

MOYRATH
16 CIRCULAR ROAD EAST
CULTRA
BT18 0HA



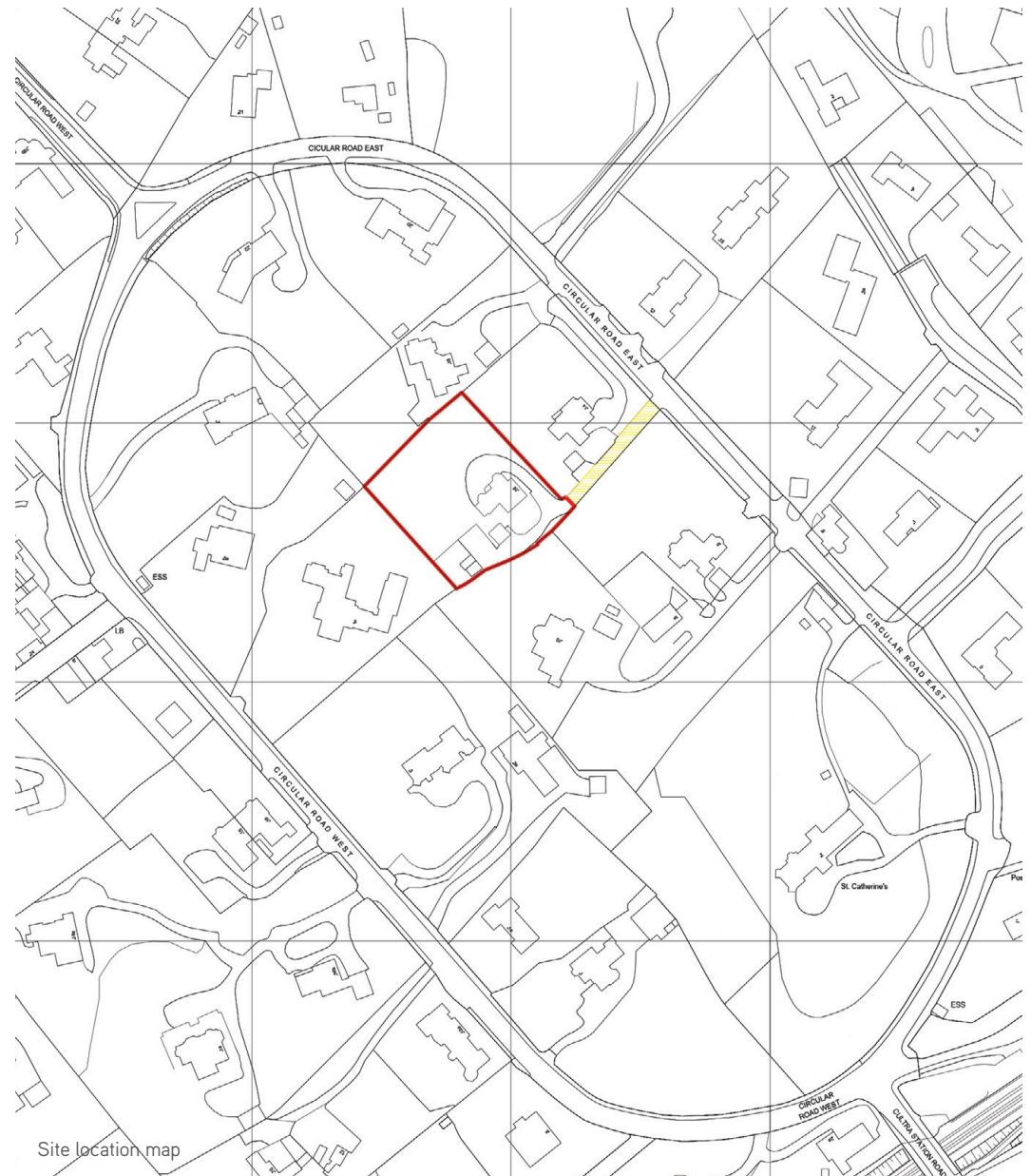
Colliers
INTERNATIONAL

FOR SALE:

Moyrath House is set on generous site of **c.0.8 acres** with lough views, is it offered with full planning permission for a *replacement dwelling of c.6000 sq. ft.*

LOCATION

Cultra is an affluent residential suburban area near Holywood in Greater Belfast. Circular Road East in Cultra is a tree lined avenue with very low density and high value housing which undulates towards Belfast Lough, where there are miles of beautiful walks along the water's edge. Nearby there are many amenities within walking distance such as local shops, a train halt, the Transport and Folk Museums, Golf at RBGC, sailing at Royal North and the Culloden hotel, restaurants and Spa.

