

# RODGERS & BROWNE

'Glenshee' 72 Quarry Road  
Belmont, East Belfast, BT4 2NQ

*offers over £775,000*



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

*"Glenshee holds a special place in our hearts. Designed and built by my father in the early 1970s, this house was not just a home — it was the backdrop to our childhood and a place where countless memories were made. Growing up, the large grounds were our playground, where laughter and adventure were constant. As we got older, the space became the perfect venue for family gatherings and parties with friends. The house has always been an ideal setting for entertaining — spacious and inviting.*

*One of the things I've always loved about Glenshee is the view over Belfast. At night, the city lights make the skyline come alive, providing a breathtaking backdrop. I have fond memories of singing songs around the piano and watching the fireworks over Belfast on New Year's Eve.*

*It's never easy to part with a place filled with so many cherished memories. However, I know that whoever calls it home next will experience the same joy that it has given our family for so many years"*



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

**T 028 9042 1414**

EXPERIENCE | EXPERTISE | RESULTS





Drawing room



Drawing room



Views from the drawing room

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

Detached bungalow extending to c.3,400 sqft designed and built in the 70s set on an elevated site with stunning views over Belfast City

The grounds extend to c. 2.4 acres including gardens, large paddock and woodland area

Approached via a private sweeping lane way offering complete privacy

The property has been designed to take full advantage of the stunning Belfast City views from many of the principal rooms

Flexible accommodation comprising of Drawing room with glazed wall with views of Belfast City, Dining room, Family room and Study

Solid oak Kitchen, Pantry and Utility room

5 bedrooms, main bedroom and bedroom 2 with Jack and Jill shower room

Main bathroom

Double integral garage with access to hobby room / store

Timber framed double glazed

Oil fired central heating

A stunning opportunity to purchase a unique property and site that rarely come to the market

The property has been priced to allow for a full renovation or for those wishing to embark upon a grand design build ( subject to the relevant permissions)

A semi rural setting but yet only 5 mintues from many renowned schools such as Campbell College, Bloomfield Collegiate and Strathearn to mention but a few

The George Best City Airport is 10 minutes away and Belfast City centre is 15 minutes





Solid oak kitchen



Family room



Dining area

## *The property comprises...*

### **GROUND FLOOR**

Steps leading to an expansive raised terrace with stunning views over Belfast City. Open, covered porch with glazed door to:

### **BRIGHT GLAZED ENTRANCE HALL**

Cloakroom with open shelving and hanging space. Double glazed doors to:

### **DRAWING ROOM**

24' 9" x 14' 3" (7.54m x 4.34m)

Floor to ceiling glazed wall with stunning views of Belfast City, raised brick fireplace and tiled hearth, recessed lighting opening to:

### **DINING ROOM**

18' 8" x 10' 5" (5.69m x 3.18m)

Views to raised terrace.

### **FAMILY ROOM**

21' 4" x 10' 0" (6.5m x 3.05m)

Double glazed sliding aluminium patio doors to terrace, opening to:

### **SOLID OAK KITCHEN**

16' 5" x 9' 7" (5m x 2.92m)

Extensive range of high and low level solid oak units, under unit lighting, one and a half sink unit with mixer tap, double oven and eye level microwave, integrated dishwasher, four ring ceramic hob, fridge, ceramic tiled floor, laminate worktops, part tiled walls,

### **SEPARATE PANTRY**

6' 2" x 6' 1" (1.88m x 1.85m)

Ceramic tiled floor. Open shelving.

### **UTILITY ROOM**

9' 9" x 9' 4" (2.97m x 2.84m)

Plumbed for washing machine and space for freezer and tumble dryer, open hanging space, ceramic tiled floor, separate low flush wc, ceramic tiled floor.





Main bedroom

REAR ENTRANCE

Access to the front terrace and to the rear, sliding door.

ATTACHED DOUBLE GARAGE

21’ 9” x 17’ 11” (6.63m x 5.46m)  
Electric roller door. Light and power. Staircase leading to hobby room/store.

MAIN BEDROOM

14’ 2” x 14’ 2” (4.32m x 4.32m)  
Plus extensive range of built-in wardrobe with shelving doors. Floor to ceiling glazing with views to Belfast City.

