

simon**BRIEN**
RESIDENTIAL

'Rock Cottage',
21 Ballygrainey Road,
Holywood, BT18 0HE



Asking Price £795,000

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KEY FEATURES

- Charming period property with unique contemporary extension
- Dating back to 1800s
- Generous adaptable accommodation
- Detached self contained annex (one bedroom)
- Large entrance dining/living hall with sea views
- Cosy living room with open fire
- Reception room with bar area (could be converted to bedroom 4)
- Fitted kitchen with Aga and casual dining
- Upstairs living room with woodburning stove, vaulted ceiling and impressive sea views
- Three bedroom on first floor (all with en suite facilities)
- Utility room Downstairs cloakroom
- Oil fired central heating
- Mature gardens surrounding the property laid in lawns with shrub beds
- Sweeping driveway with ample parking and turning space
- Picturesque situation overlooking surrounding fields with views to Belfast Lough
- Convenient location with an easy commute to Belfast and Bangor via the A2 George Best Belfast City Airport a 5 minute drive

SUMMARY

21 Ballygrainey Road is a unique property which dates back to the 1800s which has been updated and extended in recent years to offer fabulous accommodation for the modern family. Originally multiple cottages which have amalgamated into one dwelling at some stage the period features remain in the old part of the property. A contrasting modern extension has been added which compliments the original cottage and enhances the living accommodation. Internally the property has been updated to suit the modern day requirements such as en suites and underfloor heating in areas.

You are greeted by a bright, spacious dining and living entrance hall, which enjoys sea views. There are a further two reception rooms, one with an open fire, the other with a bar area (which could be converted into bedroom 4 if required). The fitted kitchen has integrated appliances and Aga, with casual dining space and access to a side patio which enjoys the afternoon and evening sunshine. In addition there is a utility room and cloakroom. On the first floor are three good sized bedrooms, all with en suite facilities. On this floor is a further reception room which is part of the extension, it has impressive views across Belfast Lough and a woodburning stove.

Outside there is a detached self-contained annex. The accommodation comprises of an open plan kitchen, living and dining space with twin opening patio doors to the front, a large bedroom with en suite and a utility room. Ideal for a relative or a guest annex.

The gardens have been well maintained, are laid in lawns with mature shrub beds. The property is ideally located as you benefit from the feeling of countryside living as you are surrounded by green fields but remain extremely convenient to the A2 for commuting to Belfast and Bangor. The George Best Belfast City Airport is also only a 10 minute drive.

All in all this is special property with an abundance of character and charm with nothing to do but move in and enjoy.



THE PROPERTY COMPRISES:

GROUND FLOOR

PVC glazed entrance door.

SPACIOUS RECEPTION HALL: 26' 10" x 15' 5" (8.18m x 4.7m)

Floor to ceiling windows overlooking mature front gardens with Lough views, glazed PVC door to side, ceramic tiled floor, recessed lighting, staircase to First Floor.





SITTING ROOM:
15' 7" x 11' 2" (4.75m x 3.4m)

Fire surround with open fire and slate hearth, tongue and groove panelled ceiling, wall light wiring.



REAR HALLWAY:
16' 4" x 6' 5" (4.98m x 1.96m)

Range of fitted cabinets, storage cupboard with hot water tank, tiled floor, recessed lighting.



UTILITY ROOM:
11' 11" x 7' 3" (3.63m x 2.21m)

Range of fitted cabinets, single drainer sink unit with mixer taps, plumbed for washing machine, recess for tumble dryer, recess for fridge freezer, double opening doors to rear, tiled floor, recessed lighting.

KITCHEN/DINING:
19' 5" x 13' 10" (5.92m x 4.22m)

Country style kitchen with black granite worktops, porcelain sink unit with mixer taps, oil fired Aga, Island, integrated fridge freezer, integrated dishwasher, feature exposed brick and beams, tongue and groove panelled ceiling with recessed lighting, casual dining for 6, tiled floor, barn style door to side patio which enjoys afternoon and evening sunshine.



CLOAKROOM:
6' 11" x 6' 7" (2.11m x 2.01m)

WC and pedestal wash hand basin, tiled floor, partly tiled walls.





