

# RODGERS & BROWNE



104 Church Road  
Holywood, BT18 9BX

*offers over £595,000*



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

*"Welcome to our home – of 28 years. The length of time we have lived here is an indication of how much we have enjoyed bringing up our family, making building changes, decorating and furnishing to create a happy family life.*

*We have a house well loved and cared for. Every mark tells a story and each room has fond memories to share. However, now is the time for us to move on and let the next owner enjoy the beautiful 'secret' garden, the convenience of Holywood and everything the town has to offer to its residents.*

*The house with the Blue Plaque is up for sale. We are proud of its status in the terrace and wish the new owners as much delight as we have had living here"*



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

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First floor drawing room



Family room



Entrance hall

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

Historic Blue Plaque Victorian period townhouse benefitting from a prime position in Hollywood town

The property has an abundance of charm but yet merged into modern day living

Flexible accommodation depending on family needs with either two reception rooms and three bedrooms or one reception room and four bedrooms

Gracious family room including an open fireplace, feature bay window opening into the kitchen

Kitchen finished in contemporary glass fronted units, two types of worktops, integrated appliances and breakfast bar area

Dining area off the kitchen with floor to ceiling glazed sliding doors to an enchanting courtyard with composite decking

Separate utility room, store and cloakroom

First floor drawing room boasting views over St James Church and grounds

The spacious bedrooms, main bedroom including luxury fitted limed washed wardrobes, cupboards and vanity unit

Luxury bathroom incorporating a deep fill free standing bath plus large walk-in shower

Beautiful secret garden, accessed off a shared path to a private fully enclosed garden laid in lawns, mature flowerbeds and trees

Only a minutes walk from Hollywood town centre

Ideally located to commuting to Belfast City Centre and The George Best City Airport





Kitchen opening to casual dining



Utility room

## *The property comprises...*

### **GROUND FLOOR**

Period panelled door with glazed fan light to:

#### **ENTRANCE HALL**

Wide solid oak wooden floor, contemporary radiator, cornice ceiling, ceiling rose. Staircase to first floor. Cloakroom.

#### **FAMILY ROOM**

18' 9" (into bay window) x 14' 5" (5.72m x 4.39m)  
Feature bay window overlooking St James Church and grounds, tiled fireplace, open fire, tiled hearth, wide solid oak wooden flooring, cornice ceiling, open shelving, working shutters. Opening to:

#### **KITCHEN OPENING TO CASUAL DINING**

17' 4" x 10' 1" (at widest points) (5.28m x 3.07m)  
Extensive range of high and low level modern cabinets, mix of worktops with stainless steel worktop, five ring gas hob and stainless steel extractor above, single drainer stainless sink and mixer tap, integrated dishwasher and fridge, Bosch eyelevel micro oven and warming drawer, lower oven, glazed shelf, under unit lighting, recessed ceiling, breakfast bar area, Travertine flooring, part tiled walls, large floor to ceiling sliding doors to enchanting courtyard.

#### **UTILITY ROOM/STORE AND CLOAKROOM**

15' 9" x 8' 5" (3.18m x 2.36m)  
Range of high and low level cupboards, laminate worktops, single drainer stainless steel sink unit and mixer tap, plumbed for washing machine. Open hanging space, under stairs storage. Separate cloakroom comprising wall mounted sink unit and mixer tap with cupboard below, fully tiled walls, Travertine flooring. Service door to patio garden.

#### **First Floor Return**

Hotpress with Worcester gas boiler, open shelving. Landing light by double glazed Velux window, cornice ceiling.

#### **LUXURY BATHROOM**

10' 5" x 7' 9" (3.18m x 2.36m) Deep fill free standing bath, swan neck tap and telephone shower, low flush wc, contemporary rice bowl sink set on stone worktop, cupboard below, mixer tap, large mirror, double shower cubicle with thermostatically controlled shower unit, over drencher and telephone shower, low voltage lighting, wood effect tiled floor.





Main bedroom

First Floor

**DRAWING ROOM/POSSIBLE BEDROOM (4)**  
19’ 2” x 15’ 9” (5.84m x 4.8m)  
Views over St James Church and grounds. Contemporary radiator, cornice ceiling, ornate ceiling rose, built-in shelving and cupboards.

**BEDROOM (2)**  
12’ 10” x 11’ 9” (3.91m x 3.58m)  
Cornice ceiling. Open book shelving.

Second Floor

**MAIN BEDROOM**  
18’ 4” x 14’ 9” (5.59m x 4.5m)  
Views over St James Church and grounds. Low voltage lighting, extensive range of contemporary built-in cupboards, finished in limed wash style, vanity unit with inset marble, mirror and side lighting, matching cupboards, two contemporary radiators.

**BEDROOM (3)**  
12’ 11” x 11’ 5” (3.94m x 3.48m)

Outside

Fully enclosed enchanting courtyard with wood effect composite decking, timber wall, mood lighting.  
  
Set down a shared pathway to a large private garden laid in lawns, hedging and trees.



Bedroom two



Bathroom



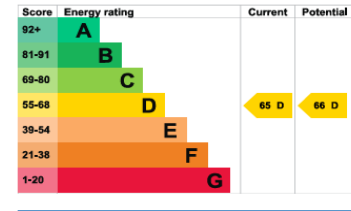
Bedroom three



Rear garden

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)



**STAMP DUTY** 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: LEASEHOLD

**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 2026/2027 £3,147.54

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



## Location

Travelling from Hollywood main street towards the crossroads and the Maypole turn right onto Church Road continue for approximately 600 yards passing the Scout Hall and No 104 is on your left.



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