

simon**BRIEN**  
RESIDENTIAL

2 Old Cultra Lane,  
Holywood, BT18 0BN



Offers Over £895,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- A detached family residence located in the heart of the Cultra area
- Private and secluded site situated off Old Cultra Road
- Spacious reception hall
- Drawing room opening out to a stunning recently installed garden room
- Dining room
- Living room
- Kitchen with casual dining space
- Conservatory accessed from the kitchen
- Four double bedrooms
- Bedroom one with ensuite
- Bedroom two with separate sitting/office area which could also be used as an additional bedroom
- Family bathroom on first floor
- Downstairs WC & cloakroom
- Utility room
- Home office/playroom
- Integral single garage
- Generous garden laid in lawns with mature hedge boundary
- Driveway to front
- Gas central heating with pressurised water system
- Double glazed windows
- Highly convenient to Holywood, coastal walks, Royal North of Ireland Yacht Club, Royal Belfast Golf Club, leading schools, shops, parks, Belfast City Airport and Belfast City Centre
- Marino Railway Station with direct trains to Belfast and Bangor is within a five minute walk

#### SUMMARY

We are delighted to present this detached residence located in the heart of Cultra – one of Northern Ireland’s most sought after residential addresses. The property occupies a mature and private site and is perfectly located only a few minutes’ walk from the North Down shoreline. Royal North of Ireland Yacht Club is within 5 minutes’ walk, and Royal Belfast Golf Club is within 5 minutes’ drive. Holywood town centre is also within 5 minutes’ drive and for the commuter, Belfast and Bangor are within 15 minutes. The nearby railway halts at Cultra and Marino also offer a regular rail service.

The accommodation offers good accommodation over two levels, you are greeted by a large reception hallway with cloakroom and WC, three reception rooms including a drawing room which leads out to a garden room, living room and dining room. There is good sized kitchen with casual dining space and a conservatory, off the kitchen there is a utility room which has access to a home office/play room and a single garage. On the first floor are four bedrooms, bedroom one benefits from an ensuite shower room, bedroom two has a separate sitting/office space and a family bathroom services the other bedrooms.

Externally there are mature landscaped gardens laid in lawns with mature hedges surrounding the boundary offering ample privacy, and a paved patio area to the rear orientated to capture the afternoon and evening sun. To the front is a driveway with ample parking and turning space. The property benefits from gas central heating and double glazed windows.

All in all, a superb home with generous proportions offering ample accommodation in a highly regarded and most convenient residential location. Viewing is by private appointment and is highly recommended.



#### THE PROPERTY COMPRISES:

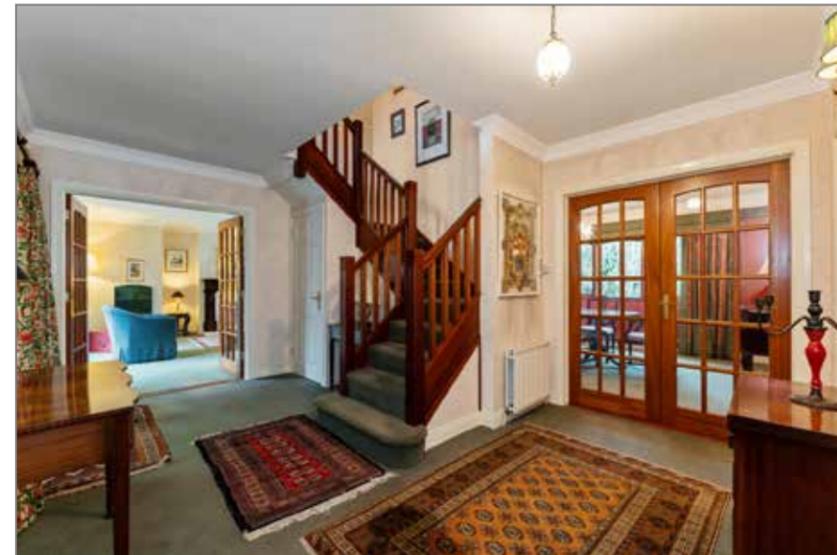
##### GROUND FLOOR

Hardwood panelled entrance door with stained glass side panels.

##### ENTRANCE PORCH:

**7’ 11” x 3’ 8” (2.41m x 1.12m)**

Tiled floor, glazed inner door to Entrance Hall.



##### ENTRANCE HALL:

**15’ 7” x 12’ 0” (4.75m x 3.66m) At widest points.**

Under stairs storage cupboard with cloaks space.



##### WC:

Low flush WC and wash hand basin.

**DRAWING ROOM:**  
22' 10" x 16' 10" (6.96m x 5.13m)

Hardwood fire surround with marble inset, open fire and marble hearth. Double opening glazed doors to garden room.



**GARDEN ROOM:**  
17' 0" x 14' 7" (5.18m x 4.44m)

Added in 2016, ceramic tiled floor, outlook to private and mature gardens, double opening doors to rear.



