

RODGERS & BROWNE



1 Moor Park
42 Moss Road, Holywood, BT18 9RU

offers around £1,350,000



The Developer's Perspective...

"When I first envisioned this project, my goal was to create a unique sanctuary in the countryside, a place I would be proud to call home. I engaged McGonigle McGrath to design a distinctive, bespoke residence that harmonises with its natural surroundings. The firm's numerous prestigious awards are a testament to their exceptional ability to blend functional contemporary living with artistic, sensitive design.

Kieran McGonigle and I collaborated through many iterations until we crafted the perfect home for this picturesque lakeside setting. This ethos of creating something special permeated every aspect, from the initial design to the final finishes. Given my passion for landscapes, I commissioned Todd Longstaffe-Gowan to design the gardens, enhancing and complementing the environment in his unique style.

I am deeply grateful to Kieran, Todd, and their teams, as well as the outstanding and meticulous Rare Space construction team for their dedication to this project.

I believe we have created one of Northern Ireland's finest homes, both in design and execution. I hope you enjoy it as much as I do"

76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Stunning contemporary detached farm house style home extending to c.4,200 sq ft and set on c.1 Acre of lawns and a paddock

Designed by the renowned Award winning McGonigle McGrath Architects

Sleek design inside and out but yet not forgetting its semi-rural heritage

Dramatic entrance hall with vaulted ceiling and large picture windows

Drawing room with feature corner window overlooking the countryside and Church Road Reservoir, multi fuel burning stove

Semi concealed study

Truly stunning handcrafted ‘Arclinec’ Italian kitchen incorporating built-in appliances, the units are finished in a smoked wood style with the Patent Italian recessed handles, stone worktops and large Pierless island

Open plan dining and living room from the kitchen with large picture windows and access to the south facing terrace, feature raised wall inset glass fronted fireplace

‘Alwood’ extra large pantry off the kitchen with open shelving and concealed cabinets, stone worktops and sink unit

Separate ‘Alwood’ utility room with an array of high and low level cabinets matching the pantry, stone worktops with inset sink

Ground floor multi-functional room ideal as a ground floor guest suite/studio/gym or living room, benefiting from an ensuite bathroom, vaulted ceiling and multi fuel stove

Four very well presented bedrooms each with handcrafted built-in wardrobes, vaulted ceilings

Main bedroom and guest bedroom each with luxury ensuite shower rooms, incorporating Duravit sanitaryware and handcrafted fitted cabinets and vanity units

Separate luxury fitted shower room

Extensive storage within the landing

Attached double integrated garage with Iroko sliding door

Fabulous features throughout the house incorporating Terrazzo flooring on the ground floor, solid Bison flooring on the first floor and benefiting from underfloor heating, Cat 6 wiring with networking and central hub

Feature Iroko panelled walls

Iroko framed double glazed windows

Air heat source heating system with a pressurised water system

South facing rear terrace with countryside views, planting, gardens laid in lawns

Mood lighting surrounding the house

Tarmac driveway with parking for up to six cars

Semi-rural positioning and only one of three including design homes set at the end of a private laneway behind electric gates

Hollywood and East Belfast are only five minutes by car which incorporates an array of local amenities

Belfast City Centre is twenty minutes away and the George Best City Airport would be ten minute away

A truly unique opportunity to purchase an individually designed home in a semi-rural setting, finished to an exceptional standard both inside and out

An additional c.10 Acres are available by separate negotiation

NOTE: All computer generated images are for illustrative purposes only - including colours, finishes, furniture and decorative items which are purely for that purpose and are not part of any sale, lease or contract.



Impressive entrance hall



Drawing room



Kitchen opening to casual living and dining area



South facing terrace off the kitchen



'Arelinea' handcrafted kitchen

The property comprises...

GROUND FLOOR

Solid Iroko wooden door leading to:

IMPRESSIVE ENTRANCE HALL

Part Iroko panelled walls, double height atrium, large picture window looking to the rear terrace and garden, low voltage lighting. Terrazzo flooring with border detailing, access door to the rear and garage, understairs cupboard with underfloor heating, Manafold's and communication cabinet.

Concealed staircase leading to the first floor with limed oak treads.