RECEPTION ROOM:
18' 4" x 15' 6" (5.59m x 4.72m) At widest points.

Hardwood strip floor and tiled floor, cast iron fire surround, bar area with seating, access to store room.

STORE ROOM:
8' 9" x 7' 3" (2.67m x 2.21m)

Sliding door to rear.

FIRST FLOOR

LANDING:

Access to roofspace, recessed lighting.

LIVING ROOM:
19' 4" x 15' 5" (5.89m x 4.7m)

Large picture windows with breathtaking views over the mature gardens out to Belfast Lough, wood burning stove with slate hearth, vaulted ceiling with recessed lighting.



BEDROOM (1):
15' 7" x 13' 10" (4.75m x 4.22m)

Fitted wardrobes and drawers, tongue and groove panelled ceiling, hardwood strip floor, recessed lighting.

DRESSING ROOM:
13' 7" x 4' 2" (4.14m x 1.27m)

Fitted wardrobes, recessed lighting, hardwood strip flooring, open to Bedroom.

ENSUITE SHOWER ROOM:

Low flush WC, twin wash hand basins with vanity drawers beneath, large walk in shower with overhead and hand held attachments, chrome towel radiator, tiled floor, fully tiled walls, velux window.



BEDROOM (2)/OFFICE SPACE:
15' 9" x 6' 9" (4.8m x 2.06m)

Velux window. Could be used as a dressing room.



BEDROOM (2):
12' 4" x 11' 3" (3.76m x 3.43m)

Fitted wardrobes.



BATHROOM:
14' 11" x 8' 0" (4.55m x 2.44m)

Low flush WC, pedestal wash hand basin, panelled bath, corner shower with electric instant heat shower, tiled floor, half panelled walls, velux windows.





BEDROOM (3):
15' 3" x 10' 2" (4.65m x 3.1m)



ENSUITE SHOWER ROOM:
Low flush WC, wash hand basin, tiled shower enclosure, tiled floor, fully tiled walls, tongue and groove panelled ceiling.



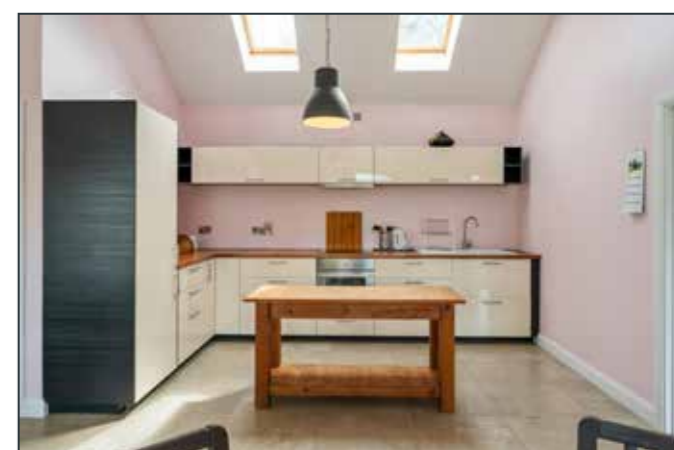
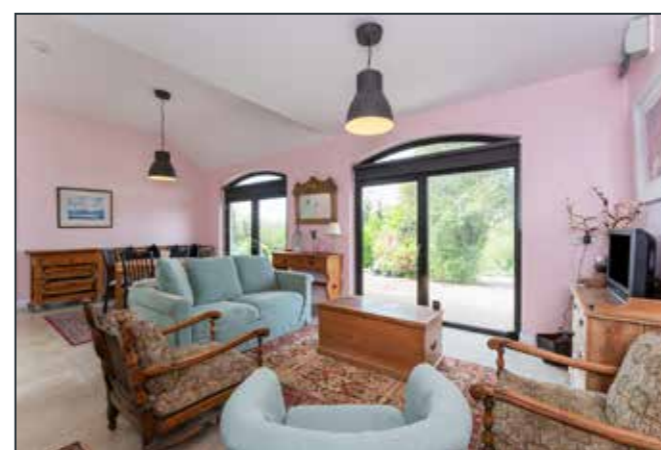
OUTSIDE
ANNEX
GROUND FLOOR

OPEN PLAN KITCHEN/LIVING/DINING:
24' 2" x 20' 1" (7.37m x 6.12m)

(L-Shaped) Kitchen: High and low level fitted units, single drainer sink unit with mixer taps, 4 ring induction hob and under oven, integrated fridge freezer.
Dining space for 6.
Living space with tiled floor, twin opening doors to front.