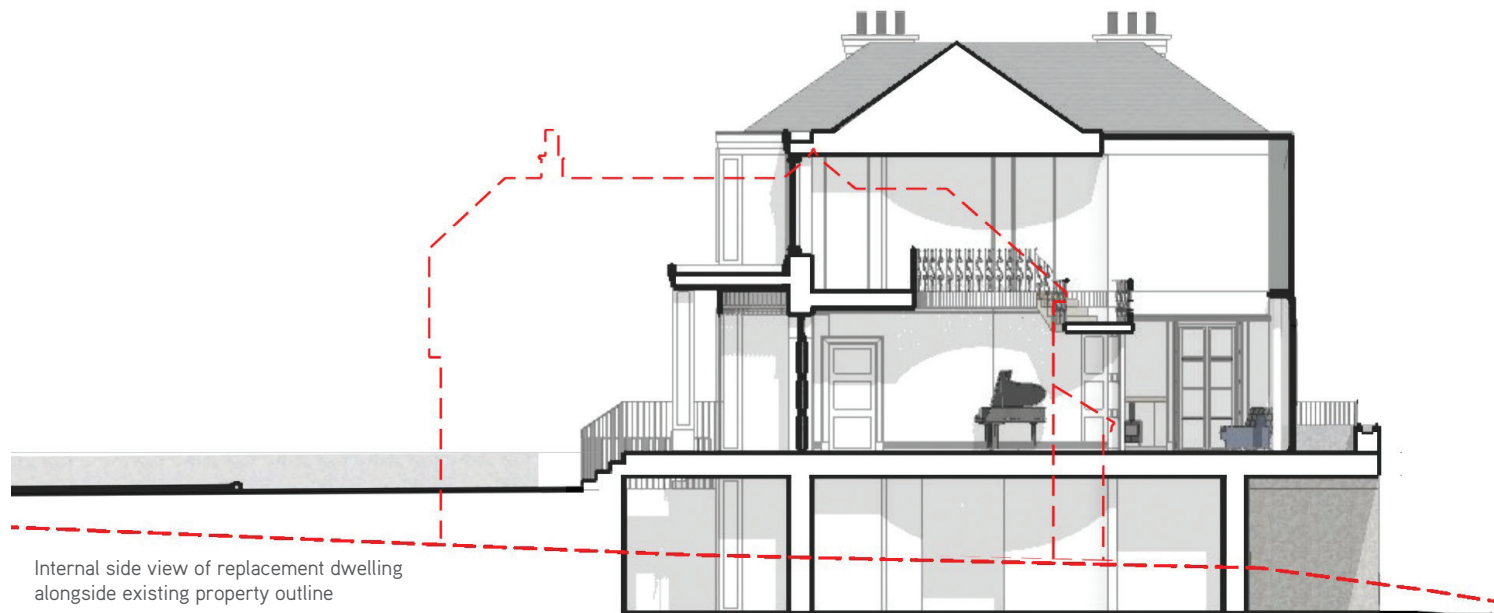




THE OPPORTUNITY

Colliers International are offering Moyrath - a handsome detached family home on a private mature site. The current house is just over 3,500 sq ft and has large entertaining areas with the current layout consisting of: 4 reception rooms & 4 bedrooms. The current property requires updating and modernisation.

The vendor has obtained full planning permission for a substantial replacement dwelling which has a handsome classic façade, with a frameless glass rear which complement each other to form a timeless and meticulous design.



Moyrath House in its current layout consists of the following accommodation:

Ground Floor

ENTRANCE HALL	10' 6" x 17' 1" (3.2m x 5.2m)
CLOAKROOM	4' 11" x 6' 7" (1.5m x 2m)
DRAWING ROOM	23' 4" x 19' 8" (7.1m x 6m) (wp)
FRONT ROOM	12' 10" x 19' 4" (3.9m x 5.9m)
DINING ROOM	17' 9" x 12' 6" (5.4m x 3.8m)
MORNING ROOM	11' 10" x 15' 1" (3.6m x 4.6m)
KITCHEN	24' 11" x 12' 10" (7.6m x 3.9m)
UTILITY ROOM	8' 6" x 6' 3" (2.6m x 1.9m)

