

RODGERS & BROWNE

SALE AGREED

1 Crawford House, Old Windmill Road
Crawfordsburn, BT19 1XL



SCAN ME

offers around £450,000



THE OWNERS' PERSPECTIVE...

"Nothing soothes the soul like a walk on the beach, and as lifelong Belfast residents, the current owners fulfilled a lifelong yearning for seaside living when they selected 1 Crawford House as their very own waterfront retreat. The easy ground floor location, spectacular views, elegant traditional finishes, and private outdoor terrace, combined with the beautiful grounds of the estate, miles of convenient walking paths, and convenient access to the nearby Woodlands Café at The Crawfordsburn Country Park, made it easy to enjoy the very best of Northern Ireland seaside living and build and share wonderful memories with their multigenerational family.

The security of a gated country estate just minutes from the quaint village of Crawfordsburn, yet with easy access to bustling communities of Bangor and Holywood, or Central Belfast, made country living easy and comfortable"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Communal entrance hall



Impressive communal entrance porch



Entrance porch and hall to apartment

THE FACTS YOU NEED TO KNOW...

Stunning ground floor apartment within the much admired and exclusive development of Sharman

Set on an elevated site overlooking Crawfordsburn beach and the Irish Sea

One of very few apartments which benefit from having uninterrupted sea views from every room

Magnificent communal entrance hall leading to the apartment

Many of the original features have been retained to offer a grandeur of an era but yet matched with modern day living incorporating 12 ft ceiling heights, ornate cornice ceiling, double glazed sliding sash windows, solid oak doors, high skirtings and moulded architraves

Majestic drawing room with feature handcrafted dresser and bay window, wide plank wooden flooring, stunning views

Hand crafted kitchen with casual dining incorporating feature Range cooker, deep granite worktops and integrated appliances

Two double bedrooms, main with luxury ensuite separate shower

Luxury bathroom with claw and ball foot cast iron bath

Linen cupboard

Private access to a raised Tegular paved patio with surrounding wrought iron railing offering spectacular sea views

Additional private storage cupboard located on the first floor

Gas fired central heating

Access to a floodlight AstroTurf tennis court, communal barbeque area and Helipad

Private and secure parking

Direct pedestrian access to Crawfordsburn Country Park and beach

Communal grounds of c.19 acres set behind electric gates

An ideal lock and leave or for those wishing to downsize but not compromise with quality

Crawfordsburn and Helen's Bay Villages are only minutes away which offers a restaurant, bar, mini market and train access to Bangor and Belfast

Main arterial routes linking Belfast and the George Best City Airport are minutes away



Kitchen with casual dining area



Dining area



Stunning views from drawing room

The Property Comprises...

GROUND FLOOR

Beautiful communal entrance with intercom system to each apartment.

COMMUNAL ENTRANCE PORCH

Stunning mosaic tiled floor with stain glass door and side lights to:

IMPRESSIVE COMMUNAL ENTRANCE HALL

Parquet flooring, ornate cornice ceiling, solid oak staircase.

Solid oak door to:

ENTRANCE PORCH

Solid wide plank oak wooden floor, cornice ceiling, solid oak door with side lights to:

ENTRANCE HALL

Solid wide plank oak wooden floor, high ceilings, 12ft ceiling, hotpress.

HANDMADE KITCHEN WITH CASUAL DINING

16' 6" x 12' 10" (5.03m x 3.91m)

Handcrafted solid wood kitchen with high and low level units, under unit lighting, deep granite worktops, inset sink and mixer tap, Range Master Range with electric top, extractor over, integrated microwave, space for fridge freezer, solid wide plank oak wooden floor.

DRAWING ROOM

21' 10" x 20' 11" (6.65m x 6.38m)

Stunning views of the Irish Sea. Extensive solid pine bookshelf with glassed display and open shelving with cabinets below, ornate cornice ceiling.



Main bedroom

MAIN BEDROOM

17’ 0” x 13’ 4” (5.18m x 4.06m)
Including excellent range of built-in wardrobes with cabinets above, cornice ceiling, glazed door to raised terrace.

