

# For Sale

SimonBrien

Asking Price: £800,000



'Millbank House'  
33 Victoria Road,  
Holywood,  
BT18 9BD

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## KEY FEATURES

- One of Holywood's landmark late Georgian, early Victorian properties dating back to the early 1800's
- Semi-detached villa in a highly convenient location within Holywood
- The former home of the well-renowned cartoonist, painter, illustrator and political commentator Rowel Friers MBE
- Grade B2 listed
- Site measuring 0.3 acre
- Many period features remain throughout such as ornate cornicing, ceilings roses and sliding sash windows
- Accommodation split over four levels
- Entry level with two main reception rooms and kitchen
- Lower ground level with kitchen, pantry, living room and two bedrooms
- Four bedrooms on first floor with bathroom
- Further two bedrooms and home office/living space on second floor
- Ample storage with cellars on the lower ground level
- Gas fired central heating
- Hardwood sliding sash windows
- Driveway parking to the front
- Mature gardens to the rear and side (with gated access onto Brook Street)
- Highly convenient location a 2 minute walk to the bustling Holywood High Street
- Many local schools, amenities and North Down coastal paths all on your doorstep
- George best City Airport a 5 minute drive, Belfast City Centre a 10 minute drive and Belfast International airport a 20 minute drive
- The house was the site of the first scutch mill in Ireland and the mill race ran down the side garden, hence the house was named 'Millbank House'.



## SUMMARY

We are delighted to present 33 Victoria Road, a rare opportunity to acquire a property with such history and character in the heart of the popular Holywood town centre. Once the home of the well-renowned Rowel Friers MBE, a highly regarded political commentator, cartoonist, painter and illustrator. Many well known members of the Irish cultural and political scene have visited Millbank House, notable amongst them; James Ellis, Milo O'Shea and Brendan O'Dowda to name but three. This is a beautiful late Georgian early Victorian landmark property and a unique opportunity for someone to own and live in a piece of history.

Dating back to the early 1800's the property has wonderful Georgian and Victorian period features retained throughout such as ornate cornicing and ceiling roses, original hardwood sliding sash windows, beautiful fireplaces as well as an impressive entrance portico with wrought iron railings surrounding the property to the lower ground level.

You are greeted by a welcoming entrance hallway with two formal reception rooms and a kitchen. On the lower ground level there are a further two bedrooms, sitting room, kitchen and pantry. On the first floor are four double bedrooms and bathroom. The second floor has another two bedrooms, and large home office/living space. The accommodation currently could be adapted to provide fabulous living space depending on how the next owner wishes to live.

The site extends to 0.3 of an acre with mature gardens to the rear and side. There is a large concrete parking bay to the front, several patios and paths that weave through the mature and established gardens, and gated access at the bottom of the garden out onto Brook Street.

No. 33 is located conveniently in the heart of Holywood with all local amenities, school and the North Down shoreline all within short walking distance.

All in all this is one of Holywood's finest homes to come to market in recent times. Early viewing is recommended.





## THE PROPERTY COMPRISES:

### GROUND FLOOR

#### IMPRESSIVE PORTICO ENTRANCE PORCH:

Hardwood panelled entrance door with glazed side panels.

#### ENTRANCE HALL:

27' 11" x 6' 8" (8.51m x 2.03m)

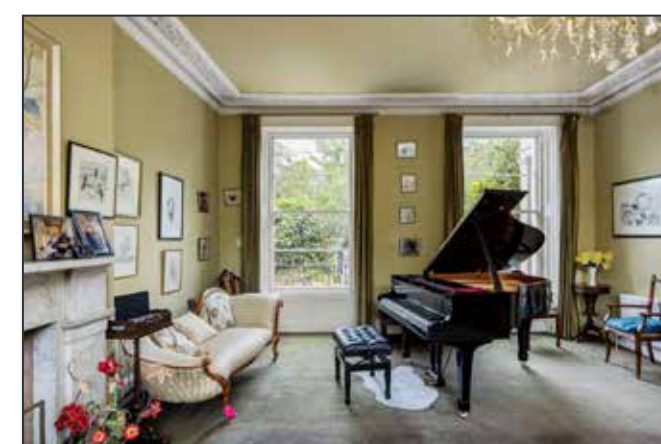
Ornate corniced ceiling, ceiling rose and corbels.



#### DRAWING ROOM:

26' 4" x 17' 10" (8.03m x 5.44m)

Marble fire surround with cast iron inset, open fire and tiled hearth, corniced ceiling, ceiling rose. Open to Kitchen.





**DINING ROOM:**  
**15' 1" x 12' 9" (4.6m x 3.89m)**

Slate fire surround with cast iron inset, open fire and tiled hearth, corniced ceiling, ceiling rose, open to kitchen.



**KITCHEN:**  
**11' 9" x 10' 4" (3.58m x 3.15m)**

High and low level fitted units, stainless steel sink unit, ceramic hob, integrated ovens.



