

# THE GREY HOUSE

60 STATION ROAD, CULTRA











Truly unique coastal Victorian residence in a mature setting, extending to about 2.2 acres in total

## SPECIFICATION

- Impressive grade B1 listed period home dating back to 1853
- One of the most iconic and premier residences located in Northern Ireland
- Located in a private & exclusive area with stunning views out to Belfast Lough
- Generous accommodation offering six receptions & seven bedrooms
- Beautiful setting with landscaped mature gardens, feature pond, tennis court & outbuildings
- Benefits from full planning permission for an extension and renovation as designed by Des Ewing Architects



# Location

The Grey House is nestled in a tranquil elevated position, in the heart of the exclusive Cultra/Craigavad area

The Grey House is located in one of the most exclusive and well-sought after locations in Northern Ireland. The area hosts some of the most exceptional and impressive homes in the country, with The Grey House being a fantastic example. The surrounding area offers a tranquil and private setting with the wooded backdrop of Craigavad and uninterrupted coastal outlook.

Whilst nestled in a private setting and accessed via a quiet private road, The Grey House offers exceptional access to Belfast and Dublin, being only about 8.1 and 111.2 miles distant, respectively. Belfast City Airport is about 5.2 miles distant, while Belfast International Airport is about 25.7 miles.

The property is accessed off Station Road on an elevated position with breathtaking views overlooking the beautiful Belfast Lough. The property is located in the Cultra area, which is known for being the most affluent residential area in Northern Ireland.



## TRAVEL DISTANCES

- Holywood – 3.2 miles
- Bangor – 5.9 miles
- Belfast – 8.1 miles
- Derry/Londonderry – 76.6 miles
- Belfast City Airport – 5.2 miles





# Amenities

Situated in a unique location with an extensive range of amenities from scenic walks, stunning beaches & hospitality experiences

The area is well-renowned for its natural beauty, with coastal walks and beautiful beaches, offering fantastic amenities in the local area. From the property, you will be able to access the North Down Coastal Path / Ulster Way from Holywood to Bangor. Further walks can be found locally at Redburn Country Park and Cairn Wood.

The surrounding area is a very popular area and hosts a range of fantastic trendy food and drink spots, such as Noble, Cultra Inn and The Dirty Duck. Further amenities are provided in the area, with the Ulster Folk and Transport Museum located only about 1.1 miles distant.

For golfing enthusiasts, The Royal Belfast Golf Club is located on your doorstep, only about 0.8 miles distant, and is the oldest golf club in Ireland, being established in 1881. This is one of the most prestigious and well-regarded courses in Northern Ireland. The course offers one of the best backdrops in Ireland and boasts awards for IGTOA Parkland Golf Course of the Year and Best Parkland Golf Course in Ulster by the Golfer's Guide to Ireland. Located only a short distance of about 3.4 miles is Holywood Golf Course, which hosts a picturesque 18-hole parkland course.

There is an excellent range of top-ranking grammar schools in the area, including Campbell College, Rockport School, Sullivan Upper School and Strathearn School.

## TRAVEL DISTANCES

- North Down Coastal Path – 0.5 miles
- The Royal Belfast Golf Club – 0.8 miles
- High Tide Covers Rocks Beach – 1.2 miles
- Royal North of Ireland Yacht Club – 1.8 miles
- Culloden Estate and Spa Hotel – 1.0 miles
- Cultra Railway Station – 1.2 miles









# The Property

The Grey House is a B1 listed exceptional coastal residence set in an extremely exclusive and desirable location

The Grey House is one of the most impressive period residences in Northern Ireland and is nestled in a private situation, set on about 2.2 acres in total. The property dates back to about 1853 and has an extensive history and reputation in the local area. Situated on an elevated position, the property benefits from an impressive uninterrupted outlook over the Belfast Lough. A significant renovation project has been undertaken with the property offering exceptional restored accommodation. The residence has retained many of the original features, including ornate corniced ceilings and fireplaces.

