

**RODGERS  
&  
BROWNE**

**SOLD**

6 Old Cultra, off Farmhill Road  
Cultra, BT18 0AE

*offers around £650,000*



### *The Owner's Perspective...*

"I have loved living in this light filled period house, and since adding an extension to provide a larger master bedroom, the house combines both period and contemporary accommodation in perfect harmony. It is a great place to entertain family and friends with a spacious kitchen and ample dining areas, inside and out. I particularly value the location, being between the sea and the countryside, yet just a 20 minute walk to Hollywood town and its many amenities. The coastal path and Seapark with its Children' Playground, are great for walking/dog walking and other recreational activities such as golf and sailing. I feel privileged to have been able to take care of this lovely house and to have added a bit of style to a characterful property."



**76 High Street, Hollywood, BT18 9AE**

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Dining room

### *The facts you need to know...*

Charming period semi detached home which has been recently sympathetically extended to the rear

Drawing room with feature stone fireplace and multi fuel burning stone opening to formal dining room

L shaped kitchen incorporating a casual dining area and living room

Handmade painted kitchen with black granite worktops, feature gas fired cream Aga plus additional open pantry area

Four well presented bedrooms, main bedroom with walk-in wardrobe, luxury ensuite shower room and vaulted 11ft ceiling

Luxury bathroom including panelled bath and separate shower cubicle

Beautiful period panelled doors throughout

PVC double glazed and PVC fascia and soffits

Gas fired central heating with underfloor heating to the ground floor

Raised flagged patio area overlooking the garden

Hartley Botanic green house

Gardens to the front enclosed by a reclaimed brick wall, cast iron gates to a gravel and Tegular driveway with parking for three cars

Only a minutes walk to Marino train station, the Ulster Way and beach plus the Spar mini market

An array of local amenities within Hollywood town centre



L shaped kitchen with casual dining and sitting room



Sitting room

## *The property comprises...*

### **GROUND FLOOR**

PVC double glazed door with top lights to:

#### **ENTRANCE HALL**

Staircase leading to the first floor with painted spindles, Newel post and mahogany handrail, marble tiled floor, picture rail, cornice ceiling, under stair storage.

#### **CLOAKROOM**

Panelled walls, marble tiled floor, low flush wc, corner wash hand basin with mixer tap, low voltage lighting, extractor fan.

#### **DRAWING ROOM OPEN TO DINING ROOM**

23' 10" x 14' 6" (at widest points) (7.26m x 4.42m)

Stone fireplace with cast iron multi fuel burner, stone hearth, solid limed oak wooden floor, plantation shutters, picture rail, cornice ceiling.

#### **L SHAPED KITCHEN WITH CASUAL DINING AND SITTING ROOM**

22' 7" x 22' 1" (at widest points) (6.88m x 6.73m)

Handmade painted in frame high and low level kitchen in a shaker style, feature cream gas fired Aga, Whirlpool four ring induction hob, central island with inset sink unit and mixer tap, integrated dishwasher, double thickness black granite worktops, vaulted ceiling in the kitchen area with double glazed Velux window, marble floor throughout, two sets of French doors to the patio and garden, additional open pantry area, incorporating matching high and low level units, space for American fridge freezer, Neff micro oven, concealed area for washing machine.



Main bedroom

**First Floor**

**BRIGHT LANDING**

Picture rail, double glazed Velux window, limed oak wooden floor. Access to:

**ROOFSPACE**

Floored and accessed via Slingsby ladder.

**MAIN BEDROOM**

18' 3" x 15' 2" (5.56m x 4.62m)  
Impressive bedrooms with vaulted 11ft ceiling, limed oak wooden floor, low voltage lighting, large picture window. Walk-in wardrobe with open shelving.

**LUXURY ENSUITE SHOWER ROOM**

Large double shower cubicle with thermostatically controlled shower unit and drencher and telephone shower, low flush wc, wash hand basin with mixer tap and cupboard below, heated chrome towel radiator, ceramic tiled floor, low voltage lighting.

**BEDROOM (2)**

11' 9" x 10' 8" (3.58m x 3.25m)  
Picture rail.

**BEDROOM (3)**

11' 11" x 11' 9" (3.63m x 3.58m)  
Picture rail.

