

'Bramble Rise'
40 Ballymenoch Road,
Holywood, BT18 0HN



Asking Price £1,400,000

Telephone 028 9042 8989
www.simonbrien.com



- Stunning, Instantly Recognisable Contemporary Home With Panoramic Belfast Lough Views
- Exceptional Specification And Standard of Finish That Is Seldom Found In Northern Ireland
- Impressive Entrance Door, Porch, Glass Panelled Stairwell And Double Height Dining Hallway
- Drawing Room With Corner Window With Breathtaking Panoramic Views
- Sunroom / Family Room With Views And Doors To Entertaining Terrace Overlooking Gardens And Lough
- Bespoke 'Bautaup' Kitchen With Island Unit And Range Of Built In Designer Appliances And Corner Window With Views
- Kitchen Open To Casual Dining Area And Family Room, With Views Over Gardens And The Lough
- 4 Bedroom Suites: 2 Bedrooms On Ground Floor, Both With Access To Rear Sun Terraces, Further Bedroom With Shower Room On 1st Floor
- Master Suite With His And Hers Large Dressing Rooms, Full Bathroom And Access To First Floor Sun Patio With Magnificent Panoramic Views
- Cloakroom, Various Storage Cupboards And A Utility Room On The Ground Floor
- Approached By Private Gates With Ample Parking And Turning Space In Front Of Double Carport And Garage
- Beautiful Designer Gardens To The Front And Rear With Entertaining Areas, Patio And Lawns
- Phoenix Natural Gas Heating And Tinted Double Glazing
- Outside Garden Store, Bin Area And Large Basement Store
- Exclusive Location Close Holywood, North Down And Belfast City Centre & Airport



Bramble Rise is an amazing home set on an elevated site with panoramic views across Belfast Lough and the County Antrim hills in Holywood. This unique contemporary property has been finished to an exceptional standard and specification seldom found in Northern Ireland.

Each room maximises light and space with tall floor to ceiling windows that show the breathtaking panoramic views over landscaped gardens, and Belfast Lough over the Antrim Hills beyond.

Approached by private electric gates to a sweeping driveway, the immediate impression is that this is a unique home designed to maximise the Panoramic views, constructed with high quality materials and suits the site perfectly. Alan Patterson Design have created a special home inside and out of an exceptional size providing space, light, style and privacy.

There is a stunning entrance hall with glass panelled staircase to the first floor and formal dining area with feature lighting. There is a drawing room with gas fire which leads to the living / sunroom which has doors to rear terraces. Both of these rooms have breathtaking views over the gardens to Belfast Lough. There is a bespoke German kitchen with built in designer appliances and island that is open to the family room with double height ceiling, casual dining area and again with amazing views.

Also on the ground floor there are two bedroom suites, both with ensuite facilities and access to the private rear terraces, a utility room and cloakroom.

On the first floor there is a bedroom with ensuite shower room which can also double as a study. The impressive master suite has two dressing rooms, a full bathroom and access to the first floor terrace which has views over Belfast Harbour and across across the lough towards Scotland.

Outside there are professionally landscaped mature gardens with beautiful lawns, flowerbeds, entertaining areas and ample parking spaces.

This is a rare opportunity to purchase a contemporary home with real style in North Down, phone the North Down Office to arrange a private appointment.

ACCOMMODATION

Granite pathway leading to...

Hardwood front door with glazed panel leading to...

ENTRANCE PORCH:

14' 6" x 5' 1" (4.42m x 1.55m)

Detailed tiled floor. Glazed windows to either side. Glazed inner door with stainless steel handle leading to...