CLOAKROOM

Contemporary wall mounted Duravit sink with mixer tap, tiled splashback and inset mirror with wooden surround, wall hung Duravit low flush wc with Geberit concealed cistern, tiled back and concealed cabinets above, Terrazzo flooring, tiled skirtings, extractor fan, low voltage lighting.

DRAWING ROOM

14' 11" x 13' 9" (4.55m x 4.19m)

Spectacular corner window with views over the fields to Church Road reservoir, RAIS multi fuel wood burner, fully glazed wall and door to entrance hall, low voltage lighting, archway leading to:

SEMI CONCEALED OFFICE

13' 9" x 10' 1" (4.19m x 3.07m)

Terrazzo flooring, low voltage lighting, views over the countryside. Space for a built-in desk unit.



Guest suite



Main bedroom



Contemporary landing



Bedroom 3

The property comprises...

GROUND FLOOR

HANDMADE 'ARELINEA' ITALIAN KITCHEN OPENING TO CASUAL DINING AND LIVING ROOM

31' 5" x 21' 9" (9.58m x 6.63m)

'Arelinea', contemporary kitchen finished in two tone smoked wood style cabinets, extensive range of built-in appliances including two Neff fridge freezers, Neff eyelevel oven and steam oven with warming draw, induction hob, set amidst a floating pierless island, stainless steel worktop, Luxair stainless steel extractor above, wood finished breakfast bar area incorporating foot rests, inset couple stainless steel sink and mixer tap, black Quartz worktop and matching splashback, concealed recycling bin drawer, large feature window with views surrounding the house, Terrazzo flooring, 'Contura' multi-fuel glass fronted fire, large sliding patio door leading to south facing terrace and garden.

PANTRY

13' 8" x 6' 3" (4.17m x 1.91m)

'Alwood' contemporary high and low level cupboards including open shelving, finished in charcoal grey, Quartz worktops, stainless steel inset sink with mixer, low voltage lighting, Terrazzo flooring.

UTILITY ROOM

14' 6" x 6' 2" (4.42m x 1.88m)

'Alwood' contemporary high and low level charcoal grey units plus full floor to ceiling wall of additional cabinets, stainless steel inset sink with mixer tap, Bosch washing machine and Bosch tumble dryer, Terrazzo flooring.

INNER HALLWAY

Solid Iroko door leading to south facing terrace and garden, feature Iroko panelled wall leading to:

BEDROOM 5/GYM/STUDIO OR LIVING ROOM

16' 4" x 14' 0" (4.98m x 4.27m)

Vaulted ceiling with 'RAIS' multi fuel stove, Terrazzo flooring, contemporary wall lights, large picture window looking back to the garden and countryside. Built-in wardrobes. Access door to the side.

LUXURY ENSUITE BATHROOM

10' 9" x 5' 2" (3.28m x 1.57m)

Contemporary white suite comprising Axor deep fill bath incorporating Matki shower door, over drencher and telephone shower, part tiled walls, Duravit wall mounted low flush wc with Geberit closed coupled cistern, handcrafted concealed cabinet space finished in charcoal, inset mirror with wooden surround, shaving point, chrome heated towel radiator, Terrazzo flooring, double glazed Velux window.



Bedroom 5 / Gym / Studio or living room

FIRST FLOOR

CONTEMPORARY LANDING

Contemporary finish with feature vaulted ceiling, two double glazed Velux windows, glass panelling, extensive walk-in storage cabinets, feature wall lighting, limed oak wooden floor.

MAIN BEDROOM SUITE

15’ 9” x 13’ 9” (4.8m x 4.19m)
Vaulted ceiling, views to the countryside and Church Road reservoir, extensive range of built-in wardrobes, wall lighting.

LUXURY ENSUITE SHOWER ROOM

10’ 3” x 7’ 7” (3.12m x 2.31m)
Large shower cubicle, thermostatically controlled shower unit with over drencher and telephone shower, Duravit wall mounted low flush wc, Geberit closed coupled cistern, Duravit wall mounted sink unit with mixer tap, inset mirror with wooden surround, handcrafted cabinets with concealed shelving, part tiled walls, ceramic tiled floor, vaulted ceiling, chrome heated towel radiator, double glazed Velux window.

