrail staircase to first floor.

CLOAKS CUPBOARD:

5' 6" x 2' 10" (1.68m x 0.86m)

Solid oak strip wood flooring, hanging rail.

SEPARATE WC:

8' 0" x 5' 2" (2.44m x 1.57m)

Low flush WC, feature pedestal wash hand basin with mixer taps, fully tiled walls, ceramic tiled floor, recessed low voltage spotlighting.

DRAWING ROOM:

24' 7" x 21' 6" (7.49m x 6.55m) Into bay.

Solid oak strip wood flooring, corniced ceiling, inset gas fire with carved marble surround, granite hearth, archway through to:



DINING ROOM:

24' 1" x 21' 6" (7.34m x 6.55m) At widest points and into bay.

Corniced ceiling, solid oak strip wood flooring, doorway through to:



KITCHEN/DINING AREA:

26' 8" x 17' 11" (8.13m x 5.46m) At widest points and into bay.

Excellent range of high and low level solid wood units with Franke stainless steel sink unit with mixer tap, integrated Neff dishwasher, recess for 6 ring range cooker, granite worktops and upstands, extractor hood, integrated Miele coffee machine and Neff microwave oven, recess for American style fridge freezer, larder style cupboards, island unit with prep sink, Insinkerator waste disposal, mixer taps, breakfast bar seating area, glazed display cupboard, corniced ceiling, additional pantry style cupboard with pull out drawers, recessed lighting, corniced ceiling, ceramic tiled floor, open to dining area for 8-10 people, recessed lighting, double patio doors opening to rear garden. Archway to living room.





PANTRY CUPBOARD:

5' 2" x 4' 6" (1.57m x 1.37m)

Ceramic tiled floor, range of built in shelving.

LIVING ROOM:

23' 0" x 20' 10" (7.01m x 6.35m)

Feature vaulted ceiling, fireplace with marble surround and inset gas fire, double French doors opening to rear patio, recessed low voltage lighting, corniced ceiling.

UTILITY ROOM:

20' 9" x 11' 4" (6.32m x 3.45m)

Range of high and low level units, single drainer Franke stainless steel sink unit, mixer taps, plumbed for dishwasher, additional storage cupboards, recess for fridge freezer, plumbed for washing machine and vented for gas tumble dryer, ceramic tiled floor, recessed lighting.

WC:

4' 10" x 3' 10" (1.47m x 1.17m)

Low flush WC, pedestal wash hand basin, mixer taps, recess low voltage downlighters.





STUDY:
21' 5" x 9' 6" (6.53m x 2.9m)

Recessed low voltage downlighters.

LIVING ROOM:
14' 2" x 13' 0" (4.32m x 3.96m)

Solid oak strip wood floor, corniced ceiling.

FIRST FLOOR

FEATURE OPEN LANDING:

Luggage room, solid oak strip wood flooring, recessed low voltage lighting.

MASTER SUITE:

MASTER BEDROOM:
22' 6" x 21' 5" (6.86m x 6.53m)

Recessed low voltage lighting, glimpses of Belfast Lough and surrounding coastline.

DRESSING ROOM:
6' 5" x 6' 3" (1.96m x 1.91m)

ENSUITE SHOWER ROOM:
11' 9" x 9' 4" (3.58m x 2.84m)

Fully tiled walk in shower cubicle with multi jet thermostatic shower unit, twin vanity sink unit with built in storage shelving, Jacuzzi wash hand basins with mixer taps, built in mirrors and lighting, low flush Jacuzzi WC and bidet, fully tiled walls, ceramic tiled floor, recessed low voltage spotlighting.





BEDROOM (2):
17' 11" x 14' 1" (5.46m x 4.29m)
At widest points.

Low voltage spotlighting.

ENSUITE SHOWER ROOM:
6' 9" x 6' 4" (2.06m x 1.93m)

Fully tiled shower cubicle with thermostatic shower unit, low flush WC, pedestal wash hand basin with mixer taps, fully tiled walls, ceramic tiled floor, recessed low voltage spotlighting.

BEDROOM (3):
14' 3" x 13' 4" (4.34m x 4.06m)

Recessed low voltage spotlighting.

BEDROOM (4):
20' 9" x 17' 1" (6.32m x 5.21m) At widest points.

Recessed low voltage spotlighting.

ENSUITE SHOWER ROOM:
8' 8" x 5' 8" (2.64m x 1.73m)

Fully tiled shower cubicle with thermostatic shower unit, low flush WC, pedestal wash hand basin with mixer taps, ceramic tiled floor, fully tiled walls, recessed low voltage spotlighting.

BEDROOM (5):
21' 3" x 11' 4" (6.48m x 3.45m)

Recessed low voltage spotlighting.