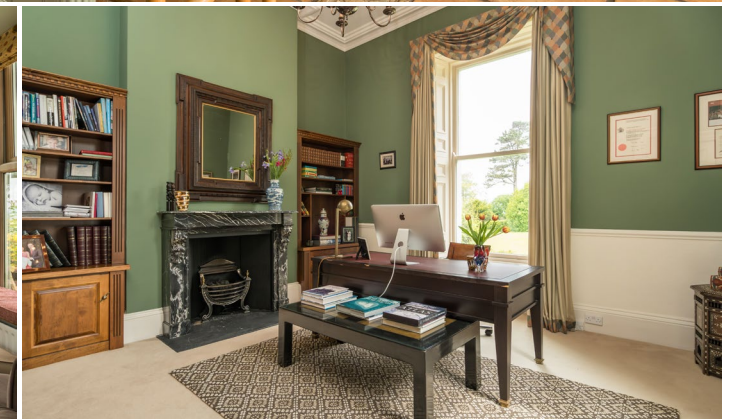
The principal accommodation is laid out over four floors and has been designed thoughtfully for perfect contemporary family living whilst offering generous entertaining space for formal gatherings, which has been laid out on the accompanying plans.



Bounded by an array of mature trees, the Grey House is approached by an electric gate with intercom system, leading to a sweeping driveway to the front of the property where ample parking is provided.

The property is entered via an impressive entrance hall with a stunning archway and is flanked by a set of formal studies. The primary reception rooms comprises a formal drawing room and dining room.

The accommodation offers exceptional entertaining space with beautiful features, including corniced ceilings, ceiling roses and marble fireplaces. The kitchen offers a bright and welcoming hub for the residence including stylish and high-quality low and high wall-mounted units made from Canadian pine wood and stunning terracotta tiles. There is a central island which offers a Belfast-style sink and a butcher's block. The kitchen/dining area has an abundance of natural light with glazing on three walls and access to the external patio area. Additionally, the ground floor includes two WCs, a pantry and a library which is connected to the main ground floor accommodation via a stunning conservatory.







The bedroom accommodation is located on the first and second floors, accessible via an elegant staircase with an arched stained glass feature. On the first floor, there is a total of four bedrooms, and a family bathroom. The master suite comprises a walk-in dresser that benefits from high-quality built units and an ensuite. The accommodation continues to the second floor with a further 3 bedrooms and bathroom. This extensive accommodation is continued with a flexible offering in the recently refurbished basement. This has the ability to fulfill a number of uses such as a home cinema, gym, further bedrooms, a self contained apartment, a wine cellar or additional storage. The basement further benefits from kitchen and bathroom facilities.

The grounds at The Grey House are one of the key features with beautiful landscaped gardens and a stunning patio area, which is perfect for a morning cup of coffee or an evening glass of wine. There is an all-weather tennis court and stunning feature pond with water feature. Further accommodation is provided by the garden storeroom and carport.

This sale offers an extremely unique opportunity to purchase a magnificently restored B1 listed residence in an outstanding location, which has the exciting opportunity to be extended.



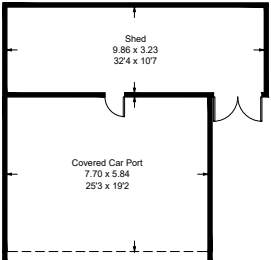


# Floor Plans

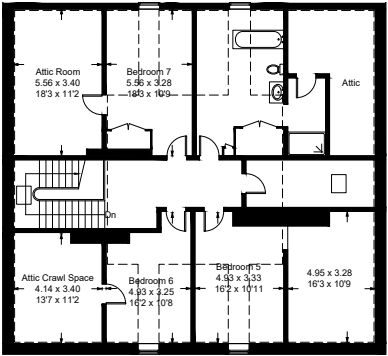
## The Grey House

### Gross Internal Area

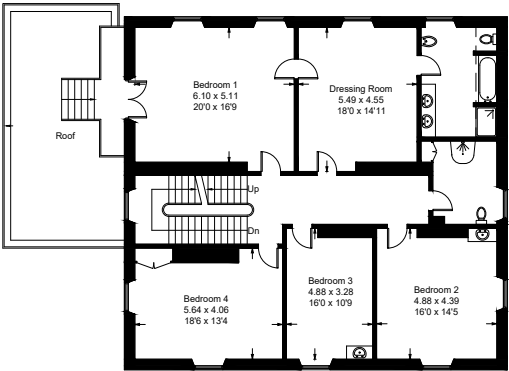
1,003.8 sq.m. / 10,805 sq.ft.