GUEST BEDROOM

18’ 2” x 14’ 9” (5.54m x 4.5m)
Vaulted ceiling, three fabulous picture windows to take full advantage of the setting, feature built-in wardrobes.

LUXURY ENSUITE SHOWER ROOM

7’ 7” x 6’ 5” (2.31m x 1.96m)
Large shower cubicle, fully tiled, thermostatically controlled over drencher, and telephone shower, Duravit wall mounted low flush wc with Geberit coupled cistern, Duravit wall mounted sink unit with Axor mixer tap, handcrafted cabinets including concealed shelving, open shelving and mirror, chrome heated towel radiator, ceramic tiled floor, part tiled walls, vaulted ceiling, double glazed Velux window.

BEDROOM (3)

11’ 10” x 11’ 1” (3.61m x 3.38m)
Views to Church Road reservoir and the countryside, vaulted ceiling, extensive range of built-in wardrobes.

BEDROOM (4)

11’ 10” x 11’ 3” (3.61m x 3.43m)
Views to Church Road reservoir and the countryside, vaulted ceiling, extensive range of built-in wardrobes.

LUXURY SHOWER ROOM

7’ 7” x 6’ 9” (2.31m x 2.06m)
Extensive large shower cubicle, fully tiled, thermostatically controlled over drencher, and telephone shower, Duravit wall mounted low flush wc with Geberit coupled cistern, Duravit wall mounted sink unit with Axor mixer tap, handcrafted cabinets including concealed shelving, open shelving and mirror, chrome heated towel radiator, ceramic tiled floor, part tiled walls, vaulted ceiling, double glazed Velux window.



Iroko pannelled inner hallway



Bedroom 5 ensuite bathroom



View of the annex

The property comprises...

OUTSIDE

DOUBLE INTEGRAL GARAGE

21’ 9” x 19’ 11” (6.63m x 6.07m)
Bi-folding Iroko timber doors. Access to roofspace. Daikan pressurised tank. Recessed lighting. Power.

Extensive south facing terrace finished with 1 metre sq tiles, flowerbeds, fully stocked to the front and rear.

Outside mood lighting, granite gravel paths with steel edging. Outside tap.

Tarmac driveway with parking for up to six cars.

Garden laid in lawns with the countryside as a backdrop.

Accessed via a shared tarmac driveway with two sets of electric gates.



| 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 23rd September 2022 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 the 3% override still 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 £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.

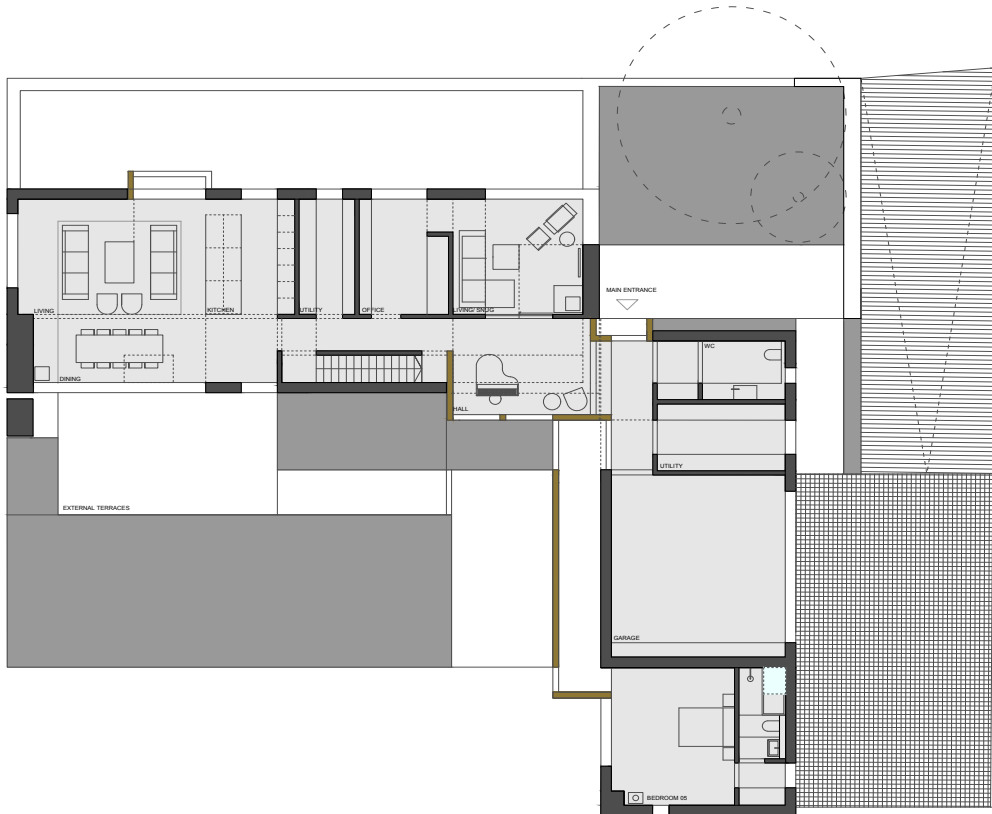
The assessment for the year 2024/2025 is TBC.