ENSUITE SHOWER ROOM

10’ 6” x 6’ 9” (3.2m x 2.06m)
White suite comprising of a fully tiled corner shower with power jets and over drencher, wash hand basin with mixer taps and cabinet below. Low flush WC, Bidet, ceramic tiled floor and partly tiled walls.

BATHROOM

9’ 8” x 6’ 6” (2.95m x 1.98m)
Claw ball and foot bath with mixer tap and telephone shower, low flush wc, inset wash hand basin with cabinet below, bidet, ceramic tiled floor, partly tiled walls.

BEDROOM (2)

16’ 2” x 8’ 2” (4.93m x 2.49m)
Including extensive range of built-in wardrobes.

Outside

Raised Tegular terrace ideal for sitting and enjoying the stunning views of the Irish Sea and Belfast Lough. Fully enclosed by wrought iron fencing with access only from Apartment 1.

Extensive communal gardens extending to c.19 acres accessed via electric gates. Private parking, communal floodlight astro turf tennis court, Helipad and direct access to Crawfordsburn Country Park, beach and the Ulster Way.



Communal tennis court



Bathroom



Bedroom two



Terrace



Front view of the apartment

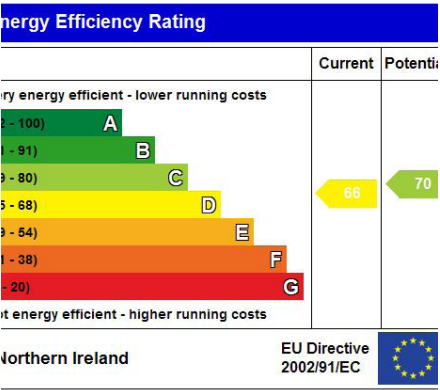
Additional Information

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.

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY



Until the 30th June 2021, property purchased up to £500,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £500,000 will pay SDLT but the savings made up to that threshold will still apply. This equates to a saving of **£15,000** on £500,000. A good time to move! Please contact your own legal adviser with any queries.

TENURE

Leasehold with a Ground Rent of £250 per annum

MANAGEMENT FEE

£1,884 per annum

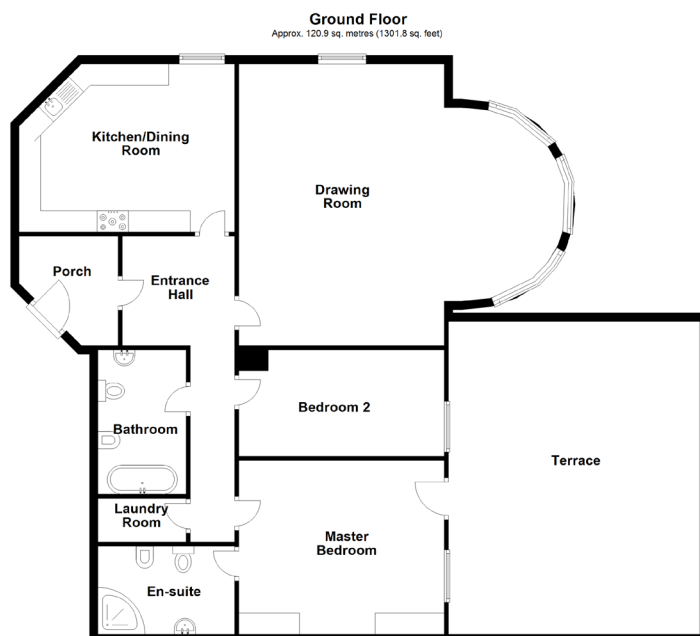
RATES

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 2021 /2022 is £2,406.00.

Location

Travelling from Belfast on the main Bangor to Belfast carriageway turn left just after Ballyrobert Garage onto the Ballyrobert Road, continue through Crawfordsburn Village and then left into Windmill Road and the rear access to Crawfordsburn Country Park, at the end of the road are electric gates accessing Sharman.



For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

1 Crawford House, Crawfordsburn

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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

EXPERIENCE | EXPERTISE | RESULTS