

RODGERS & BROWNE

'Gables Cottage' 14 Old Cultra Road,
Cultra, Holywood BT18 0AE

offers around £950,000



The Agent's Perspective...

"Situated in the heart of North Down's most exclusive addresses, this delightful, detached, family home simply exudes character and charm throughout. It has clearly been a very happy home.

There is plenty of space here for all the family to enjoy with five bedrooms, three reception rooms plus conservatory and home office or studio. There is a cloakroom, family bathroom and three en suites.

Surrounded by sunny, mature gardens, the house also offers great privacy yet is within easy commuting distance of Belfast and Belfast City airport by road or rail. Excellent schools are nearby and the sea shore and Holywood town centre are a pleasant walk away.

With homes in the area commanding some of the highest values in Northern Ireland this is a superb opportunity to acquire a 'forever' home in the salubrious, leafy Holywood suburb of Cultra"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Entrance hall



Drawing room



The facts you need to know...

Charming, detached family home in heart of Cultra

Five bedrooms, three reception rooms plus dining hall and outside studio or office

Lovely, sunny, private, mature gardens

Oil fired central heating pressurised system

Located within walking distance of train station, seashore and Royal North of Ireland Yacht Club

Great space for all the family including those working from home

uPVC double glazing

Cloakroom, bathroom and three ensembles

Double garage

uPVC double glazed conservatory

Exclusive and much admired location - home to some of Northern Ireland's most desirable homes



Living room through to Conservatory



Lovely place to sit and snooze



Cosy living room with period style fireplace



Country pine kitchen with space for breakfast table also separate utility room



'Belfast' sink



Utility room

The property comprises...

GROUND FLOOR

Hardwood sheeted front door.

ENTRANCE HALL 19' 0" x 17' 6" (maximum) (5.79m x 5.33m)

Picture rail.

CLOAKROOM: Range of built-in wardrobes, built-in cupboards, leading to low flush, wc, pedestal wash hand basin.

DRAWING ROOM: 20' 10" x 18' 10" (6.35m x 5.74m) Feature marble fireplace, cast iron and tiled inset, slate hearth, coved ceiling.

DINING ROOM: 15' 3" x 10' 3" (4.65m x 3.12m) Coved ceiling.

LIVING ROOM: 14' 9" x 12' 9" (4.5m x 3.89m) Feature fireplace, hardwood mantle and surround, cast iron and hearth and tiled inset, slate hearth. Double uPVC double glazed French doors to:

UPVC CONSERVATORY 16' 6" x 13' 0" (5.03m x 3.96m) Tiled slate effect flooring, heat and power. Double uPVC double glazed French doors to side and single uPVC double glazed door to rear garden.

KITCHEN: 25' 9" x 12' 9" (maximum) (7.85m x 3.89m) Extensive range of pine high and low level cupboards, laminate worktops, Belfast sink, mixer tap, four ring ceramic hob, Esse Range, tiled floor, tiled walls, recessed lighting, dishwasher, Zanussi oven.

UTILITY ROOM: 9' 9" x 8' 6" (2.97m x 2.59m) Single drainer stainless steel sink unit with mixer tap, recessed lighting, plumbed for washing machine, door to outside and door to garage.



Bedroom 1 - extensively fitted

Staircase with painted spindles and hardwood handrail to:

FIRST FLOOR

BEDROOM (1): 19’ 6” x 12’ 9” (5.94m x 3.89m) With extensive range of built-in wardrobes and built-in cupboards and beside tables.

ENSUITE SHOWER ROOM: 7’ 9” x 5’ 9” (2.36m x 1.75m) Comprising pedestal wash hand basin, bidet, low flush wc, chrome heated towel radiator, tiled floor, fully tiled shower cubicle with thermostatically controlled shower, extractor fan.

BEDROOM (2): 13’ 3” x 12’ 9” (4.04m x 3.89m)

ENSUITE SHOWER ROOM: Comprising fully tiled shower cubicle with thermostatically controlled shower, low flush wc, pedestal wash hand basin, recessed lighting, extractor fan.

BEDROOM (3): 13’ 8” x 11’ 9” (4.17m x 3.58m)

BEDROOM (4): 10’ 3” x 7’ 0” (3.12m x 2.13m)

BATHROOM: 9’ 0” x 8’ 3” (2.74m x 2.51m) Panelled corner bath, pedestal wash hand basin, bidet, low flush wc, double glazed Velux windows, recessed lighting, chrome heated towel radiator, shelved hotpress, radiator.

LANDING: Double doors to shelved storage. Wooden ladder to roofspace, floored, sheeted, light. Double glazed Velux window. Access to additional storage.

OUTSIDE

STUDIO OR HOME OFFICE 12’ 0” x 10’ 3” (3.66m x 3.12m) Double glazed Velux windows. Heat, light and power.

GREEN HOUSE SUMMER HOUSE and TIMBER SHED

INTEGRAL DOUBLE GARAGE: 19’ 6” x 18’ 0” (5.94m x 5.49m) Twin up and over doors. Light and power. Oil fired central heating boiler. Staircase up to:

TEENAGE DEN OR GUEST OR NANNY SUITE

BEDROOM (5): 11’ 9” x 11’ 9” (3.58m x 3.58m) Recessed lighting. Heat and power.

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with thermostatically controlled shower, extractor fan, low flush wc, pedestal wash hand basin, tiled floor, double glazed Velux window.

Beautiful, sunny private garden to front, side and rear in lawns, flowerbeds, shrubs, mature trees, borders and hedges. Granite chip driveway and parking/turning space. Auto flood lighting.



En suite shower room



Bedroom 2



Guest room with en suite

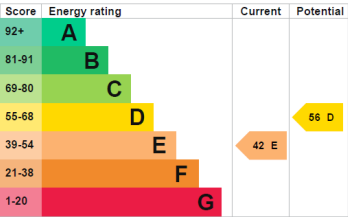


Family bathroom

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE	Y	N	N/A
Is there a property management company?			●
Is there an annual service charge?		●	
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?	●		
Is the property ‘listed’?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?			●
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?		●	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)	
Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Mobile Telephone	LIMITED COVERAGE - USE WIFI
Broadband and speed	DOWNLOAD 1800 Mbps UPLOAD 220 Mbps

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold 10,000 years from 1st May 1949 at £20 p.a.

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 2025 /2026 is c. £3,654.80

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Turn into Farmhill Road off main A2 dual carriageway from Belfast to Bangor. Take first road on right - this is Old Cultra Road. Gables Cottage is approx 180 yards on left hand side



Floor plan



**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.

EXPERIENCE | EXPERTISE | RESULTS