**DINING ROOM:**  
15' 8" x 11' 8" (4.78m x 3.56m)

Wired for wall lights.





**LIVING ROOM:**  
21' 6" x 13' 4" (6.55m x 4.06m)

Hardwood fire surround with tiled inset, gas fire and slate hearth.

**KITCHEN/DINING:**  
21' 0" x 11' 2" (6.4m x 3.4m)

Kitchen fitted with an excellent range of solid oak units, stainless steel single drainer sink unit with mixer taps, integrated dishwasher, integrated double oven, 4 ring ceramic hob with concealed extractor hood, casual dining space for 6-8 people, tiled floor, partly tiled walls, access to conservatory.



**CONSERVATORY:**  
13' 2" x 12' 9" (4.01m x 3.89m)

Double opening doors to rear, outlook to gardens, tiled floor.



**UTILITY ROOM:**  
9' 6" x 6' 9" (2.9m x 2.06m)

Fitted solid oak units, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, tiled floor.



**HOME OFFICE/PLAYROOM:**  
13' 3" x 11' 3" (4.04m x 3.43m)

Hardwood strip floor, feature stained glass window, access to integral garage.





**GARAGE:**  
**18' 10" x 9' 8" (5.74m x 2.95m)**  
 Up and over door, stainless steel single drainer sink unit with mixer taps, gas boiler, light and power, access to side via solid hardwood door.



**ENSUITE SHOWER ROOM:**  
 Low flush WC, pedestal wash hand basin, fully tiled shower with chrome shower fittings, bidet, storage cupboards, velux window with blind.



**FIRST FLOOR**  
**SPACIOUS LANDING:**  
 Access to floored roofspace via Slingsby ladder. Large shelved hotpress with hot water tank, storage cupboard with hanging space.



**BEDROOM (2):**  
**14' 7" x 9' 10" (4.44m x 3m)**  
 Velux window with blind. Built in storage cupboard with shelves and hanging space.



**BEDROOM (1):**  
**17' 11" x 13' 3" (5.46m x 4.04m)**  
**Into bay.**  
 Built in wardrobes.



**BEDROOM (3):**  
**11' 5" x 9' 11" (3.48m x 3.02m)**



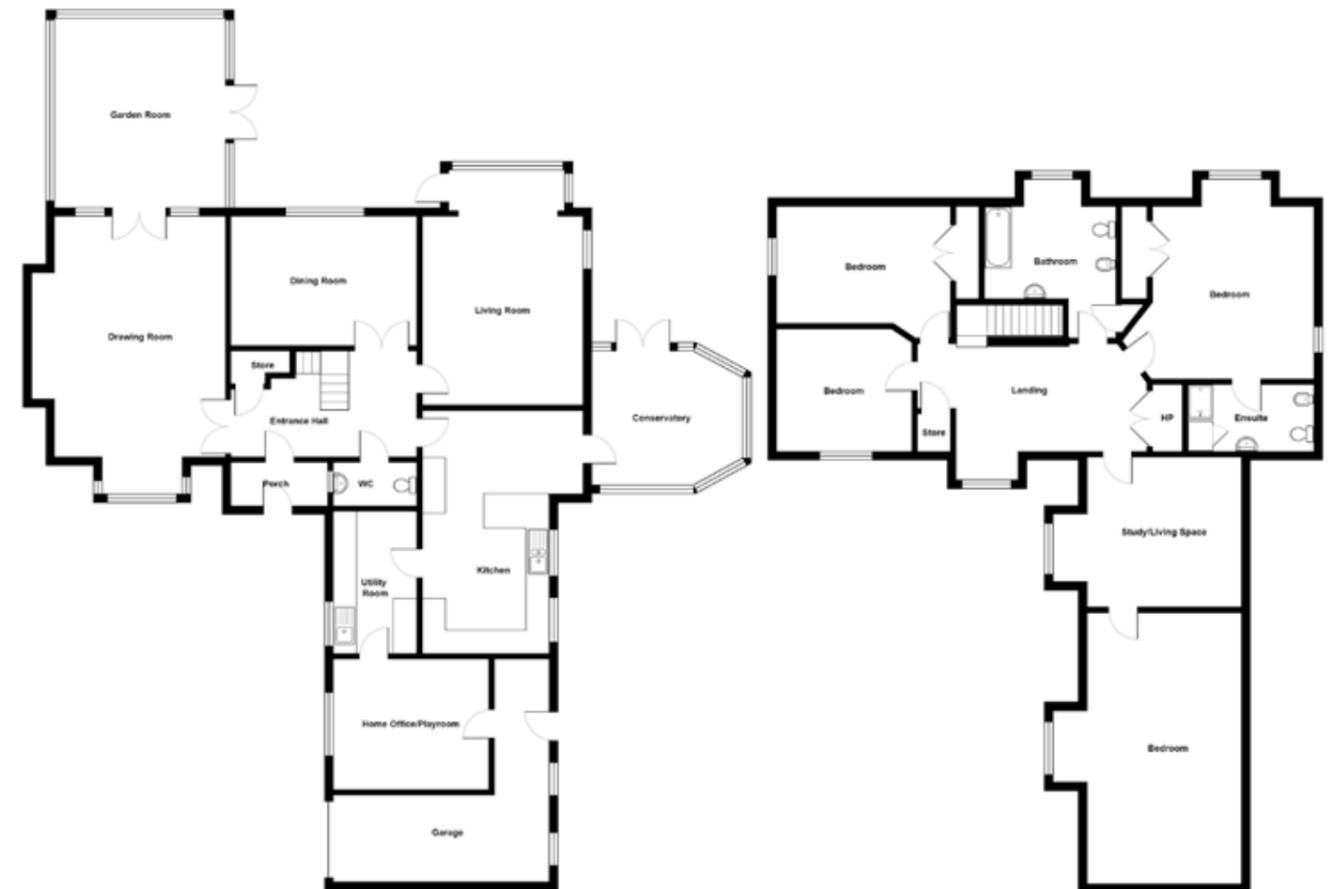
**BATHROOM:**  
**11' 3" x 9' 9" (3.43m x 2.97m)**  
 Low flush WC, bidet, pedestal wash hand basin, panelled bath, party tiled walls.



