

**RODGERS
&
BROWNE**

'The Leaves' 107 Tullyard Road
Drumbo, BT27 5JW

offers around £1,500,000



THE OWNERS' PERSPECTIVE...

This amazing house was the fulfilment of a dream to build an inspiring home where friends and family could meet, live and grow. It was designed with love by a daughter and sister, also a London based architect to echo the horse chestnut leaves of the beautiful trees in the grounds. Our parents loved living here – they drank in the views, enjoyed the greenness and drifts of bulbs in the spring, the beautiful shrubs blending so well into the landscape. They never tired of walking into the hall – most of us twirled around as we walked through. Their life was eased by the super functional and convenient layout designed to maximised easy relaxed living and entertaining. They loved the amazing comfort and the understated natural luxury of the stone and wood, the changing vista moving from one room to another, the privacy combined with openness, full of light and air. We all loved visiting for a few minutes or long summer and winter holidays, partying in the rooms – having amazing Christmases' with a great tree up to the ceiling in the hall. So often there would be grandchildren, sons, daughters, brothers, sisters, cousins, uncles, aunts, with crowds and crowds of friends enjoying music, games and chilling together in different rooms or around the pool on summer evenings. Everyone adored magical after dark swims with the lights on and a sparkling view across the valley as a backdrop, and in the morning looking out at rabbits and birds.

All of us have loved the chestnut leaf layout that brought the views into each expansive living space in a slightly different way. It has been a privilege to have been part of this houses early history and to live for some time in this bright airy space that has been so full of fun, life affirming and a sanctuary.

We hope that its next owners also have this joy. Filling it with life, using the surrounding gardens and fields to relax and enjoy nature throughout the day from early morning walks to sunsets and stars by the pool.

76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Entrance hall



Drawing room

THE FACTS YOU NEED TO KNOW...

"The Leaves" is an exquisite individually designed family home set within a unique elevated site with breath taking views over the countryside

From the moment you arrive and the entrance pillars and electric gates the quality of the materials is very much apparent

Sweeping tree line, light tarmac driveway leading to a turning circle and the outbuildings

Double height twin doors leading to a stunning entrance hall with floor to ceiling windows offering views over a sunken pound and water feature plus a vaulted ceiling

Sense of space with 15ft vaulted ceilings within hallways and the principle rooms

Formal rooms which comprise of drawing room, family room, dining room and study each with beautiful views over the countryside and the landscaped gardens

Luxury Siematic kitchen with large island unit and integrated Gaggenau appliances plus a black Aga with modular unit

Matching utility room

Games Room / Swimming pool lounge with three oak changing rooms and sliding floor to ceiling door leading to the patio and Swimming Pool

Additional entertaining kitchen

Six bedrooms, five with luxury ensuite shower rooms

Master bedroom with luxury ensuite bathroom incorporating a roll top bath, his and hers wall mounted sink units and quad walk in wet room plus a hand crafted and full fitted walk in dressing room

Additional luxury bathroom

Plant room including roof storage

The interior floor finish throughout the house is in polished Fossil infused Irish Limestone tiles

Skirtings, architraves and doors are all solid natural stained solid oak

Eco friendly heating system with high efficiency duel system incorporating a ground source heat pump and an oil fired central heating system plus an energy efficient solar heat source

The exterior of the house and the outbuildings are finished in Siberian Larch Timber accompanied with stunning natural stone

Stunning heated outdoor swimming pool with mood lighting and retractable cover

The paved areas and surrounding the pool and pond is finished in Fossil infused Irish Limestone in a natural finish.

Out buildings incorporating one fully enclosed barn which could easily be converted into stables and a semi opened barn which is ideal for those who have an interest in rare breed animals.

Stunning landscaped gardens surrounding the house with many natural stone walls, edging and large lawns which take full advantage of the views towards Belfast City and the countryside

Only 20 minutes to Belfast City Centre and 15 minutes to Lisburn City Centre including an ease of access to the main routes linking the south

The site extends to c.2.5 acres of landscaped gardens

There is potential to purchase by separate negotiation land surrounding the property extending to c.17.5 acres



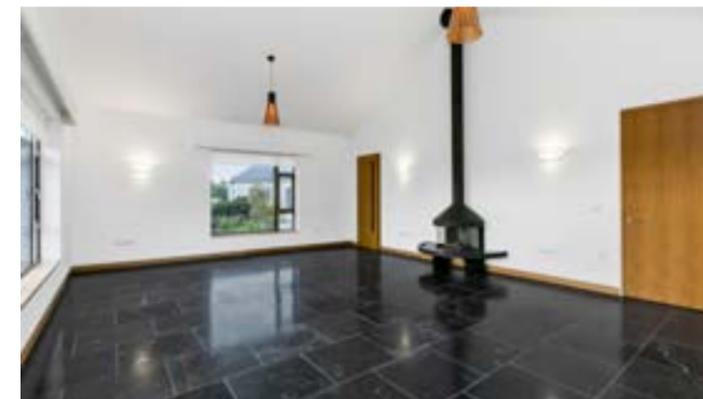
Pool room



Family room



Pool room



Family room

The Property Comprises...