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

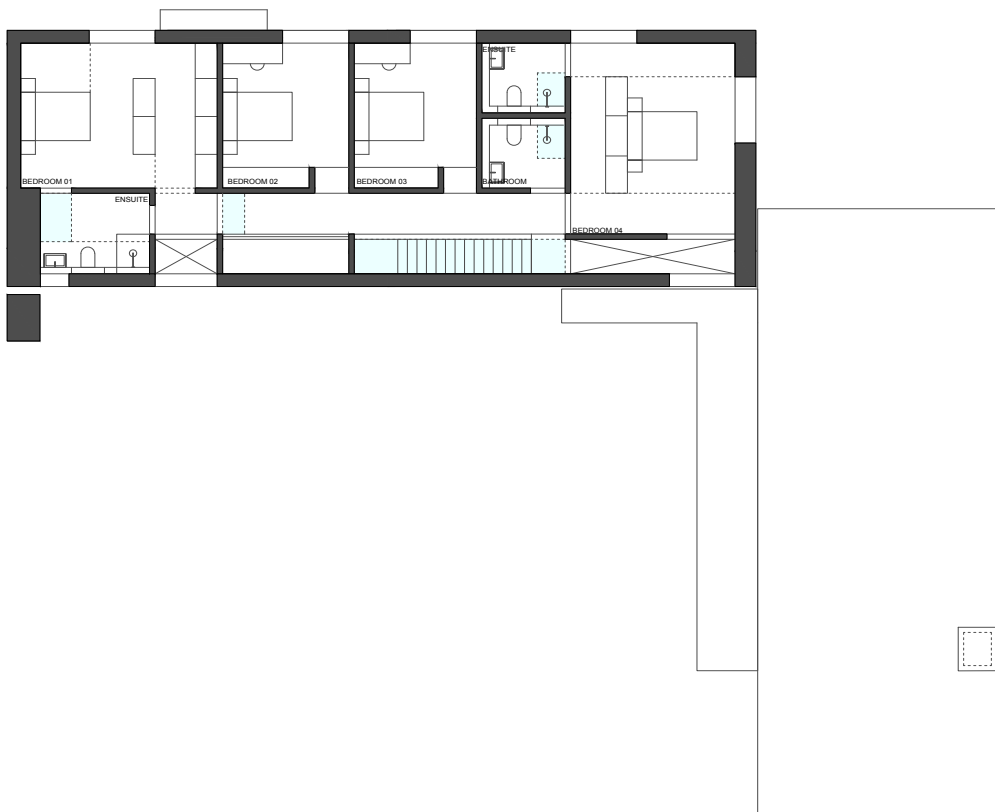
Location

From Hollywood travel up Church Road at the junction turn right onto Ballymiscaw Road, first right after half a mile onto Moss Road, continue for half a mile and Moor Park entrance will be on your right.

From Belmont Village travelling through the Campbell roundabout continue past Belmont Park keep left onto the continuation of Belmont Road which becomes Ballymiscaw Road, Moss Road will be your third left. Once on Moss Road continue for half a mile and Moor Park is on your right.



Floor Plan Ground Floor



Floor Plan First Floor

EXPERIENCE | EXPERTISE | RESULTS



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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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.