

**simonBRIEN**  
RESIDENTIAL

**Annery Lodge,  
2 The Lane, Station Road,  
Craigavad, County Down, BT18 0BJ**



**Asking Price: £1,595,000**

Telephone 028 9042 8989  
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- Exclusive private detached family home overlooking the Royal Belfast Golf Club
- Mature and private site set in stunning gardens with electric gates
- Meticulously finished and decorated to an exceptional specification
- Spacious entertaining accommodation on ground floor with:
- Stunning entrance hall with double height ceiling, cloakroom and storage areas
- Drawing room with fireplace and views over gardens
- Hand built kitchen with built in designer appliances, marble worktops and large casual dining area
- Doors to family room with fireplace, built in bookcases and doors to rear terraces and gardens
- Formal dining room with fireplace with gas fire
- Utility room with built in appliances and access to front and rear
- Integral double garage
- First floor landing area with glazed atrium
- Study or bedroom 6 overlooking gardens and towards RBGC
- Master bedroom suite with full bathroom, living area and dressing room
- 4 further bedrooms on the first floor, two with dressing and shower rooms
- Family bathroom with separate shower cubicle
- Oil fired central heating and double glazed
- Professionally landscaped gardens with flowerbeds, patios and rolling lawns
- Sweeping driveway leading to plenty of parking and turning space
- Convenient location to Holywood, Belfast and motorway links to the south
- Viewing strictly by private appointment





Set amidst mature and private grounds of 0.7 acres, this detached family residence was meticulously designed and constructed to a precise specification. The elevation is contemporary with Georgian references and the dwelling is centrally sited to make best use of the private grounds.

The home has been intelligently designed to offer interior space which maximises the social areas, with the principal rooms making the most of the privacy and natural light.

The generous accommodation is set over two floors starting with an instantly impressive reception hallway with a double height ceiling with glazed atrium. The drawing room, formal dining room, living family room and kitchen with casual dining area are all accessed from here. To the side of the house there is a large laundry room and access to an integral double garage.

Upstairs there is a study or bedroom to the front with views across the gardens to the Royal Belfast Golf Course, 4 further double bedrooms, 2 with shower rooms and a family bathroom. To the side of the house is the master suite with entrance lobby, full bathroom and bedroom open to dressing area, again with views across towards the golf course.

Externally the grounds are beautiful – they have been laid in lawns bordered by mature hedges and a stone wall to the front, to the rear there are patio areas accessed via the living family room bordered by colourful flowerbeds overlooking lawns with mature trees and shrubs. There is a ranch style remote gate at the entrance that leads to the sweeping driveway which leads to the front parking and turning Area.

The Craigavad and Cultra areas have long been recognised as Northern Ireland's premier addresses due to the quality of the surroundings, the proximity of the coastline and the easy access to main arterial routes to Belfast City Centre. High quality local schooling is within a comfortable distance and social, recreational and shopping amenities are easily accessed.

Viewing is strictly by private appointment.



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## **THE PROPERTY COMPRISES:**

### **ENTRANCE**

Private entrance gates leading to loose granite chipped sweeping driveway round to ample parking and turning space in front of granite steps up to:

### **ENTRANCE PORCH:**

With pillars. Double opening glazed panel front door leading into:

### **VESTIBULE:**

Large mat well, corniced ceiling, inner vestibule door. Double doors into:

### **SPACIOUS RECEPTION HALL:**

**18' 8" x 13' 5" (5.69m x 4.09m)**

Beautiful full height entrance hall with velux window and gallery overlooking first floor. Corniced ceiling, low voltage lighting, cloakroom area with hanging and storage space. Walk in storage cupboard.

### **CLOAKROOM:**

Pedestal wash hand basin with taps, low flush WC, low voltage lighting, extractor fan.



**DRAWING ROOM:**

**20' 8" x 19' 4" (6.3m x 5.89m)**

Beautiful room with corniced ceiling, low voltage lighting, fireplace with marble surround, cast iron inset, open fire, slate hearth. Delightful outlook over front garden.