GROUND FLOOR

Open covered entrance porch finished in oak cladding oversized double oak doors to:

IMPRESSIVE ENTRANCE HALL

33' 7" x 16' 7" (at widest points) (10.24m x 5.05m)

Vaulted ceiling 15ft, floor to ceiling glazed wall with views over the countryside, marble floor, wall lighting.

DRAWING ROOM

24' 11" x 23' 9" (at widest points) (7.59m x 7.24m)

Contemporary wall mounted gas fire by Gazco, built in oak display cabinets with sliding glass doors and glass shelving, 5 amp plugs, marble floor, vaulted ceiling, 15ft, wall lighting, large picture window overlooking the countryside.

DINING ROOM

25' 1" x 17' 7" (at widest points) (7.65m x 5.36m)

Contemporary wall mounted gas fire by Gazco with oak surround, wall lighting, vaulted ceiling, marble floor.

FAMILY ROOM

28' 7" x 19' 1" (at widest points) (8.71m x 5.82m) 16ft vaulted ceiling, feature remote control gas stove with granite floating hearth, marble floor, wall lighting, 5 amp sockets, views of the countryside.

PLAY ROOM

15' 3" x 13' 5" (4.65m x 4.09m)

Marble floor, wall lighting.

KITCHEN WITH CASUAL DINING AND SITTING AREA

29' 11" x 18' 11" (at widest points) (9.12m x 5.77m)

Luxury Siematic kitchen finished in a white high gloss with minimalist black handles, granite worktops, one and a half basin tub stainless steel sink unit with a single drainer and mixer, feature black Aga with additional cooker module, four ring Gaggenau gas hob, matching stainless steel Gaggenau extractor fan oven, granite splash back, Gaggenau eye level microwave oven and coffee machine. Integrated Liebert fridge freezer by two, Gaggenau integrated dishwasher, large central island with granite worktops and two areas as breakfast bars. Access to second inner hallway to:

LARGE STORE

13' 3" x 7' 11" (4.04m x 2.41m)

UTILITY ROOM

9' 7" x 9' 8" (2.92m x 2.95m)

Extensive range of high and low level red high gloss cabinets, laminate worktops and matching splash back, under unit lighting, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine and space for a tumble dryer, space for double chest freezer, marble floor. Access to roof space, access to out hall. Marble floor, stable door to parking.

DOUBLE INTEGRATED GARAGE

35' 3" x 20' 11" (10.74m x 6.38m)

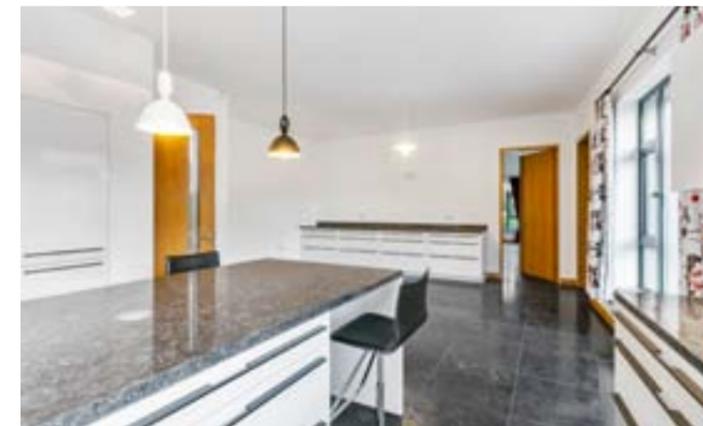
Twin panelled electric up and over doors. Twin Dimplex boilers with two pressure tanks. Solar panel controls, commercial Beam central vac system. Access to storage over.



Stunning kitchen



Kitchen



Kitchen breakfast and casual dining area



Inner hallway

The Property Comprises...

GROUND FLOOR

CONNECTING HALL

Comprising of cloakroom, wall mounted low flush wc, part tiled walls, wall mounted sink unit with mixer tap and splash back and feature mirror, marble floor. Large store cabinet.

ENTERTAINING KITCHEN

9' 10" x 6' 11" (3m x 2.11m)

Range of high and low level units finished in walnut granite and smoked glazed units, laminate worktops, single drainer sink unit and mixer tap, space for a fridge and wine fridge.

POOL ROOM

25' 11" x 16' 11" (at widest points) (7.9m x 5.16m)

Floor to ceiling glazed doors accessing to inner hall and sliding doors leading to patio and pool area, marble floor, wall lighting, three matching changing rooms.

STUDY

16' 2" x 15' 9" (at widest points) (4.93m x 4.8m)

Marble floor, wall lighting.

REAR HALLWAY WING

Two purposed built in linen cupboards and wardrobes finished in solid oak.

PLANT ROOM

Incorporating pool system, manifold heating systems and communication systems.

MASTER BEDROOM

21' 3" x 15' 9" (6.48m x 4.8m)

Beautiful views over the swimming pool and countryside, marble floor, 5 amp sockets, wall lighting.

WALK IN DRESSING ROOM

13' 7" x 7' 6" (4.14m x 2.29m)

Finished in oak, open hanging space, shelving.