ENSUITE SHOWER ROOM:
8' 8" x 5' 8" (2.64m x 1.73m)

Fully tiled shower cubicle with thermostatic shower unit, low flush WC, pedestal wash hand basin with mixer taps, fully tiled walls, ceramic tiled floor, recessed low voltage spotlighting.

FAMILY BATHROOM:
11' 1" x 10' 10" (3.38m x 3.3m)

White suite comprising low flush WC, pedestal wash hand basin, fully tiled with decorative border tile, panelled corner bath with mixer tap, telephone hand shower, tiled floor, chrome heated towel rail, fully tiled corner shower cubicle, recessed lighting, extractor fan.



Stairs to:

SECOND FLOOR

LANDING:

Velux window with integrated blind.

PLAYROOM/STORAGE AREA:
29' 11" x 18' 8" (9.12m x 5.69m)

Dual velux windows with integrated blinds, access to roofspace, storage into eaves.

BEDROOM (6):
15' 0" x 12' 4" (4.57m x 3.76m)

Walk in wardrobe.

ENSUITE SHOWER ROOM:
9' 8" x 5' 8" (2.95m x 1.73m)

Fully tiled shower cubicle with thermostatic shower unit, semi pedestal sink with mixer taps, low flush WC, fully tiled walls, ceramic tiled floor, velux window with integrated blind, low voltage spotlights, extractor fan.

DOUBLE GARAGE:
22' 2" x 22' 0" (6.76m x 6.71m)

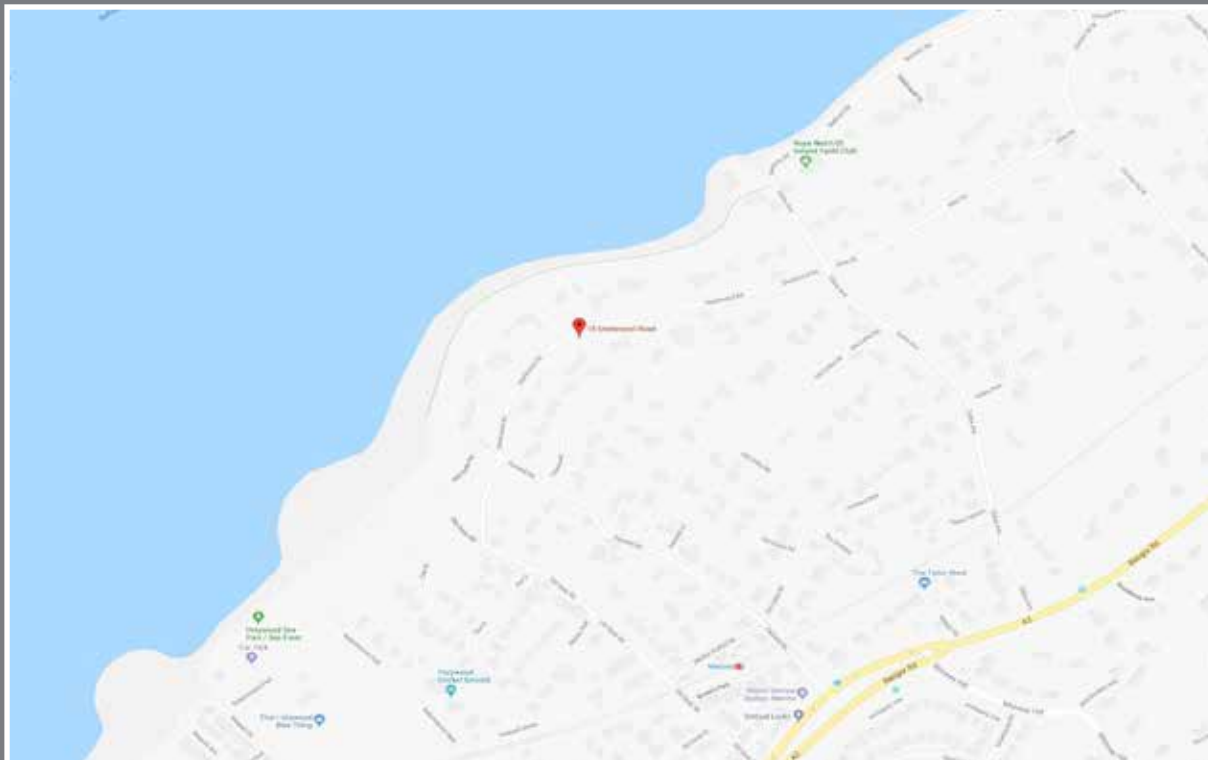
Twin electric Promatic up and over doors, light and power, dual Worcester Bosch combi gas boilers.







Location



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B	81-91		
C	69-80	71	71
D	55-68		
E	39-54		
F	21-38		
G	1-20		

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