**FORMAL DINING ROOM:**

**17' 9" x 13' 9" (5.41m x 4.19m)**

Low voltage lighting, corniced ceiling, wall light wiring, fireplace with beautiful oak surround with inset mirror, cast iron and tiled inset with gas fire and slate hearth.

**FAMILY ROOM:**

**21' 4" x 18' 3" (6.5m x 5.56m) Into bay window.**

Fireplace with natural limestone surround, slate inset and hearth, contemporary gas fire inset. Either side of the chimney breast there are bespoke built in shelves and storage cupboards with entertainment area, wired for television. Low voltage lighting. Double opening French doors leading to South West facing rear terraces overlooking beautiful manicured gardens. Corniced ceiling, low voltage lighting. Folding door leading to:







#### **DINING KITCHEN:**

**25' 2" x 13' 5" (7.67m x 4.09m)**

Bespoke solid wooden kitchen with solid marble worktops, inset double Franke sink with swan neck tap, range of built in appliances such as dishwasher, fridge freezer, larders, deep fill drawers, open storage, plate rack, hand crafted panelled walls, stainless steel double range cooker with 6 ring gas hob and warmer with extractor canopy over, tiled walls, glazed display units, ceramic tiled floor. Low voltage lighting, corniced ceiling, fitted speaker system. Space for 8-10 seater table and chairs, lovely views over rear gardens.

#### **SPACIOUS UTILITY/REAR ENTRANCE HALL:**

**16' 5" x 15' 4" (5m x 4.67m) At widest points.**

Stone floor, half panelled walls, built in cloaks area with hanging and storage. Door to front parking areas - ideal for loading. Utility area plumbed for washing machine, space for dryer, marble worktops with stainless steel Franke sink with drainer, built in cupboards, larders and storage, speaker system, low voltage lighting, door connecting to rear gardens and terraces. Door to:

#### **INTEGRAL DOUBLE GARAGE:**

**21' 7" x 20' 1" (6.58m x 6.12m)**

Two up and over doors. Smooth screed floor, oil fired boiler, space for chest freezer, built in storage, light and power.

Beautiful staircase from Entrance Hall to:





## FIRST FLOOR

### GALLERY LANDING:

4 large velux windows. Overlooking reception hallway.

### FAMILY LANDING:

**18' 1" x 18' 9" (5.51m x 5.72m)**

Pitched ceiling, feature solid wooden staircase, corniced ceiling, low voltage lighting. Linen cupboard and hotpress. Hatch to roofspace.

### STUDY OR BEDROOM (6):

**9' 9" x 16' 8" (2.97m x 5.08m)**

Low voltage lighting, delightful views over front garden towards Royal Belfast Golf club.

### GUEST BEDROOM:

**17' 8" x 10' 5" (5.38m x 3.18m) Into open box bay window.**

Eaves storage, low voltage lighting.

### WALK IN DRESSING ROOM:

Ample fitted open shelving and hanging space.

### ENSUITE SHOWER ROOM:

Pedestal wash hand basin with taps, fully tiled corner shower cubicle with thermostatic shower, fully tiled walls, low flush WC, extractor fan, low voltage lighting.





Bedroom 2

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Guest Bedroom

**BEDROOM (2):**

**19' 4" x 17' 2" (5.89m x 5.23m) At widest points & into bay window.**

Built in book case and 3 double built in wardrobes. Views over south west facing gardens.

**ENSUITE SHOWER ROOM:**

Twin sinks with Lefroy Brooks Ltd fitted taps, marble worktops with storage underneath, low flush WC with concealed cistern, chrome heated towel rail, natural stone floor, fitted mirrors and lighting, extractor fan, walk in double shower cubicle with Drench shower and telephone hand shower.

**FAMILY BATHROOM:**

**12' 9" x 7' 6" (3.89m x 2.29m)**

Natural tiled floor, panelled deep fill bath with concealed taps, low flush WC, fully tiled corner shower cubicle with Drench shower and telephone hand shower, air purification system, contemporary wash hand basin in vanity unit with natural stone top, built in drawer, chrome heated towel rail.