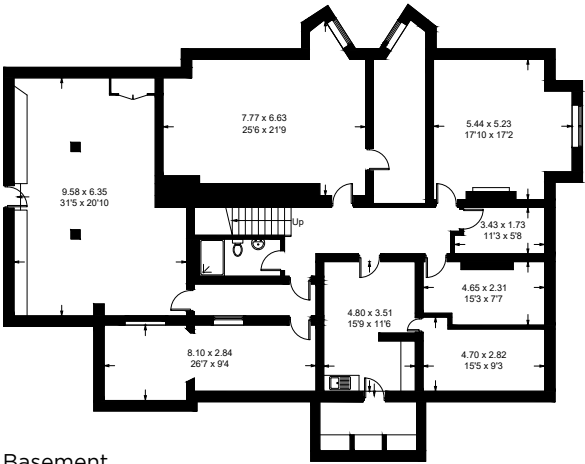
(Not Shown In Actual Location / Orientation)



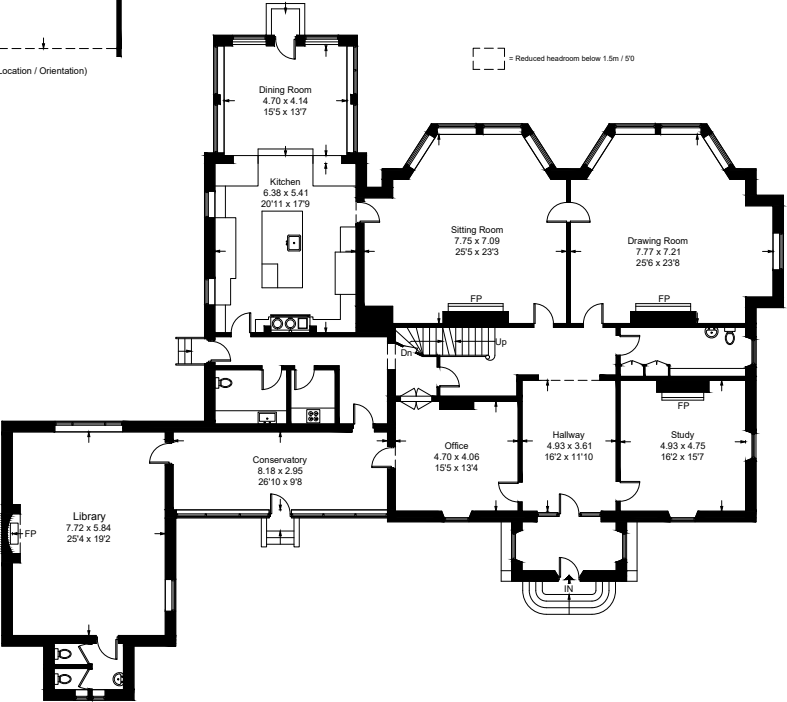
Second Floor



First Floor



Basement



Ground Floor







# Planning

The Grey House offers the exceptional opportunity to extend and refurbish the property with full planning permission being obtained by award winning Des Ewing Architects under planning reference LA06/2022/0178/LBC: *Refurbishment and single storey extension, replacement double garage and associated site works.*



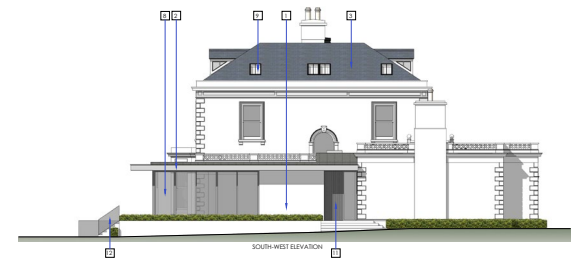
SOUTH-EAST ELEVATION



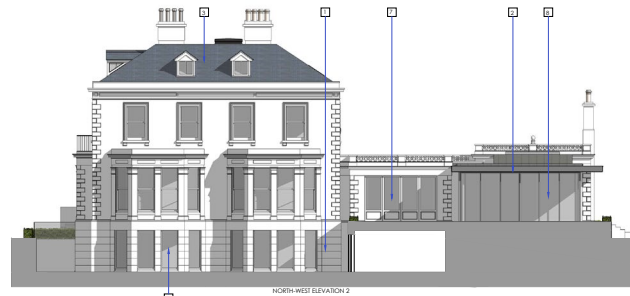
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION 3