First Floor

MASTER BEDROOM	20' 0" x 12' 10" (6.1m x 3.9m)
ENSUITE BATHROOM	15' 9" x 7' 7" (4.8m x 2.3m)
BEDROOM (2)	13' 5" x 12' 10" (4.1m x 3.9m)
BATHROOM	12' 2" x 8' 10" (3.7m x 2.7m)
BEDROOM (3)	12' 10" x 11' 2" (3.9m x 3.4m)
BEDROOM (4)	14' 5" x 11' 10" (4.4m x 3.6m)
GARAGE	19' 8" x 18' 4" (6m x 5.6m)



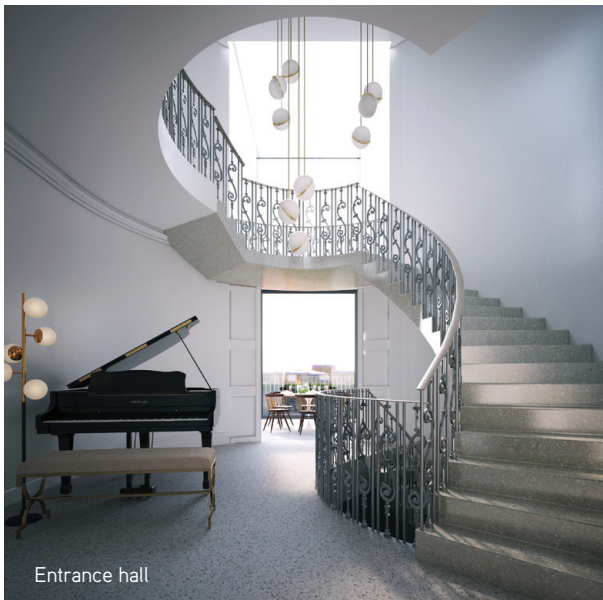


Front of property

PLANNING PERMISSION

On the 22nd February 2019 under application [LA06/2017/1472/F](#) there was approval for a 3 Storey replacement dwelling with integrated garage and associated landscaping.

The replacement dwelling will use the same entrance and enjoy the same privacy and maturity as the original house. The new dwelling will be centralised on the site and raised, so it will enjoy more elevated views over the garden towards Belfast Lough to the County Antrim Hills.



Entrance hall

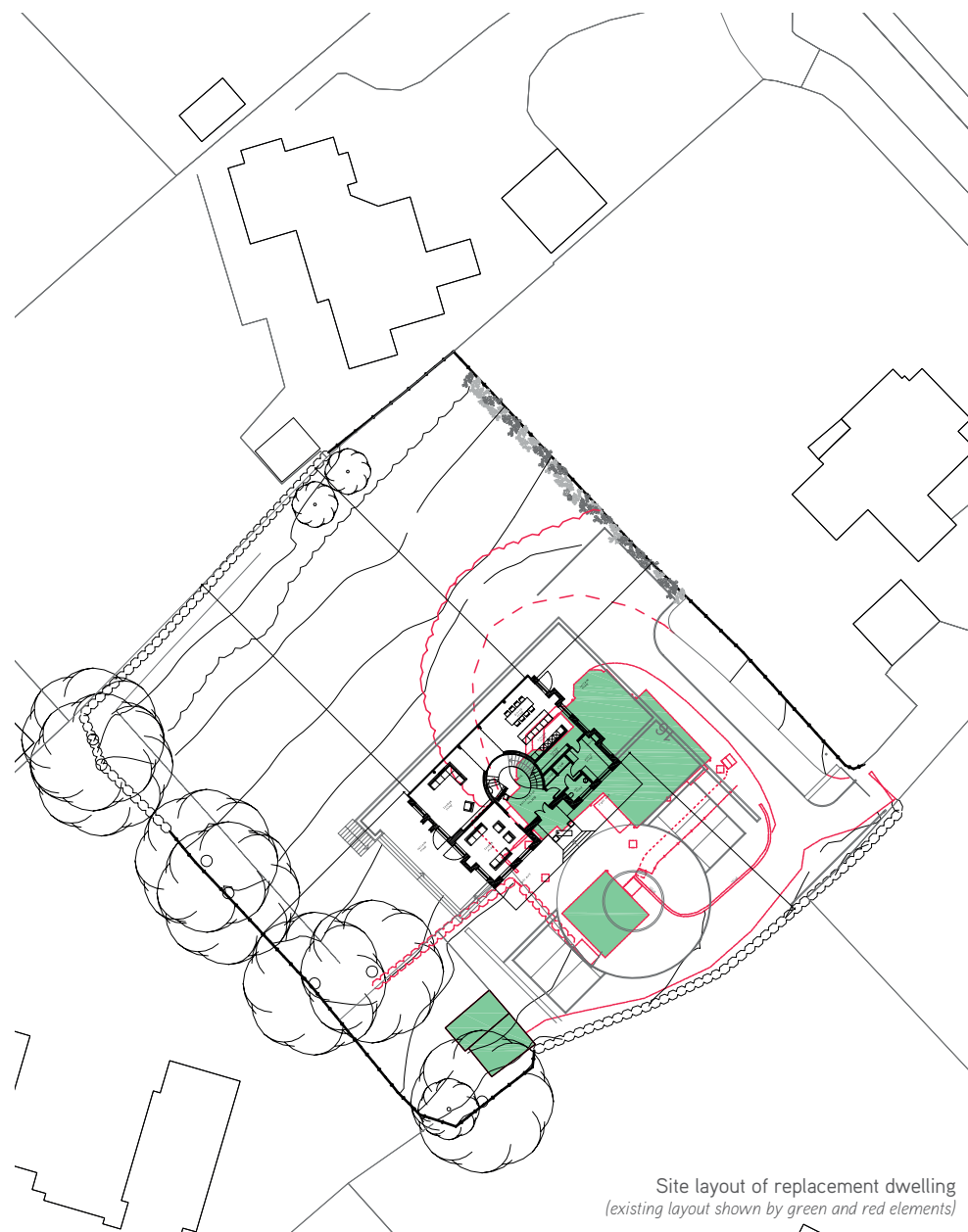
There will be a main entrance to a light filled hallway leading to a free-flowing space where the kitchen, dining and entertaining areas are positioned. These spaces enjoy long views down the garden and over to Belfast lough – a serene and stunning setting.