Ensuite to Bedroom 2

**BEDROOM (3):**

**11' 9" x 18' 1" (3.58m x 5.51m)**

Low voltage lighting, views across gardens to Royal Belfast Golf Club.

**BEDROOM (4):**

**11' 3" x 16' 7" (3.43m x 5.05m)**

Beautiful views across rear gardens.

**MASTER BEDROOM SUITE:**

**ENTRANCE AREA:**

**14' 1" x 10' 5" (4.29m x 3.18m)**

Low voltage lighting, dormer window, steps down to seating area. Door to:

**ENSUITE BATHROOM:**

Panelled bath with mixer taps, tiled surround, walk in fully tiled shower cubicle with instant heat shower, extractor fan, low voltage lighting, wash hand basin with taps, low flush WC with concealed cistern, built in storage, partly tiled walls, built in mirror. Double doors opening to:



Family Bathroom



**MASTER BEDROOM:**

**22' 5" x 13' 1" (6.83m x 3.99m)**

Not including glazed box bay window overlooking front gardens towards Royal Belfast Golf Club. Corniced ceiling, low voltage lighting. Walk in dressing room with 4 double built in wardrobes, excellent hanging and shelving space, feature window overlooking rear gardens.

**OUTSIDE**

Private ranch style electrically operated entrance gates from The Lane down sweeping driveway past beautifully constructed and colourful flowerbeds with a range of specimen plants, shrubs, flowers, trees and mature beech hedges and manicured laurels leading to large front lawns bordered by stone detailing and fencing. Ample parking and turning space in front of double garage.



Pathway round side of property past beautiful flowerbeds leading to rear terraces with access from the family room to entertaining area in front of large rear lawns with a south westerly aspect. The rear gardens have a range of raised flowerbeds again with colourful shrubs, trees and plants with stone detailing.

Outside water supply, uPVC oil tank.

Wisteria, beech hedging. Gas supply.





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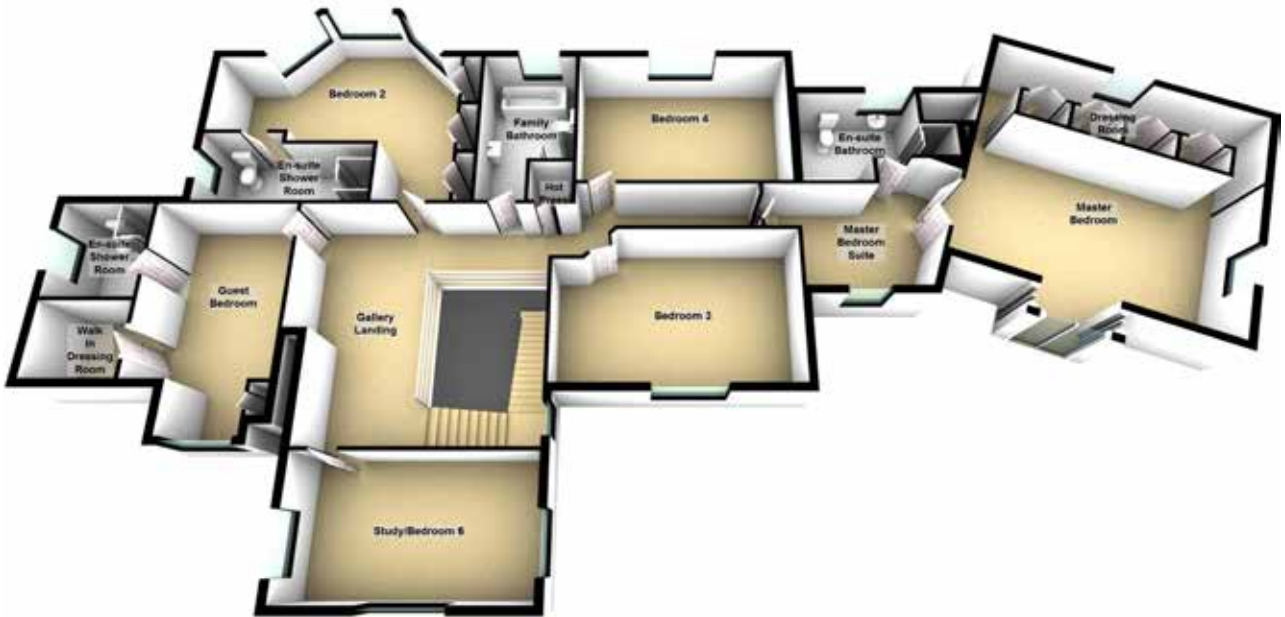