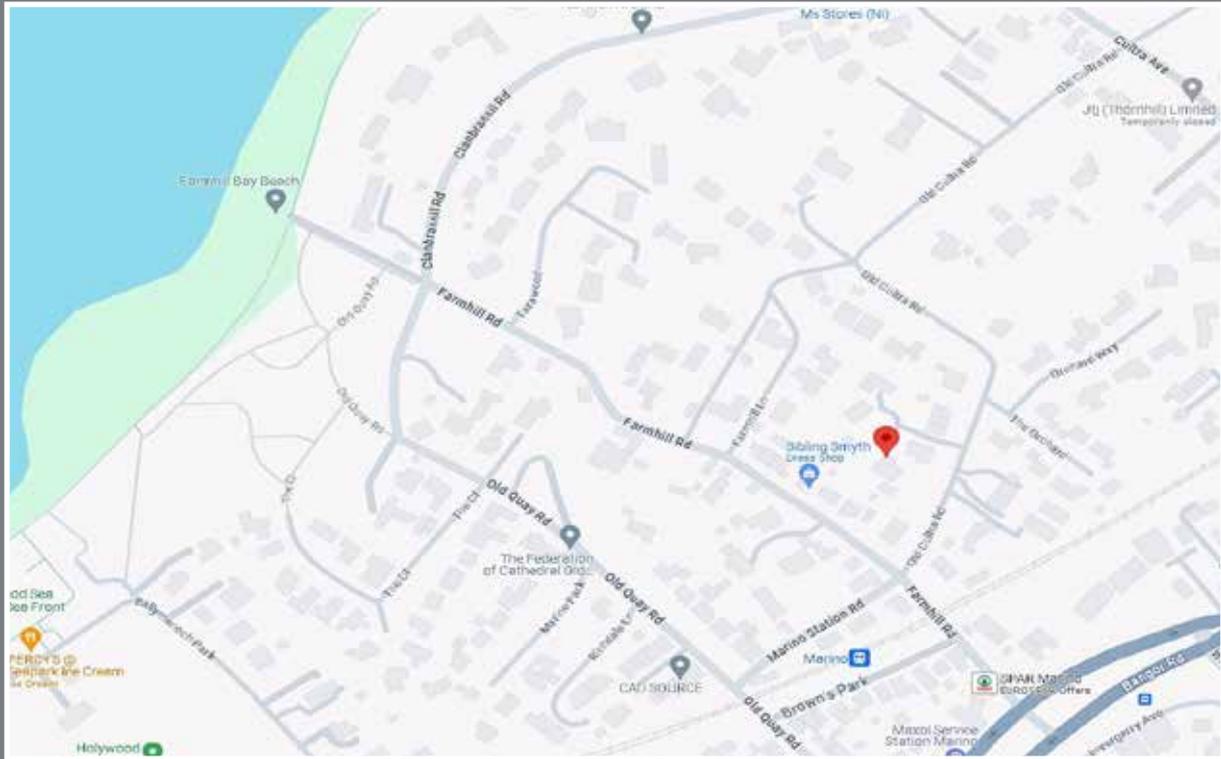
**STUDY/OFFICE SPACE:**  
**13' 0" x 12' 9" (3.96m x 3.89m)**  
 Eaves storage. Leading to Bedroom 4.



**BEDROOM (4):**  
**21' 3" x 13' 0" (6.48m x 3.96m)**  
 Eaves storage.



# Location



## 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.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/B/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2070-0819-2170-8594-7825

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E southbelfast@simonbrien.com

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E holywood@simonbrien.com

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E eastbelfast@simonbrien.com

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.