**BEDROOM (4)**

12' 9" x 6' 7" (3.89m x 2.01m)  
Large built-in wardrobe.

**BATHROOM**

8' 4" x 7' 9" (2.54m x 2.36m)  
White suite comprising panelled bath with mixer tap, low flush wc, pedestal wash hand basin with mixer tap, wall mounted electric mirror, large double shower cubicle with thermostatically controlled shower unit, over drencher and telephone shower, fully tiled walls, ceramic tiled floor, heated chrome towel radiator, low voltage lighting.

**Outside**

Gardens to the front laid in lawns with a gravel and Tegular driveway, reclaimed feature wall, double wooden gates leading to the rear, raised patio area with spotlights, garden laid in lawns, mature borders and a feature Hartley Botanic greenhouse/garden room.

**HARTLEY BOTANIC GREEN HOUSE/GARDEN ROOM**

12' 1" x 8' 1" (3.68m x 2.46m)  
Electric.

**BOILER HOUSE**

Housing gas fired central heating boiler and additional storage.

Two outside taps. Outside light.



Luxury ensuite shower room



Bedroom two



Bathroom



Bedroom three

*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)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



From 23rd September 2022 property purchased up to £250,000 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 £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

**TENURE**

Long leasehold 9,999 years.

**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.

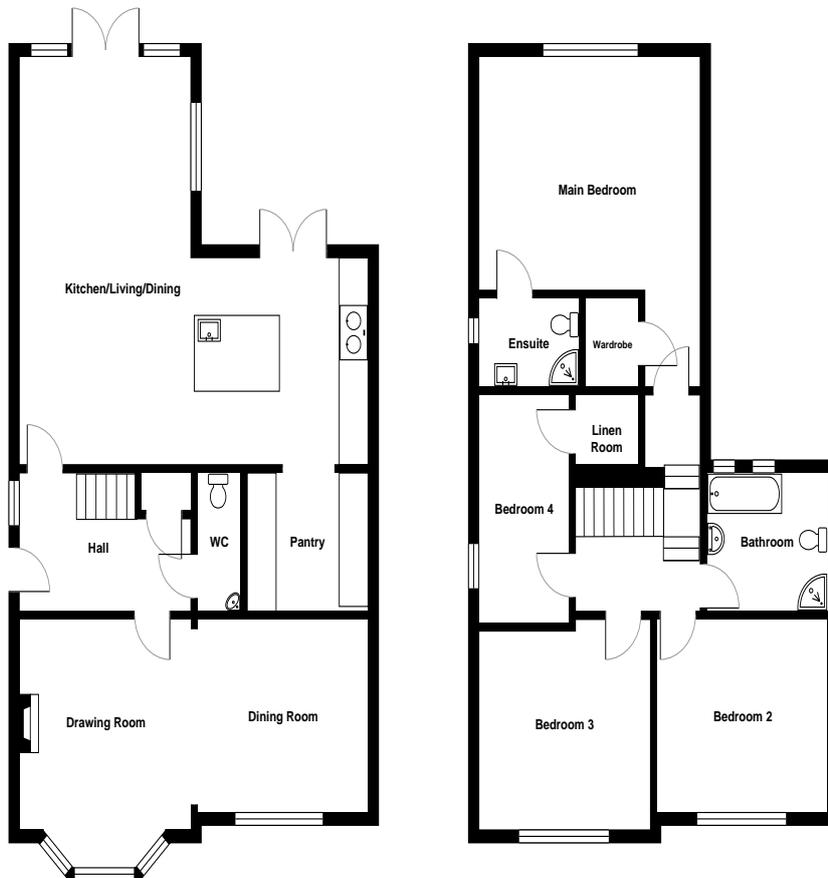
The assessment for the year 2023/2024 is £2,352.24

**VIEWING**

By appointment with **RODGERS & BROWNE**.

## Location

Travelling from the main Bangor Road down Farmhill Road, take your first right into Old Cultra Road and No6 will be on your left.



Total Area: 163.5 m<sup>2</sup> ... 1760 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**RODGERS  
&  
BROWNE**

RODGERSANDBROWNE.CO.UK

*Sold*  
028 9042 1414

**Sales  
Lettings  
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,  
Holywood, BT18 9AE  
T (028) 9042 1414  
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



### 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.