SAVING THE PAST FOR THE FUTURE
History

Celebrating a Fascinating History

As one of County Down's most iconic landmarks, the station house was originally built in 1897 with the proviso that it be "of an ornamental character" hence the beautiful detailing on the exterior elevations and the significance of it being the only red brick building of its kind in Northern Ireland.

A new covered footbridge was built across the newly laid double tracks to link the two platforms, and was in fact incorporated into the building. This was the only such covered footbridge on the County Down Railway system, and although removed after the Second World War, the first steps of the footbridge are still in place.

The stationmaster's house was a private dwelling between 1937 - 1957 and was awarded Grade B1 Listed status in 2007 due to its local historical and architectural importance.

The station appeared in a short film produced during the Second World War entitled 'A Letter From Ulster' - a story of US troops based in Northern Ireland. It is depicted in the film as a station in a remote area of County Fermanagh, but was chosen as a location because of its beautiful unique elevations, close proximity to Belfast and wonderful rural ambience of its setting.

The property not only represents the most complete survival of a 19th century station ensemble, it is a scarce example of a combined station and station master's residence.
A SYMPATHETIC RESTORATION
AND REDEVELOPMENT

Cultra Station was sold into private ownership as a residence in 1937 but has lain vacant in recent years.

The careful restoration and redevelopment of this beautiful example of late Victorian railway architecture has taken 5 years in the design process and has been undertaken by Davcrowe Ltd. Meticulous attention to detail is present in every aspect, and the craftsmanship is evident throughout. The result is simply outstanding.

The stationmaster’s house’s unique features of red brick walls with a strata of blue engineering brick, a bevelled brick plinth, two decorative terracotta stringcourses and a terracotta eaves course have all been restored to form 2 stunning homes with period style and contemporary elegance.

The suburban station grounds have been sensitively developed to form a small, private, gated enclave featuring two new elegant 3 bedroom semi detached homes and one new stylish 3 bedroom detached home with garden stores and extensive landscaping.

This is the start of a new era for Cultra Station.
Cultra, an address to cherish

Home to
- Royal Belfast Golf Club
- Royal North of Ireland Yacht Club
- The Culloden Hotel & Elysium Gymnasium and Spa
- Ulster Walks Coastal Pathways
- Ballymenoch Park
- The Ulster Folk & Transport Museum
Well connected to neighbouring Holywood, Bangor and Belfast and the myriad of shops, eateries and coffee shops on offer to suit all tastes, Cultra Station is perfectly located to take advantage of easy access to the city whilst enjoying the pleasures of the coast and countryside in one of the most beautiful places to live in Northern Ireland.
CULTRA STATION OVERVIEW

THE SIGNAL HOUSE

GARDEN STORES

THE STATION HOUSE

THE STATION MASTER'S HOUSE

THE SIDINGS (A)

THE SIDINGS (B)
The Signal House
TOTAL FLOOR AREA: 1189 sq ft
### GROUND FLOOR

<table>
<thead>
<tr>
<th>Room</th>
<th>feet &amp; inches</th>
<th>metres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance Hall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lounge</td>
<td>17'6&quot; x 12'4&quot;</td>
<td>5.36 x 3.79</td>
</tr>
<tr>
<td>Kitchen</td>
<td>Dining</td>
<td>Family max</td>
</tr>
<tr>
<td>Store</td>
<td>3'9&quot; x 210'</td>
<td>1.18 x 0.90</td>
</tr>
<tr>
<td>WC</td>
<td>5'8&quot; x 5'4&quot;</td>
<td>1.78 x 1.64</td>
</tr>
</tbody>
</table>