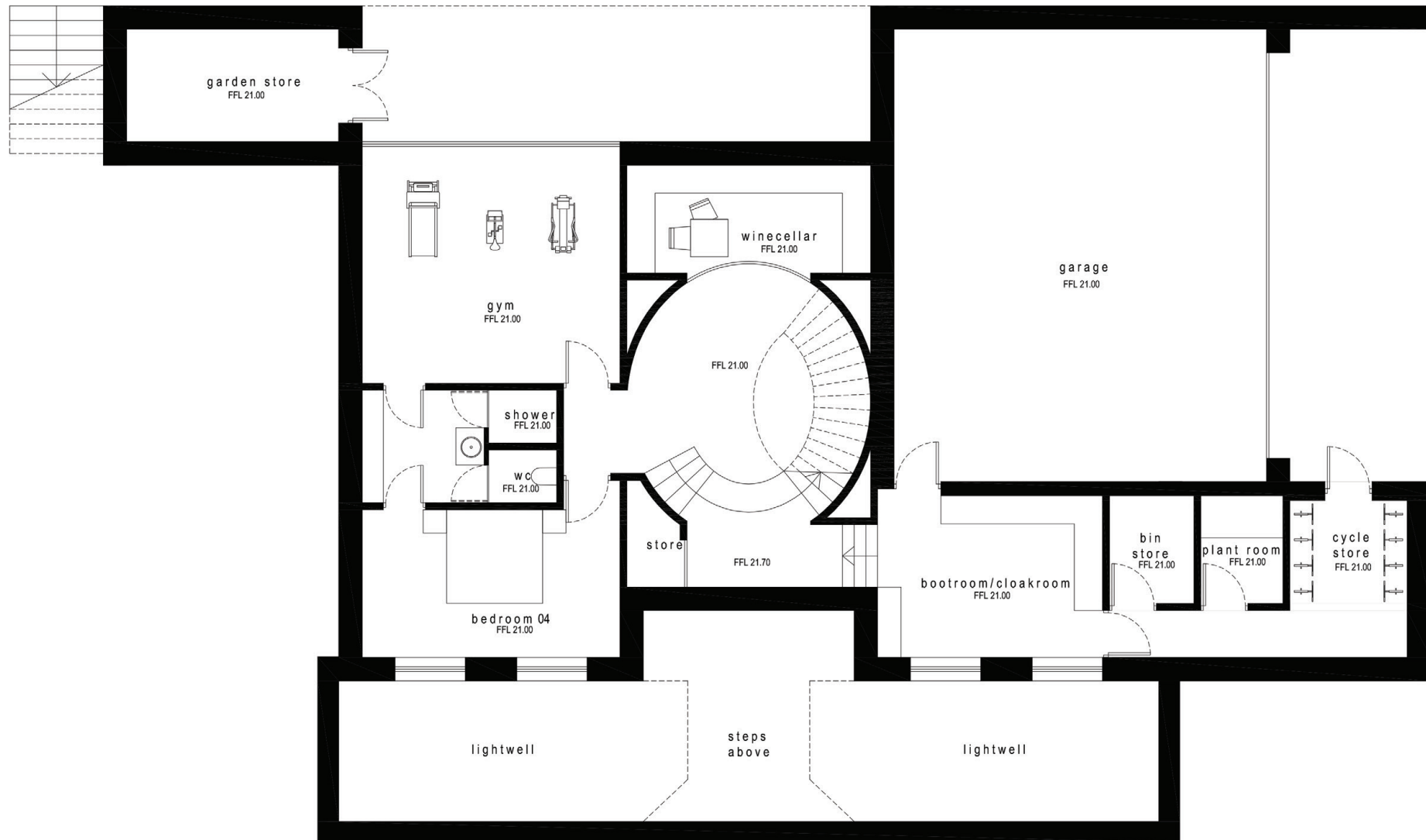
From the entrance hall there is a sweeping stairwell to the lower ground floors where there are integrated garages, a wine cellar, gymnasium, guest suite accommodation and various plant, storage and cloakrooms.