## FINISHES LEGEND

- 1 SMOOTH RENDER PAINTED WHITE TO MATCH EXISTING
- 2 TROCAL ALUMINIUM CLADDING COLOUR LIGHT GREY
- 3 NATURAL SLATE ROOF (EXISTING)
- 4 TRADITIONAL SLIDING SASH WINDOWS COLOUR WHITE
- 5 BALCONY DOOR TO MATCH EXISTING SASH WINDOWS
- 6 DORMER WINDOW TO MATCH EXISTING ON NE ELEVATION
- 7 HARDWOOD TERRACE DOOR COLOUR WHITE
- 8 ALUMINIUM SYSTEM GLAZING AND SLIDING DOOR COATED COLOUR LIGHT GREY
- 9 CONSERVATION TYPE ROOFLIGHT, FLASH WITH SLATES
- 10 ALUMINIUM GLAZED ROOFLIGHT
- 11 HARDWOOD SHEETED DOOR COLOUR LIGHT GREY
- 12 GLAZED BALUSTRADES
- 13 STEEL BALUSTRADE COLOUR BLACK
- 14 ORNAMENTAL PARAPET WALL TO MATCH EXISTING



NORTH-EAST ELEVATION



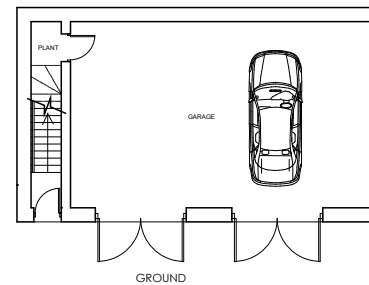
NORTH-WEST ELEVATION



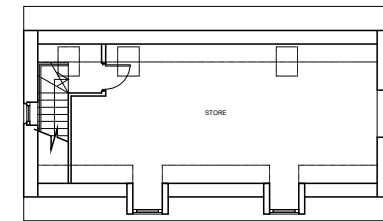
SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION



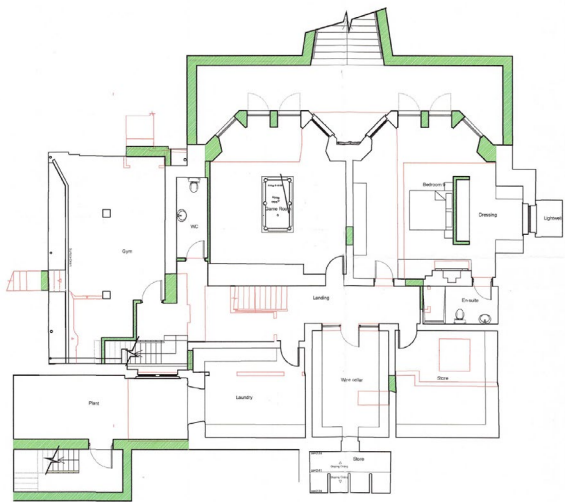
GROUND



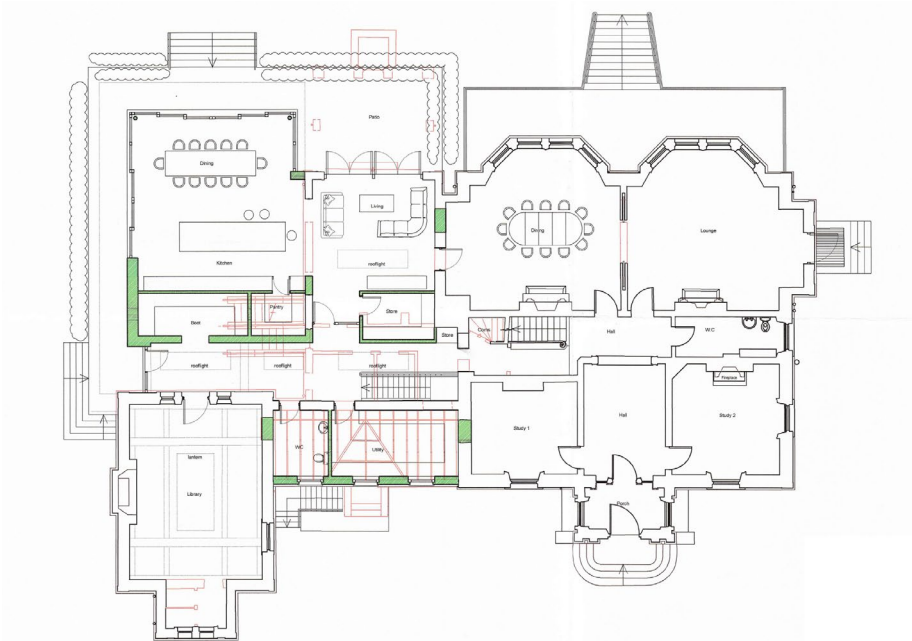
FIRST



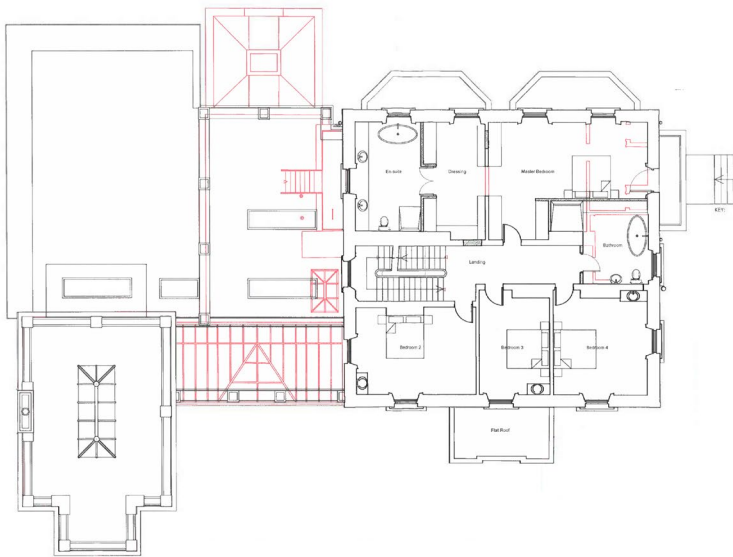
# Proposed Floor Plans



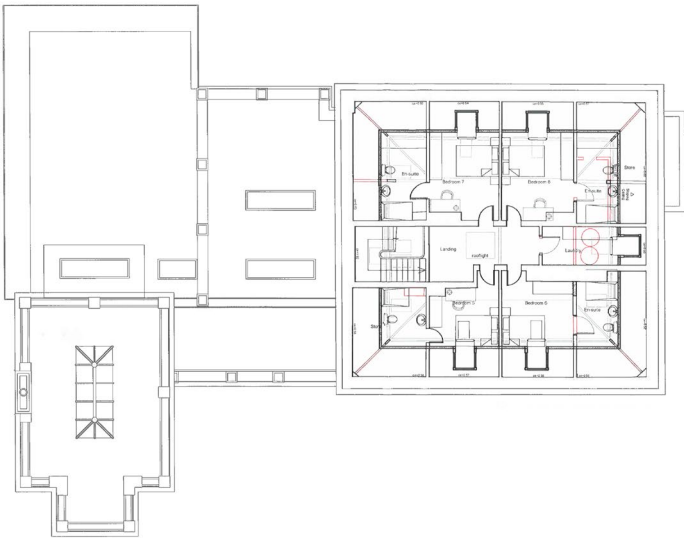
Basement



Ground Floor



First Floor



Second Floor

For indicative purposes only.



# Maps

EPC Rating: E45

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	49 E
21-38	F		
1-20	G		



For indicative purposes only.



# General Remarks

## VIEWINGS

Strictly by appointment by Savills.

## POSTCODE

The postcode for The Grey House is BT18 0BP.

## WHAT3WORDS

///sits.gain.increment

## LOCAL AUTHORITY

Ards and North Down Borough Council  
Tel: +44 (0) 300 013 3333  
Website: <https://www.ardsandnorthdown.gov.uk/>

## RATES

We have been advised by the LPS website that the rates payable for The Grey House is £3,815.20 for 2025/26.

## FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings and other removable fittings.

## SERVICES

Mains electricity supply, mains water supplies and private drainage, oil-fired aga and central heating, and broadband connection. Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

## SOLICITORS

Davidson McDonnell  
Longbridge House  
24 Waring Street  
Belfast, BT1 2DX

## OFFERS

Offers may be submitted to selling agents, Savills.

## ENTRY

Entry is by agreement.

## CLOSING DATE

A closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

## LOTING

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

## WAYLEAVES AND RIGHTS OF ACCESS

The residence will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

## PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitors, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

## FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

## SALE DETAILS

The property is being offered for sale at £2,750,000 (Two Million Seven Hundred and Fifty Thousand Pounds Sterling).

## GENERALLY

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.





## Contact



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**savills.ie / savills.com**

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33 Molesworth Street  
Dublin 2  
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**country@savills.ie**  
PSRA Licence 002223

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