SPACIOUS RECEPTION HALL:

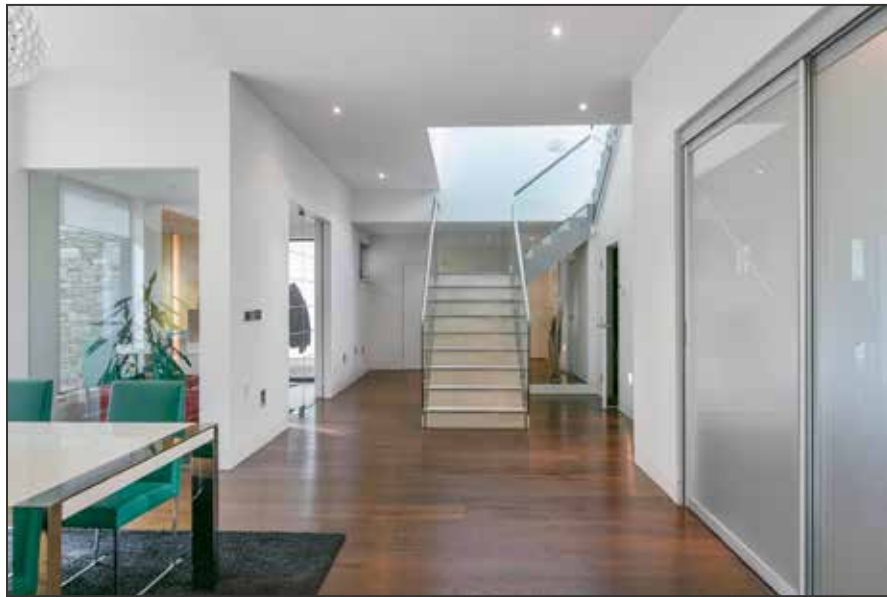
10' 3" x 20' 2" (3.12m x 6.15m)

Solid walnut flooring. Beautiful glass panelled stairwell with stainless steel finishing to First Floor. Foot lighting. Controls for mood lighting.

GROUND FLOOR WC:

3' 6" x 8' 2" (1.07m x 2.49m)

Contemporary circular wash hand basin with mixer taps and storage underneath. Low flush WC. Tiled floor with trim. Feature glass wall. Low voltage lighting. Walk-in understairs storage cupboards with a range of electrical controls. Walk-in cloakroom with hanging and storage space. Open to...



DINING HALL:

16' 5" x 22' 9" (5m x 6.93m)

Solid walnut floor. Feature glazed corner windows overlooking front gardens. Feature lighting. Speaker system. Smoked screened sliding doors leading to...

DRAWING ROOM:

23' 6" x 16' 4" (7.16m x 4.98m)

Solid walnut flooring. Contemporary remote controlled gas fire. Feature lighting. Corner glazed wall with panoramic views over landscaped gardens towards Belfast Lough, the County Antrim Hills and beyond. Glazed door leading to...

SUN ROOM/FAMILY ROOM:

17' 7" x 14' 6" (5.36m x 4.42m) at widest points.

Tiled floor. Sliding glazed door to rear granite patio entertaining area. Windows with panoramic views overlooking front garden towards Belfast Lough, the County Antrim Hills and beyond. Connecting door to Reception Hall.





KITCHEN/LIVING/DINING ROOM:

22' 4" x 33' 7" (6.81m x 10.24m) at widest points.

LIVING/DINING AREA:

22' 4" x 15' 7" (6.81m x 4.75m)

Double height ceiling with glazed wall To front with views over front gardens towards Belfast Lough, the County Antrim Hills and beyond. Ceiling windows (electrically operated). Ceramic tiled floor. Contemporary hole in the wall fireplace with remote controlled fire and raised slate hearth. Space for 6-8 seater dining tables and chairs. Open to...

KITCHEN AREA:

18' 1" x 21' 8" (5.51m x 6.6m) at widest points.

Stunning minimalist designer 'Bautap' kitchen with excellent range of high and low level fitted (floating) cupboards, drawers and shelves. Stainless steel worktops and contemporary mixer taps. Range of built-in appliances including Siemens stainless steel oven, coffee machine, further oven, American style fridge freezer. Larder. Island unit with raised hardwood breakfast bar with space for 3-4 seats. Siemens dishwasher. Ceramic four ring hob with extractor fan over. Tiled floor. Glass panelled walls. Panoramic views over front gardens towards Belfast Lough, the County Antrim Hills and beyond. Door to...

UTILITY ROOM:

9' 7" x 12' 7" (2.92m x 3.84m)

Range of built-in cupboards, drawers and shelves. Plumbed for washing machine. Space for dryer. Franke 1.5 bowl single drainer stainless steel sink unit. with mixer taps. Siemens wine fridge. Ceramic tiled floor. Door to side gardens. Door to Pantry.