ENSUITE BATHROOM

14' 0" x 12' 1" (4.27m x 3.68m)

Luxury suite comprising of a Duravit free standing built in mixer taps and telephone shower, triple shower with thermostatically controlled shower, wall mounted Geberit toilet, bidet, His & Hers wall mounted sink units with mixer taps, fully tiled walls, part tiled floor, concealed cabinets with mirrored fronts, wall mounted stainless steel radiator, low voltage lighting.

BEDROOM (2)

15' 7" x 10' 4" (at widest points) (4.75m x 3.15m)

Including built in wardrobes with mirrored doors, wall lighting, marble floor.

JACK AND JILL ENSUITE

12' 3" x 4' 7" (3.73m x 1.4m)

Extensive fully enclosed wet room with telephone shower, wall mounted Geberit toilet, wall mounted sink unit with mixer tap, part tiled floor, fully tiled walls, concealed cabinets with mirrored doors.



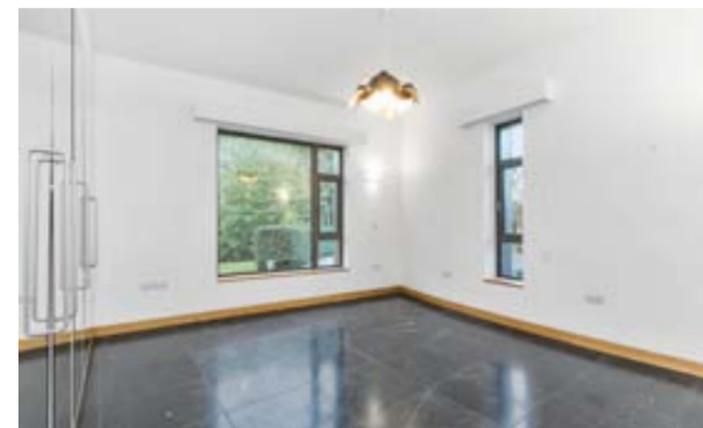
Master bedroom



Master ensuite bathroom



Jack and Jill ensuite



Bedroom five



Main bathroom

The Property Comprises...

BEDROOM (3)

14' 5" x 10' 5" (at widest points) (4.39m x 3.18m)

Including built in wardrobe with mirrored doors, marble floor, wall lighting.

GUEST BEDROOM

14' 0" x 9' 10" (at widest points) (4.27m x 3m)

Including built in wardrobe with mirrored doors, marble floor, wall lighting.

ENSUITE SHOWER ROOM

Large double wet room, Geberit wall mounted toilet, wall mounted sink unit and mixer tap, part tiled floor, concealed cabinets with mirrored doors.

BATHROOM

Large suite comprising free standing Duravit bath with free standing mixer and telephone shower, fully glazed enclosure wet room with TS, double wall mounted sink and mixer tap, Geberit wall mounted low flush wc, concealed cabinets with mirrored doors, fully tiled walls, part tiled floor, heated towel rail.

BEDROOM (5)

15' 4" x 12' 4" (4.67m x 3.76m)

Plus extensive range of built in wardrobes with mirrored doors, marble floor, wall lighting.

Access to roofspace via solid oak staircase, two large floored and light storage rooms.

OUTBUILDING

42' 6" x 17' 11" (12.95m x 5.46m)

Large sliding door. Light and power. Belfast sink. Generator.

STABLE BLOCK

57' 6" x 24' 8" (17.53m x 7.52m)

Power and light. Accessed via open entrance farm gate to concealed holding bay, five additional gates.

Outside

Accessed via a sweeping tarmac driveway, tree lined with granite curbs. Rear tarmac driveway for horse boxes, main entrance with access over a stone wall bridge to turning circle. Parking areas and access to open courtyard.

Outside light. Outside tap. Fully enclosed pound and chicken run. Feature lighting.

To the rear of the property is a Heated Swimming Pool with electric retractable cover

40' 0" x 22' 0" FT Stunning terrace finished in fossil induced Irish limestone in a natural finish with mood lighting. Extensive free standing shower, contemporary pond. Beautiful views over the countryside towards Belfast City.

OUTSIDE GARDENERS TOILET

Low flush wc, wash hand basin and mixer tap. Bin store.



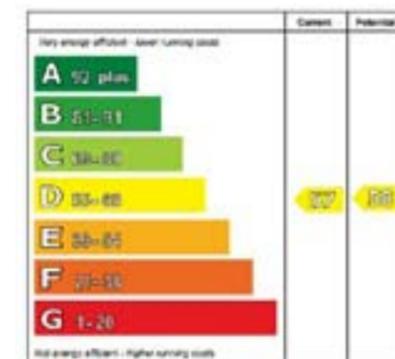
Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



TENURE

TBC.

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 2018/2019 is TBC.

VIEWING

By appointment with **RODGERS & BROWNE**.

Location

Travelling from Belfast along Purdysburn Hill (B23) turn left into Pinehill Road which brings you into Drumbo Village, turn right into Drumbo Road. At the end of the road turn left onto Tullyard Road and "The Leaves" will be on your right.



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