**CLOAKROOM:**  
Low flush WC, wash hand basin, plumbed for washing machine.

**LOWER GROUND FLOOR**



**LANDING:**  
**29' 7" x 6' 8" (9.02m x 2.03m)**  
Access to cellars. access to gardens.

**PORCH:**  
**6' 7" x 5' 10" (2.01m x 1.78m)**  
Under stairs storage, WC, hardwood panelled door to gardens.



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**SITTING ROOM:**  
**18' 6" x 16' 1" (5.64m x 4.9m)**

Marble fire surround with cast iron inset, gas fire and granite hearth.



**BEDROOM (7):**  
**18' 6" x 12' 9" (5.64m x 3.89m)**

Fire surround with tiled inset.



**BEDROOM (8):**  
**12' 9" x 6' 7" (3.89m x 2.01m)**



**KITCHEN:**  
**8' 9" x 6' 6" (2.67m x 1.98m)**

High and low level fitted units, single drainer sink unit with mixer taps, recess for electric range, tiled floor, fully tiled walls.

**PANTRY:**  
**7' 7" x 6' 3" (2.31m x 1.91m)**

Shower cubicle, gas boiler (for lower ground level only), pedestal wash hand basin, tiled floor, fully tiled walls.



**FIRST FLOOR RETURN**

**LANDING:**  
Feature stained glass window. WC.





## FIRST FLOOR

**BEDROOM (1):**  
**17' 2" x 12' 3" (5.23m x 3.73m)**  
 Marble fire surround.



**BEDROOM (2):**  
**12' 9" x 12' 4" (3.89m x 3.76m)**  
 Fire surround.



**BEDROOM (3):**  
**14' 0" x 12' 9" (4.27m x 3.89m)**  
 Fire surround.



**BEDROOM (4):**  
**17' 3" x 13' 10" (5.26m x 4.22m)**  
 Marble fire surround.



**BATHROOM:**  
**7' 8" x 6' 8" (2.34m x 2.03m)**  
 Pedestal wash hand basin, panelled bath, heated towel radiator.



## SECOND FLOOR RETURN

**LANDING:**  
 Luggage room.

## SECOND FLOOR

**LANDING:**  
 Large shelved linen cupboard with hot water tank.

**BEDROOM (5):**  
**14' 1" x 11' 9" (4.29m x 3.58m)**  
 Period fire surround, velux window.

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**BEDROOM (6):**  
**12' 8" x 12' 6" (3.86m x 3.81m)**  
 Period fire surround, velux window.



**HOME OFFICE:**  
**17' 1" x 14' 2" (5.21m x 4.32m)**  
 Open arch to Living Area. Velux window, feature arched window.



**LIVING AREA:**  
**17' 2" x 12' 5" (5.23m x 3.78m)**  
 Velux window, feature arched window with views to Belfast Lough. Belfast sink. Gas boiler.



**OUTSIDE**

**CELLAR 1:**  
**17' 9" x 11' 1" (5.41m x 3.38m)**

**CELLAR 2:**  
**14' 4" x 11' 1" (4.37m x 3.38m)**

**CELLAR 3:**  
**12' 10" x 5' 11" (3.91m x 1.8m)**

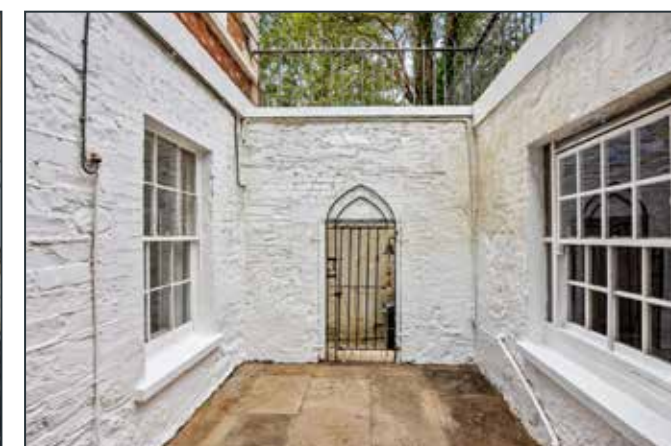


**LOWER COURTYARD:**

Accessed from lower ground floor. Access to side and rear gardens, water supply.

Gardens laid in lawns, feature pond, mature shrubs and hedges, paved area, paved paths weave through. Gates with access to Brook Street.

Concrete parking bay to front.







Lower Ground Floor



Second Floor





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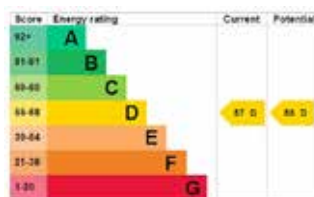
## VALUER

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## MORTGAGE ADVICE

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**503 Lisburn Road, Belfast,**  
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The logo for SimonBrien, featuring the name in a white serif font on a red rectangular background.

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