### FIRST FLOOR

<table>
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<tr>
<th>Room</th>
<th>feet &amp; inches</th>
<th>metres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Bedroom</td>
<td>12'4&quot; x 11'7&quot;</td>
<td>3.79 x 3.58</td>
</tr>
<tr>
<td>Ensuite</td>
<td>6'2&quot; x 5'3&quot;</td>
<td>1.90 x 1.63</td>
</tr>
<tr>
<td>Dressing</td>
<td>5'8&quot; x 5'3&quot;</td>
<td>1.76 x 1.63</td>
</tr>
<tr>
<td>Bedroom 2 max</td>
<td>17'6&quot; x 10'0&quot;</td>
<td>5.36 x 3.05</td>
</tr>
<tr>
<td>Bedroom 3 max</td>
<td>11'0&quot; x 7'0&quot;</td>
<td>3.36 x 2.15</td>
</tr>
<tr>
<td>Bathroom</td>
<td>7'0&quot; x 6'8&quot;</td>
<td>2.16 x 2.08</td>
</tr>
</tbody>
</table>

Plans are not to scale and all dimensions are approximate.
The Station House

Platform 2

Total Floor Area: 1657 sq ft
Entrance Hall with WC
Kitchen 15'4" x 10'10" 4.69 x 3.35
Living | Dining 21'9" x 14'3" 6.68 x 4.36
Master Bedroom 15'4" x 12'0" 4.69 x 3.68
Ensuite

GROUND FLOOR

Study max 13'5" x 14'3" 4.11 x 4.36
Bathroom max into eaves 12'3" x 10'10" 3.75 x 3.35
Bedroom 2 max into eaves 15'4" x 15'0" 4.69 x 4.60
Dressing Room

FIRST FLOOR

Dimensions are approximate.
The Station Master’s House

TOTAL FLOOR AREA: 1165 sq ft
### The Station Master’s House

#### Ground Floor

<table>
<thead>
<tr>
<th>Room</th>
<th>Feet &amp; Inches</th>
<th>Metres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance Hall with WC</td>
<td>14’6” x 9’8”</td>
<td>4.47 x 3.00</td>
</tr>
<tr>
<td>Kitchen</td>
<td>14’6” x 9’8”</td>
<td>4.47 x 3.00</td>
</tr>
<tr>
<td>Dining</td>
<td>14’6” x 9’8”</td>
<td>4.47 x 3.00</td>
</tr>
<tr>
<td>Lounge</td>
<td>14’5” x 12’1”</td>
<td>4.43 x 3.69</td>
</tr>
</tbody>
</table>

#### First Floor

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<th>Room</th>
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<th>Metres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Bedroom</td>
<td>14’6” x 9’8”</td>
<td>4.47 x 3.00</td>
</tr>
<tr>
<td>Master Ensuite</td>
<td>11’3” x 5’4”</td>
<td>3.46 x 1.64</td>
</tr>
<tr>
<td>Dressing</td>
<td>9’7” x 9’3”</td>
<td>2.96 x 2.83</td>
</tr>
<tr>
<td>Bedroom 2 max</td>
<td>14’5” x 12’1”</td>
<td>4.43 x 3.69</td>
</tr>
<tr>
<td>Ensuite</td>
<td>7’7” x 5’3”</td>
<td>2.35 x 1.61</td>
</tr>
</tbody>
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Plans are not to scale and all dimensions are approximate.
The Sidings (A)

TOTAL FLOOR AREA: 1783 sq ft
The Sidings (A)

**Ground Floor**
- Entrance Hall with WC
  - 14'5" x 11'2" 4.43 x 3.42
- Lounge
  - 12'8" x 13'1" 3.86 x 4.00
- Kitchen/Dining max
  - 26'8" x 13'1" 8.18 x 4.00
- Utility
  - 5'2" x 5'1" 1.60 x 1.54

**First Floor**
- Master Bedroom
  - 14'8" x 10'3" 4.52 x 3.12
- Dressing
  - 8'2" x 4'7" 2.47 x 1.43
- Master Ensuite
  - 8'2" x 6'1" 2.47 x 1.86
- Bedroom 2
  - 11'7" x 11'0" 3.56 x 3.37
- Ensuite
  - 8'10" x 6'4" 2.67 x 1.97
- Study
  - 11'3" x 5'6" 3.44 x 1.71

