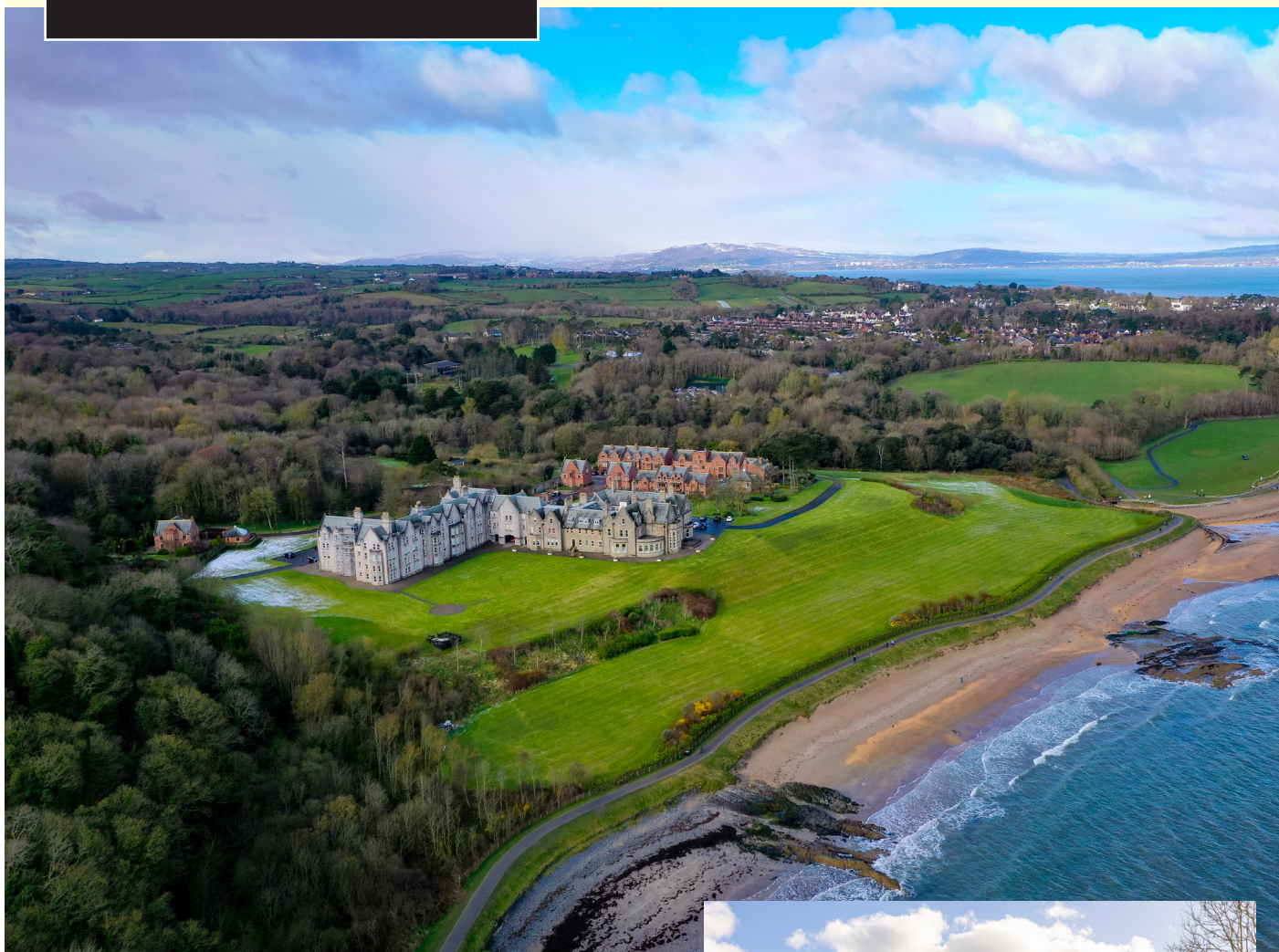


# RODGERS & BROWNE

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



*Offers around £1,200,000*



## *The Agent's Perspective...*

*A residence within arguably one of the most sought after addresses in Northern Ireland which exudes elegance then look no further.*

*Steeped in history and oozing charm, Crawford House is a stunning listed building by Vincent Craig, which sits on an elevated site, boasting spectacular views across the Belfast Lough and beyond. This opulent building has been sympathetically extended and developed to provide luxurious apartments.*

*The impressive access to this lovely home as they turn into a tree lined road within 21 acres of woodland and meadow which forms Crawfordsburn Country Park. The Gate house leads you to an imposing gated entrance, with a sweeping driveway lined by Victorian style lamp posts.*

*The extensive grounds lead directly to the beach, tennis courts and a helicopter pad. Surrounded by the Country Park, you can enjoy idyllic walks to the waterfall, woodland, bridges and a stone viaduct or you can take a stroll onto the shores of Crawfordsburn beach.*

*Continuing the historic theme, Crawfordsburn village is a few minutes away and the Old Inn lives up to its name dating back to 1614.*



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

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Private entrance hall  
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### *The facts you need to know...*

Stunning duplex apartment which has recently been extensively refurbished to offer pure opulence within one of Northern Ireland's most exclusive developments

Positioned within a 21 acres gated estate on an elevated site with the original home being designed by Vincent Craig

Magnificent views over the grounds to the Irish sea and Scotland on a good day

Majestic triple height drawing room opening to dining including ornate barrelled ceilings with triple height window overlooking the grounds. Impressive handcrafted fireplace with open fire

Handcrafted cream shaker kitchen including a feature cream Aga, integrated appliances, breakfast area, marble worktops and concealed wine cellar

Boot room and cloakroom

First floor family room and study with a minstrel gallery overlooking the drawing room

Two double bedrooms each with magnificent sea views

Luxury ensuite wet room and main bathroom

Gas fired central heating

The estate has the benefit of a communal Astroturf flood light tennis court, helicopter pad and a raised decking and barbecue area

Residence and visitors parking

Crawfordsburn Village is easily accessible and benefits from having the old Inn boutique hotel which dates back to c.1614 and offers exquisite food and spa facilities

Each resident benefits from having direct access to Crawfordsburn country park and the beach with the Ulster way leading to Belfast and Bangor





Drawing room open to dining and library







Handcrafted kitchen with feature Aga





View of Crawfordsburn Country Park from the drawing room



Mezzanine sitting room over looking the drawing room





Main bedroom with sea views



Main bedroom ensuite



Guest bedroom



Guest bathroom



## Location

Travelling out of Crawfordsburn Village Centre towards Bangor along the Crawfordsburn Road take the first left onto Old Windmill Road. Follow Old Windmill Road to its end to arrive at Crawford House.



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