UTILITY ROOM:
10' 8" x 6' 6" (3.25m x 1.98m)

Fitted units, porcelain sink unit, plumbed for washing machine, recess for tumble dryer, tiled floor, velux window.





BEDROOM: 1
3' 2" x 11' 8" (4.01m x 3.56m)

Double opening doors to front, tiled floor, velux window.



ENSUITE SHOWER ROOM:

Low flush WC, twin wash hand basins with vanity drawers beneath, corner shower enclosure, tiled floor, half tiled walls, velux window, recessed lighting.



OUTSIDE

Electric car charging point.

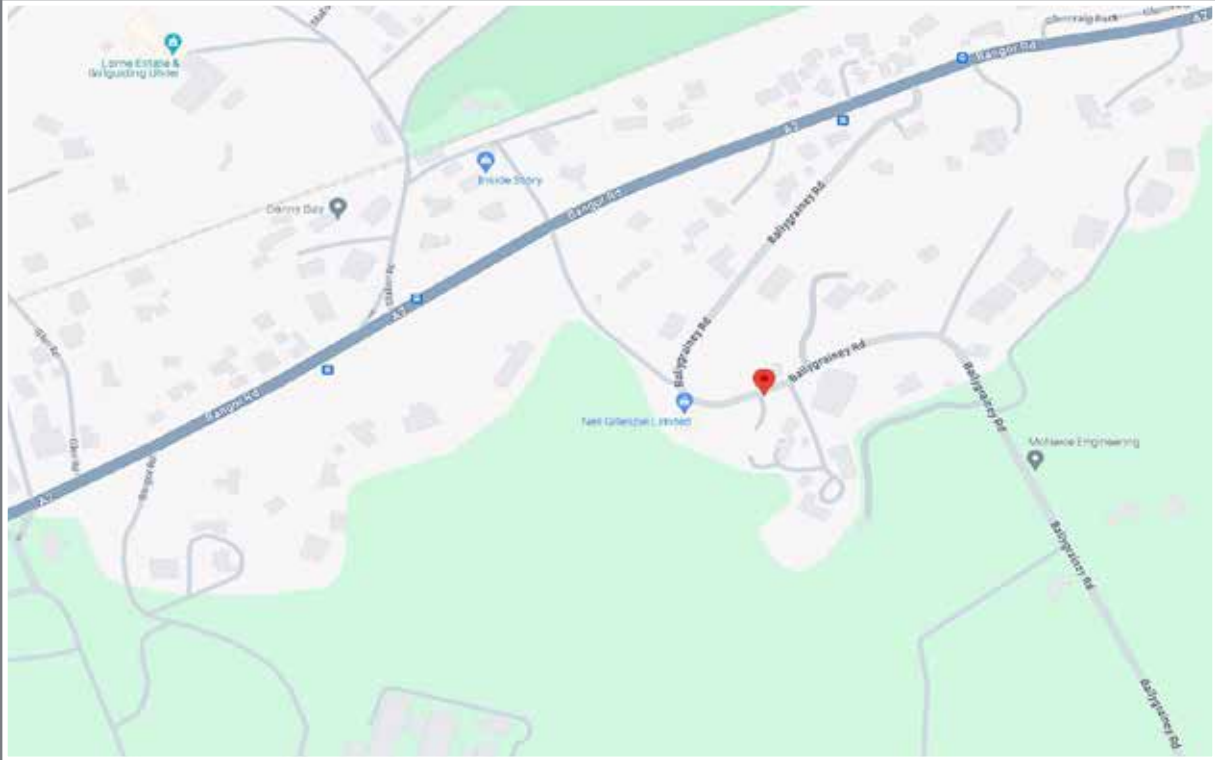




FLOOR PLANS



Location



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REF: TB/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	54 E	
21-38	F		
1-20	G		

EPC REF: 5820-0557-0120-2103-0403

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