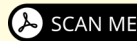


# RODGERS & BROWNE

## SALE AGREED



“Killiney” 14 Circular Road East

Cultra, BT18 0HA

*offers around £1,250,000*



### THE OWNERS PERSPECTIVE...

“This is not a showy house. It is more laid-back with lots of privacy.

The layout of the house allows for different vibes around. The living room with an open fire at the front of the house is a delightful spot to relax and enjoy the scenery over the garden and Belfast Lough, a light-filled conservatory is perfect for family gatherings or tranquil contemplations, glass bar top by the kitchen is a great place to have a morning coffee or breakfast smoothy while gazing at the Lough. Down the pathway from the raised decking area sits a Garden lodge. In the past it was a library, an art space and a kid's playroom. The Annex was built in 2010 to be used as a home office and gym, and with time evolved to be an accommodation for visiting friends and family.

I originally fell in love with this property because of its mature garden that is colourful in all seasons. There are several different areas for varying situations and moods in the garden; a secluded patio at the back of the house, (children's favourite), sunny courtyard, vegetable and fruit planters, small scale woodland and the wooden deck that's ideal as an entertaining area. One of the most enjoyed aspect of the property is its great location with so much to offer.

It's very private and safe with discreet neighbours, a walking distance from a luxury hotel with a family friendly pub and a yacht club with a restaurant, as well as in close proximity to nature and a few museums.

Only a minutes' walk to the train station or a 5 min drive will take you to Hollywood town where charming cafes and restaurants serve yummy breakfasts and lunches. Most have excellent internet facilities.

If you are looking for a small town to settle down in, Hollywood/Cultra is a great place. It is ideal for bringing up a family, for working from home or early retirement”





Reception hall



Entrance porch

## THE FACTS YOU NEED TO KNOW...

Beautiful detached residence set within a c. 1 acre mature and private site in the much sought-after location of Cultra, dating back to 1923 and extensively extend

The property has a fully flexible layout depending on individual needs including those wishing to work full time from home, you will have a choice of accommodation for that home office.

The main house comprises of drawing room, dining room, timber double glazed conservatory, study and four bedrooms

Master bedroom with ensuite bathroom and dressing room

Additional shower room on the ground floor

Cream shaker style kitchen with feature range and breakfast bar area finished in glass

Separate utility room

Additional separate annex constructed in 2010 incorporating a living room opening to kitchen, shower room and first floor bedroom with feature vaulted ceiling

PVC double glazing

Gas fired central heating

Panelled electric wooden gates leading to a sweeping tarmac driveway with a parking area for up to four cars

Sea glimpses from many of the principle rooms and the raised decking area

Covered BBQ area

Gravelled paths with stone steps

Mood lighting throughout the gardens

Second access to the rear of the property

Stunning garden lodge incorporating a vaulted circular ceiling with extensive shelving and access to a sauna and additional study area

Potential for further extension if required

Only a minute's walk to the shoreline of Cultra, Royal North Yacht Club and The Culloden Elysium and Spa Resort

An ease of access to Belfast City Centre via road and rail

George Best City Airport is only 5 minutes away

An array of renowned schools within Holywood and East Belfast including Rockport, a day and boarding school for 2 1/2 to 18-year olds with the only school based golf academy in Ireland is 5 minutes' drive from the house.

An ideal family home with a flexible accommodation that will suit a variety of families who have a requirement for separate accommodation for either a family member or indeed an Au pair, likewise it could be used as a consulting room (subject to the relevant permissions)



Garden lodge





Drawing room



Drawing room



Patio area



Stunning wooden conservatory



Dining room

## The Property Comprises...

### GROUND FLOOR

#### OPEN COVERED ENTRANCE PORCH

Tiled floor leading to glazed front door to:

#### RECEPTION HALL

Solid cherrywood floor. Cloakroom with hanging space. Staircase to first floor, finished with mahogany Newell post and matching handrail, painted spindles. Picture rail. Light by a stain glass window.

#### STUDY

10' 10" x 10' 10" (3.3m x 3.3m)

Solid cherrywood floor, feature panelled ceiling. Opening to reception hall.

#### DRAWING ROOM

16' 9" x 16' 5" (at widest points) (5.11m x 5m)

Fireplace with wooden surround, marble hearth and inset, open fire, feature period style radiator, cornice ceiling. Views of Belfast Lough and the Antrim Coastline.

#### DINING ROOM

16' 5" x 11' 10" (at widest points) (5m x 3.61m)

Picture rail, solid cherrywood floor. Large picture window with views over the gardens to Belfast Lough, double doors to entertaining area. Door to:

#### KITCHEN

20' 10" x 11' 10" (at widest points) (6.35m x 3.61m)

Extensive range of high and low level cream shaker style units, under unit lighting, granite worktops with bull nose edging, one and a half sink unit with mixer tap, large Range Master with double oven, electric and gas hot plates plus four gas rings, extractor canopy over, De Dietrich integrated steam oven, Neff dishwasher, bread basket shelving, wine rack, part tiled floor and part wooden floor, glass breakfast bar area, low voltage lighting. Ornamental fireplace with slate pillars. Views towards Belfast Lough. French doors to:

#### STUNNING WOODEN CONSERVATORY

18' 9" x 12' 3" (5.72m x 3.73m)

Stunning wooden double glazed conservatory with electrically operated blinds, central ceiling fan and light. 5amp switches, heating and power. Wonderful views of the gardens. French doors to patio area.