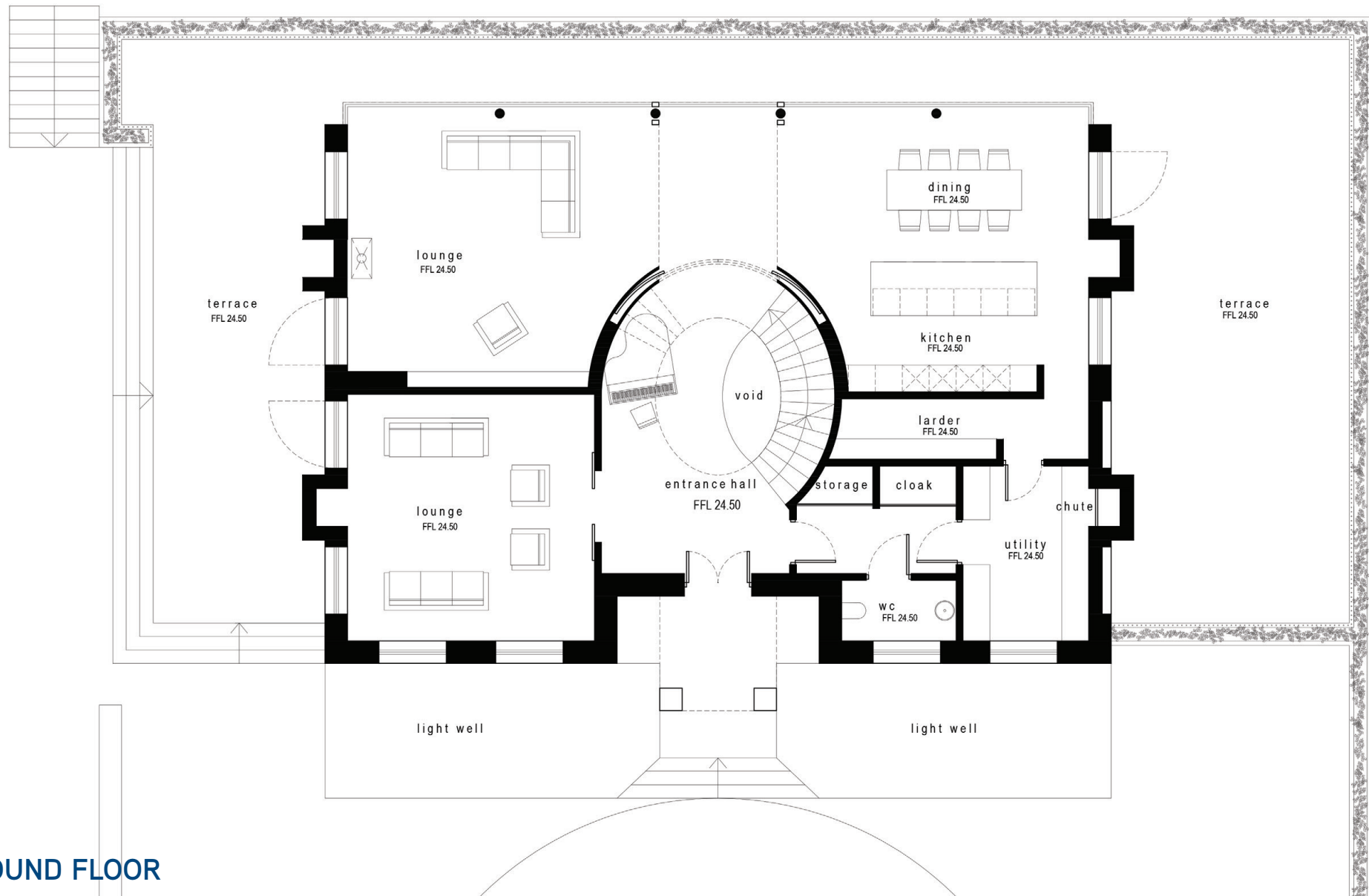
On the first floor, the layout has been specifically arranged for a very generous master suite with his and hers private dressing and bathrooms, there are also two further double bedrooms serviced by a private bathroom.