JACK & JILL ENSUITE

7’ 11” x 6’ 5” (2.41m x 1.96m)  
Corner shower cubicle with Aqualisa shower with thermostatically controlled sink unit, low flush wc, bidet, inset sink mixer and cupboard below, fully tiled walls.

BEDROOM (2)

13’ 3” x 10’ 1” (4.04m x 3.07m)  
Including built-in wardrobes.

BEDROOM (3)

13’ 2” x 9’ 1” (4.01m x 2.77m)  
Including built-in wardrobes with mirrored sliding doors.

BEDROOM (4) 13’ 2” x 9’ 1” (4.01m x 2.77m)

BEDROOM (5)

13’ 3” x 9’ 1” (4.04m x 2.77m)  
Including built-in wardrobes.

BATHROOM

13’ 1” x 9’ 7” (3.99m x 2.92m)  
White suite comprising panelled bath with mixer tap, low flush wc, inset wash hand basin with mixer tap and cupboard below, shower cubicle inset thermostatically controlled shower unit, heated towel radiator, fully tiled walls. Hotpress with insulated water tank and open shelving.

STUDY

7’ 8” x 6’ 6” (2.34m x 1.98m)

Outside

Extensive lawns laid in grass, hedging, mature planting and specimen trees. Two large south facing terraces laid in flags with stunning views of Belfast City. Sweeping tarmac driveway leading to extensive parking area for up to six cars.

BOILER HOUSE

Outside tap. PVC oil tank. Large paddock to the front of the house.



Shower room



Bedroom two



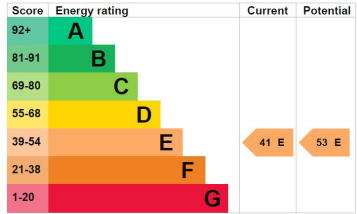
Main terrace



Second terrace

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

ENERGY EFFICIENCY RATING (EPC)



**STAMP DUTY** From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: Freehold

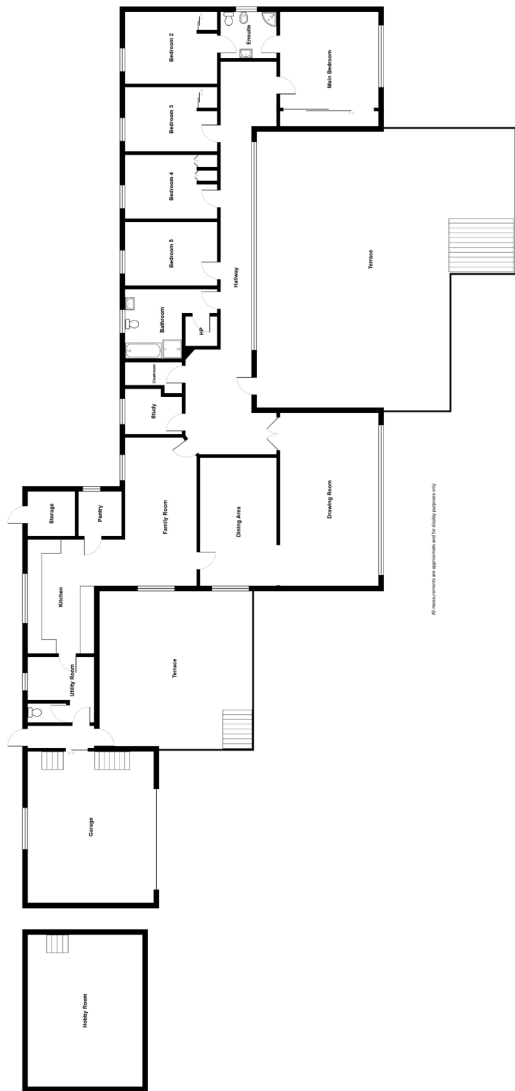
**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 £3,873.21

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



*Location:* Travelling from the Campbell College roundabout toward the Craigantlet hills continue for approximately half a mile until you come across Glenmachan Road on your left. Continue on the Glenmachan Road and Quarry Road will be on your right. Once on Quarry Road continue until the top and keep right along a private road the gates to No 72 will be in front of you.



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