**Second Floor**
- Bedroom 3 max into eaves
  - 16'4" x 14'6" 4.97 x 4.44
- Ensuite
  - 10'4" x 9'9" 3.18 x 3.02
- Luggage Rooms

Plans are not to scale and all dimensions are approximate.
The Sidings (B)

TOTAL FLOOR AREA: 1796 sq ft
Entrance Hall with WC
Lounge 14’5” x 11’2” 4.43 x 3.42
Kitchen | Dining 26’8” x 13’1” 8.18 x 4.00
Utility 5’2” x 5’1” 1.60 x 1.54

Ground Floor

Master Bedroom 14’8” x 10’3” 4.52 x 3.13
Dressing 7” x 7” 0.19 x 0.21
Master Ensuite 8’2” x 6’1” 2.47 x 1.84
Bedroom 2 11’7” x 11’0” 3.56 x 3.37
Ensuite 8’10” x 6’4” 2.67 x 1.95
Study 11’3” x 5’6” 3.44 x 1.71

First Floor

Bedroom 3 max into eaves 16’4” x 14’6” 4.97 x 4.44
Ensuite 10’4” x 9’9” 3.18 x 3.02
Luggage Rooms

Second Floor

Plans are not to scale and all dimensions are approximate
THE FINEST OF FINISHES

ALL HOMES AT CULTRA STATION ARE COMPLETED TO A FULL TURNKEY SPECIFICATION INCLUDING:

KITCHENS & UTILITY ROOMS
- High quality units, worktops and handles
- Integrated appliances to include ceramic hob, electric oven, extractor hood, fridge/freezer and dishwasher
- Integrated washing machine and tumble dryer in utility room or kitchen. In order to maximise cupboard space, some properties will be fitted with a modern combi washer/dryer where applicable
- Under unit lighting to kitchen cupboards
- Recessed down lighters to ceilings

BATHROOMS, ENSUITES AND WCS
- Contemporary white sanitary ware with chrome fittings
- Chrome finished towel radiator in the main bathroom and ensuite
- Shower cubicles with glass screen in the bathroom and ensuite
- Recessed down lighters to ceilings

FLOOR COVERINGS & TILING
- Tiled floors to kitchen/dining areas, bathrooms, ensuites and WCs
- Tiling to wet areas within bathrooms, ensuites and WCs
- Full height tiling to shower enclosures
- Carpet with quality underlay is provided for the lounge, stairs/landing and all bedrooms

INTERNAL FEATURES
- Internal walls and ceilings painted
- Solid wood newel posts and handrails with balustrades
- Oversized skirting and contemporary architrave painted gloss white
- Wooden internal doors with quality brushed steel ironmongery
- Wood burning stove (where applicable)
- Mains supply smoke and carbon monoxide detectors
- A generous provision of power points is provided throughout each house. This includes feature down lighting, TV points and wiring for future satellite point
- Wired for todays smart homes
- Gas fired central heating
- Intruder alarm fitted

EXTERNAL FEATURES
- All gardens landscaped and turfed
- Automatic entrance gates
- Brick pavior driveway/bitmac driveway depending on plot location
- Timber and aluminium powder coated double glazed windows
- Hardwood painted front door
- Outside water tap
- Boundary fencing to side and fencing/walls to rear depending on plot location
- Feature external lighting to front & back door
- Separate storage facility for each house
**Site Layout** (not to scale)

- **Platform 1:** The Signal House  
  TOTAL FLOOR AREA: 1189 sq ft

- **Platform 2:** The Station House  
  TOTAL FLOOR AREA: 1657 sq ft

- **Platform 3:** The Station Master’s House  
  TOTAL FLOOR AREA: 1165 sq ft

- **Platform 4:** The Sidings (A)  
  TOTAL FLOOR AREA: 1783 sq ft

- **Platform 5:** The Sidings (B)  
  TOTAL FLOOR AREA: 1796 sq ft
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