



## *The Owner's Perspective...*

*"It is with a very heavy heart we leave this incredible home and the welcoming community of My Lady's Mile. Without the necessity behind our relocation, we have no doubt this would have been our family home for life.*

*We were drawn to its truly splendid exterior and calm interior immediately; our family have thoroughly loved being a chapter in the history of this beautiful house. We are already envious of the next owners and wish you all the joy and peace we have enjoyed at No.28"*





Entrance hall



Drawing room



## *The facts you need to know...*

Stunning example of a renovated and extended detached redbrick period home dating back to c.1925

Set within the much sought after My Lady's Mile renowned for its ease of access to Holywood town centre, schools and amenities

Bright and spacious accommodation throughout the house

Drawing room and family room each with fireplaces, plantation blinds and solid wood flooring

Recently installed Hunter Hall Design kitchen finished to an exceptional standard including solid wood shaker cupboards, Quartz worktops and breakfast bar, feaure Range finished in olive green

Dining and living room opening to the kitchen with views over the gardens

Separate utility/boot room installed by Hunter Hall Design to compliment the kitchen including a cloakroom

Stunning stain glass window on the landing lighting up to staircase

Four bedrooms plus a study

Luxury bathroom including feature bath and separate double walk-in shower

Additional luxury fitted shower room

Re-wired, re-plumbed and re-roofed

Extensive gardens surround the home laid in lawns, flowerbeds and patio areas

Brick paved driveway with parking for four cars

Single detached garage currently used as an art studio including electric heating and light

Only a minute form Sullivan Prep and Sullivan Upper plus St Patricks Primary and St Patricks Integrated College

Holywood town centre is easily accessed and offers a wealth of amenities



Drawing room



Period Fireplace



Dining room open to living room



Dining room open to living room



Family room

*The property comprises...*

#### GROUND FLOOR

Period front door, stain glass inset, Terrazzo flooring with mat well, cornice ceiling, period panelled door with stain glass inset to:

#### BEAUTIFUL SPACIOUS ENTRANCE HALLWAY

Staircase leading to first floor, mahogany Newel post and handrail, painted spindles, open concealed cloak area with open hanging space, under stair storage, black and cream tiled floor with border detailing, feature cast iron radiator, cornice ceiling.

#### DRAWING ROOM

19' 11" (into bay window) x 14' 3" (6.07m x 4.34m)

Feature fireplace with wooden surround, tiled inset, copper hood, tiled hearth, built-in open and closed shelving, cornice ceiling, wall lighting, engineered wide plank oak floorboards, plantation shutters.

#### FAMILY ROOM

15' 11" x 15' 10" (into bay window) (4.85m x 4.83m)

Raised open fireplace with brass surround, tiled hearth, engineered wide plank oak floorboards, cornice ceiling, bay window.



Luxury kitchen



Feature range

*The property comprises...*

#### GROUND FLOOR

##### HANDMADE LUXURY KITCHEN BY HUNTER HALL

21' 3" x 9' 11" (6.48m x 3.02m)

Extensive range of high and low level shaker cupboards finished in porcelain colour, under unit lighting, brass handles, Quartz worktops and splashback, inset sink with Quooker brass tap, feature classic 100 Range, five ring gas top, grill and double oven finished in an olive green colour, extractor over, integrated fridge freezer, AEG dishwasher, pantry unit, extensive shelving and hidden cupboards, low voltage lighting, ceramic tiled floor, breakfast bar area, feature radiator, opening to:

##### DINING AND LIVING ROOM

22' 1" x 12' 6" (at widest points) (6.73m x 3.81m)

Cornice ceiling, picture rail, engineered wide plank oak floorboards, wall lighting.

##### UTILITY ROOM/BOOT ROOM

12' 5" x 11' 7" (at widest points) (3.78m x 3.53m)

Extensive range of high and low level shaker cupboards, Quartz worktops and stainless steel sink unit with mixer tap, plumed for washing machine, space for American fridge freezer, open hanging space finished with panelled bench and cupboards below, concealed gas boiler. Cloakroom - low flush wc, Vitra wall mounted sink unit and mixer tap, part tiled panelled walls, feature radiator, ceramic tiled floor.



Main bedroom



Luxury bathroom



Landing with stain glass window



*The property comprises...*

**FIRST FLOOR**

**LANDING**

Stunning staircase with stain glass window, picture rail, staircase leading to second floor roofspace and storage.

**MAIN BEDROOM**

16' 11" x 14' 5" (5.16m x 4.39m)  
Including built-in wardrobes and cupboards above, cast iron period fireplace, tiled hearth (ornamental purposes only) picture rail, plantation shutters.

**BEDROOM (2)**

15' 11" x 12' 10" (4.85m x 3.91m)  
Plantation blinds. Including built-in wardrobes and cupboards above, picture rail.

**BEDROOM (3)**

13' 0" x 10' 0" (3.96m x 3.05m)  
Plantation blinds.

**BEDROOM (4)**

12' 9" x 9' 2" (3.89m x 2.79m)  
Picture rail, plantation blinds.

**STUDY**

8' 10" x 5' 6" (2.69m x 1.68m)  
Picture rail, plantation blinds.

**LUXURY SHOWER ROOM**

Fully tiled shower cubicle with thermostatically controlled shower unit, over drencher and telephone shower, low flush wc, wash hand basin set with chrome legs, mixer tap, ceramic tiled floor, part tiled walls, wall lighting.

**LUXURY BATHROOM**

9' 6" x 9' 6" (2.9m x 2.9m)  
Luxury suite comprising free standing bath including swan neck and free standing telephone hand shower and telephone shower, double walk-in shower cubicle, built-in shelf, thermostatically controlled shower unit, over drencher and telephone shower, low flush wc, contemporary sink unit and mixer tap on oak effect cupboard, part tiled walls, ceramic tiled floor, feature heated towel radiator, low voltage lighting.

**Outside**

**SINGLE GARAGE/STUDIO**

18' 3" x 8' 3" (5.56m x 2.51m)  
Insulated. Light and power. Sink unit with mixer tap and Hylo hot water system. Double glazed Velux window. Double glazed sliding doors leading to garden area.

Extensive rear garden laid in lawns, flowerbeds, mature border, flagged patio areas, brick pathways. Front gardens with brick paved driveway with parking for four cars, gardens laid in lawns, hedging and wrought iron gates.



Bedroom 2



Bedroom 3



Bedroom 4



Luxury shower room



Study

THIS INFORMATION IS FOR GUIDANCE ONLY  
AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			X
Is there an annual service charge?			X
Any lease restrictions (no AirBnB etc) ?			X
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?	X		
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?	X		
Has an EWS1 Form been completed?		X	
Are there any existing planning applications?	X		
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?	X		
Any restrictive covenants in Title?		X	

#### ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

**TENURE:** freehold

**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 2025/2026 is £3,815.20.

**VIEWING:** By appointment with **RODGERS & BROWNE**.

## Location

Travelling from Holywood town centre towards Belfast turn left into My Lady's Mile just after St Comcille's Church, once on My Lady's Mile No 28 will be approximately 500 yards on your left.



Single garage / Studio



EXPERIENCE | EXPERTISE | RESULTS



**Sales  
Lettings  
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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