BEDROOM (2):

10' 8" x 14' 7" (3.25m x 4.44m)

Sliding doors with access to granite patio. Stunning views over gardens towards Belfast Lough, the County Antrim Hills and beyond. Low voltage lighting. Door to...

WALK-IN DRESSING ROOM:

9' 2" x 5' 5" (2.79m x 1.65m)

Built-in vanity area. Range of drawers and open shelving. Large full length sliding robes. Access to roofspace. Low voltage lighting.

ENSUITE BATHROOM:

7' 3" x 11' 1" (2.21m x 3.38m)

Deep fill etched glass tiled panelled bath with centre taps and telephone hand shower. Contemporary wash hand basin with mixer taps. Storage. Fully tiled shower cubicle with power shower. Low voltage lighting. Ceramic tiled floor. Partly tiled walls. Built-in storage. Air exchange unit.

BEDROOM (3):

20' 5" x 11' 8" (6.22m x 3.56m) at widest points.

Dual aspect windows over looking the side and rear of the property. Low voltage lighting. Sliding door to patio. Door to...

WALK-IN SHOWER ROOM:

Contemporary wash hand basin with mixer taps. Storage. Low flush WC. Fully tiled corner shower cubicle with thermostatically power shower. Chrome heated towel rail. Ceramic tiled floor. Partly tiled walls. Low voltage lighting. Air exchange.

From Reception Hall, tiled staircase with glazed balustrades and stainless steel trim leading to...

FIRST FLOOR

LANDING:

Door to...

ROOF TERRACE:

(also accessed from Master Suite). Granite roof terrace. Outside lighting and power supply. Panoramic views over Belfast Lough, Docklands, Cultra, Holywood, the County Antrim Hills and beyond.

BEDROOM (4):

14' 2" x 10' 6" (4.32m x 3.2m) (currently used as study).

Feature glazed wall overlooking terrace towards Belfast Lough, the County Antrim Hills and beyond. Walk-in storage cupboard.

WALK-IN SHOWER ROOM:

Low flush WC. Duravit wash hand basin with storage underneath. Fully tiled shower cubicle with power shower. Air exchange. Ceramic tiled floor. Chrome heated towel rail.



MASTER SUITE

BEDROOM AREA:

29' 8" x 17' 7" (9.04m x 5.36m)

Glazed walls with panoramic views over front gardens towards Belfast Lough, Docklands, the County Antrim Hills and beyond. Low voltage lighting. Air exchange. Sliding doors leading to Roof Terrace.

WALK-IN DRESSING ROOM:

11' 5" x 6' 5" (3.48m x 1.96m) at widest points.

Full range of built-in hanging and shelving units with low voltage lighting.

MASTER ENSUITE BATHROOM:

Ceramic tiled floor. Walk-in double shower with power shower and designer tiling. Chrome heated towel rail. Steps up to Duravit feature wash hand basin with concealed mixer taps and built-in storage. Deep fill tiled panelled bath with designer centre taps. Precisely placed window with views over Belfast Lough from the bath ! Low voltage lighting. Air exchange.

DRESSING ROOM (2):

16' 9" x 9' 5" (5.11m x 2.87m)

Not including full width range of built-in mirrored hanging, storage and shelving units. Walk-in hotpress. Vanity area with built-in storage.

OUTSIDE

Electric gates and pedestrian gate with solid concrete pillars. The property is approached by a sweeping tarmac driveway with parking and turning space in front of Double Carport. Pebbled forecourt.



Front garden with raised flowerbeds with designer tropical shrubs, plants, trees and lawns.

Access to the rear of the property via each side with lawns, granite pathways with solid pavior trim. To the rear there are beautiful patios accessed from the Family Room and Bedrooms

Steps down to beautiful lawns with colourful flowerbeds with range of plants, shrubs and trees. Seating areas. Open garden store and drying area. Bin store. Steps down to...

BASEMENT STORE:

17' 1" x 13' 6" (5.21m x 4.11m)

Two pressurised water heating systems. Beam vacuum system. Heating manifold. Air Exchange. Excellent storage. Light and power.