#### UTILITY ROOM

10' 5" x 8' 9" (3.18m x 2.67m)

Range of high and low level cream units, wooden effect worktops, one and a half stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, space for American fridge freezer, ceramic tiled floor, double glazed Velux window, low voltage lighting. Additional storage cupboard. Glazed door to rear.





Kitchen



Breakfast bar



Patio ares



Annex patio area

## The Property Comprises...

### GROUND FLOOR

#### SHOWER ROOM

7' 1" x 5' 4" (2.16m x 1.63m)

Spacious steam shower finished with Venetian marble tiling, low flush wc, Heritage pedestal wash hand basin with mixer tap, period style radiator and heated towel rail, Venetian marble floor and part tiled walls.

#### BEDROOM (4)

14' 11" x 12' 9" (4.55m x 3.89m)

Range of built in open bookcases. Displays and cabinets, solid cherrywood floor, window seat. Dual aspect.

### FIRST FLOOR

#### LANDING

Bright landing light by double glazed stain glass window, panelled effect ceiling, picture rail, wall lighting.

#### MASTER SUITE

24' 8" x 14' 11" (7.52m x 4.55m) (Including built in wardrobes, storage and ensuite facilities)

Solid cherrywood floor, double wardrobes plus further store, wall lighting, duel aspect.

#### ENSUITE BATHROOM

Deep fill Jacuzzi bath with swan neck mixer taps and over drench shower, curved shower screen, vanity unit with inset sink and mixer tap, cabinet below, low flush wc, integrated wall mirror, chrome heated towel radiator, Venetian marble tiled floor and walls.

#### DRESSING ROOM

Shelved and open hanging space, wall mounted mirrors. Hotpress with insulated copper cylinder. Solid cherrywood floor.

#### BEDROOM (2)

17' 8" x 11' 11" (5.38m x 3.63m)

Solid cherrywood floor. Built in wardrobe, open shelving. Views to Belfast Lough.

#### BEDROOM (3)

18' 4" x 10' 9" (5.59m x 3.28m)

Solid cherrywood floor. Access to roofspace. Panelled effect ceiling. Views to Belfast Lough.

#### BATHROOM

9' 5" x 8' 3" (2.87m x 2.51m)

Cast iron claw and ball foot bath, wall mounted brass mixer taps and telephone hand shower, Heritage sink unit set on cast iron frame, high flush wc, part tiled walls with border detail, mosaic tiled floor, wall lighting.





Master bedroom



Ensuite bathroom



Feature roll top bath



Bathroom



Dressing room

## The Property Comprises...

### SELF CONTAINED ANNEX

PVC double glazed door to:

#### LIVING ROOM OPENING TO KITCHEN

23' 0" x 18' 2" (7.01m x 5.54m)

Solid wooden floor throughout, open tread pine staircase to first floor. Cream shaker style kitchen with black worktop, four ring hob with stainless steel extractor above, under oven, plumbed for washing machine, sliding doors to private patio area.

#### SHOWER ROOM

7' 9" x 7' 0" (2.36m x 2.13m)

Fully tiled shower cubicle with Aqualisa electric shower, low flush wc, pedestal wash hand basin with mixer taps and tiled splash back, ceramic tiled floor, low voltage lighting, extractor fan.

### First Floor

#### BEDROOM (1)

18' 2" x 16' 1" (5.54m x 4.9m)

Solid wooden floor, vaulted ceiling, sink unit with cabinet below. French doors to balconette with beautiful views over the garden.

### Outside

#### STUNNING GARDEN LODGE WITH SAUNA

18' 8" x 18' 8" (5.69m x 5.69m)

Vaulted pine tongue and groove ceiling. Pine floor, open shelving, light and power, double glazed windows, sauna and study area each with French doors to the garden. Surrounding the lodge are slate pathways and mood lighting. An ideal opportunity to use for entertaining or as a retreat.

Beautiful mature gardens surrounding the house extending to c.1 acre, incorporating a number of patios and garden areas to a raised decking/entertaining area with sea views as the entertainment area, incorporating gravelled sitting area, covered BBQ enclosure, limestone patio area and paths. Sweeping tarmac driveway with parking for four cars accessed via an electric panelled gates.

Outside light, outside tap. Mood lighting surrounding the house and gardens.

Dual access with a rear lane offering pedestrian and Planning for additional parking to the side of the Annex access.





Bedroom two



Bedroom three



Annex



Living room of the annex



Bedroom of the annex



Garden lodge

## Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rogersandbrowne.co.uk](http://rogersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	56	65
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

### TENURE

Leasehold - 9000 years from the 14th April 1989 with an annual ground rent of £14.00

### 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 2020 /2021 is £3,134.40.

### VIEWING

By appointment with **RODGERS & BROWNE**.



# Location

Travelling along the A2 Bangor bound, turn left onto Cultra Station Road. At the T-junction turn right onto Circular Road East. Number 14 is on the left hand side.



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&  
BROWNE**

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