With the expanse of glazing and central atrium there is natural light through the floors.

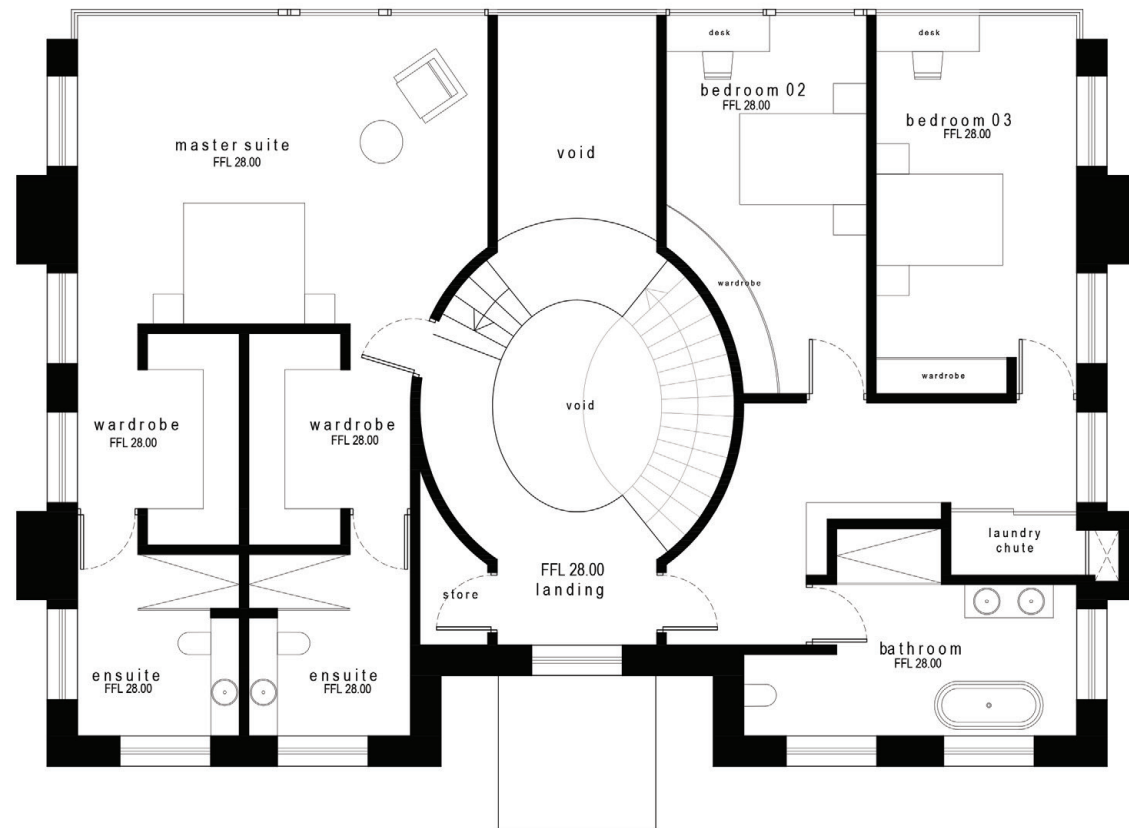
Please note the architect's drawings and computer-generated images within this brochure.







GROUND FLOOR





Rear of property



SUMMARY

We have included an overview of the house in its current format, and the approved plans that have been granted for a replacement dwelling in this brochure.

Please direct any queries to David Menary at your convenience.

PRICE:

Available upon application, please contact David Menary of Colliers International to discuss further

ALL ENQUIRIES:

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