DOUBLE CONTEMPORARY CARPORT:

20' 0" x 21' 5" (6.1m x 6.53m)

Light and power.

FRONT GARAGE:

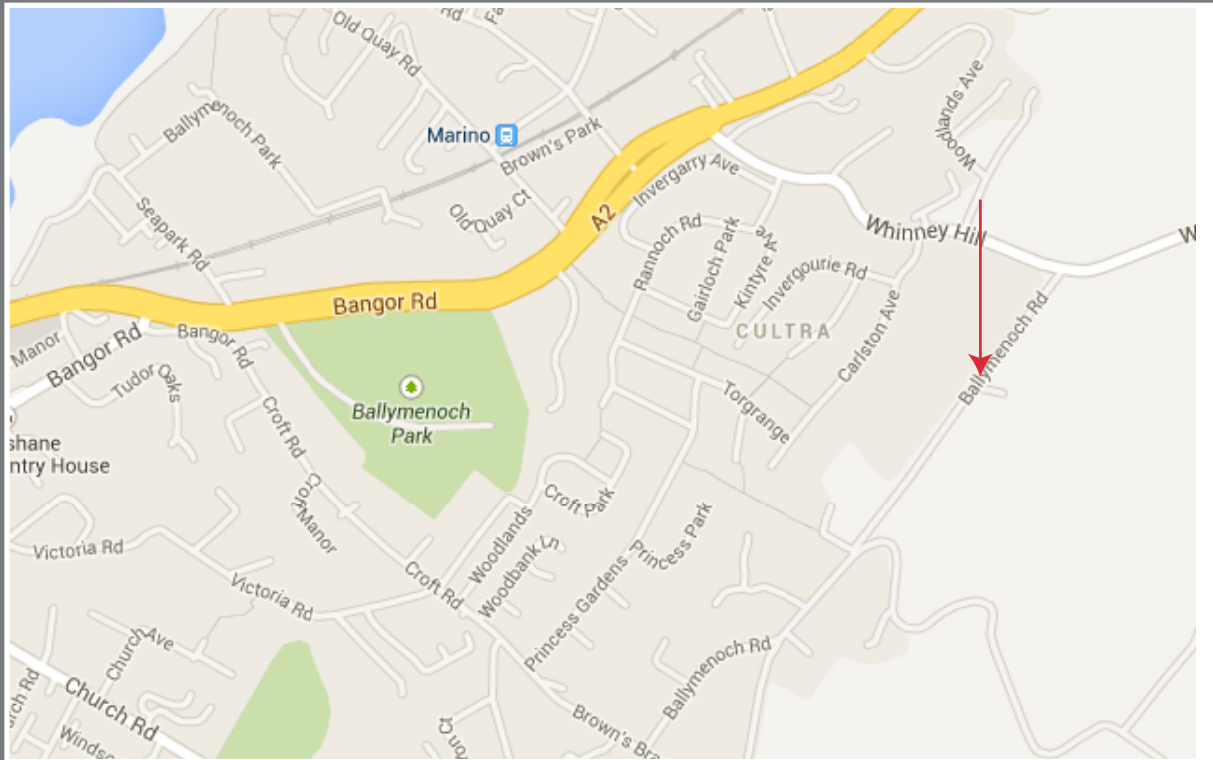
17' 2" x 16' 9" (5.23m x 5.11m)

Double electrically operated up and over door. Built-in storage to side and rear. Carpeted garage with range of built-in furniture and storage. Door and window to side.





Location



Ballymenoch Road runs between Croft Road and Whinney Hill in Holywood.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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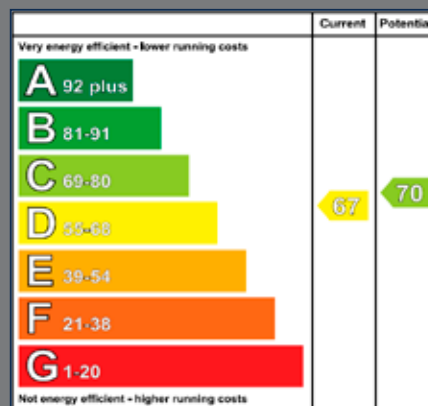
EPC REFERENCE NUMBER:

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