Ground Floor

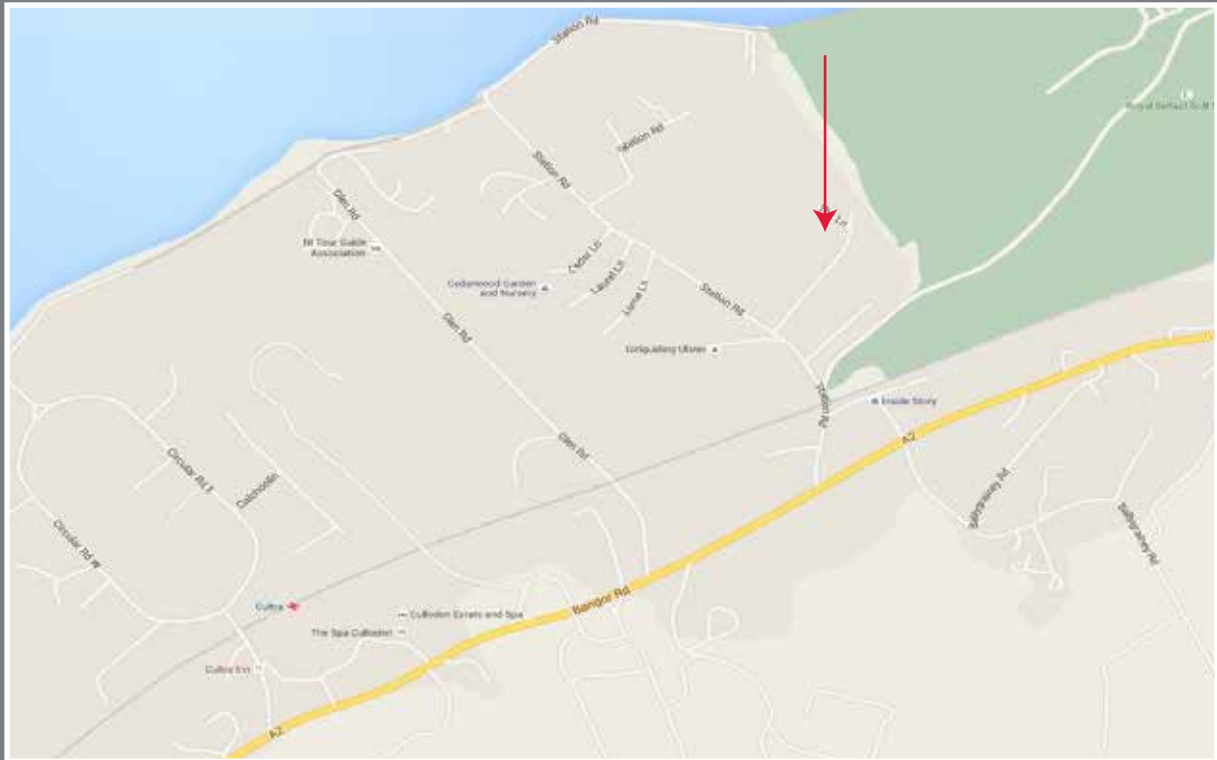


The floor plan is for illustrative purposes only.  
Please contact us for details.

First Floor



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

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### South Belfast

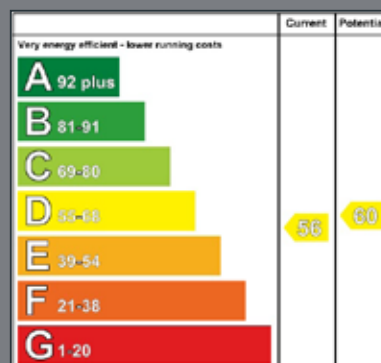
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