

**RODGERS
&
BROWNE**

2B Pine Crest, Demesne Road,
Holywood BT18 9ED

offers around £750,000



The Agent's Perspective...

"Simply stunning - a phrase which has been used by some in the past, but has then failed to live up to reality. But not here!

From its elevated site this beautifully decorated and presented home enjoys a stunning and dramatic view over Holywood town to Belfast Lough beyond. A vista which constantly changes with the weather coming across the water and also offers views of the lights on the opposite shoreline at night time.

You simply MUST see this fabulous home"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Bedroom 1 with built in wardrobes and bathroom ensuite - with bath and shower



Bedroom 2 ensuite



Ensuite bathroom to bedroom 1
EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Beautiful, traditional style semi-detached home with a contemporary twist

Flexible interior layout with accommodation to suit most needs

Currently three bedrooms, two reception rooms (including study or home office) and dining kitchen

Cream wood grain effect double glazed windows

Elevated site with truly magnificent panoramic views of Belfast Lough and out to Irish Sea - with night views of lights on opposite foreshore

Gas fired central heating

Morning timber deck and separate raised timber deck for dining Al Fresco

Cloakroom, two ensuites and shower room.

Stunning Living room with vaulted ceiling and dramatic Lough views

Beautiful shaker style kitchen with vaulted ceiling plenty of space for dining and access to morning deck for enjoying breakfast outside

Beautifully decorated and presented.

Detached garage with electric car charging point

Convenient to Hollywood town centre and close to Hollywood golf course/club

uPvc fascia and soffits



Raised sun deck with superb views



Spectacular living room with vaulted ceiling and superb Lough views



Fireplace with inset log burning stove

The property comprises...

GROUND FLOOR

Covered open porch with limestone flagged entrance. Soft green multi-point locking front door with glazed side panels.

ENTRANCE HALL: Slate tiled floor. Cloaks cupboard, shelved shoe cupboard and broom cupboard.

CLOAKROOM: 5' 0" x 4' 7" (1.52m x 1.4m) Low flush wc, vanity unit wash hand basin, feature exposed stone wall, slate tiled floor, extractor

BEDROOM (1): 16' 0" x 11' 10" (4.88m x 3.61m) including extensive range built-in oak wardrobes with sliding doors. Lovely Lough views.

ENSUITE BATHROOM: 8' 7" x 8' 3" (2.62m x 2.51m) Feature roll top bath, ball and claw feet, mixer tap, telephone hand shower, low flush wc, vanity unit, wash hand basin, extractor fan, marble effect wall tiling, tiled floor, fully tiled corner shower cubicle with thermostatically controlled shower

BEDROOM (2): 17' 9" x 11' 10" (5.41m x 3.61m) including extensive range of built-in wardrobes with sliding doors. Coved ceiling, 'French' doors to small, sheltered, sandstone patio.

ENSUITE SHOWER ROOM: 8' 9" x 6' 3" (2.67m x 1.91m) Vanity unit with wash hand basin, low flush wc, tiled floor, part tiled walls, tiled shower cubicle with thermostatically controlled shower, extractor fan.

Staircase with painted spindles, exposed timber treads and hardwood handrail to:

FIRST FLOOR

LIVING ROOM: 22' 0" x 11' 9" (6.71m x 3.58m) Spectacular living space with vaulted ceiling, exposed natural stone wall, tall double glazed windows framing dramatic views of Belfast Lough - day and night. Feature period style stone fireplace with inset cast iron wood burning stove, polished granite hearth, oak timber flooring, double glass doors to:

KITCHEN/ DINING ROOM 21' 3" x 11' 10" (6.48m x 3.61m) Extensive range of cream, shaker style, high and low level cupboards, 'Butchers block' laminate worktops, inset 11/2 bowl single drainer composite sink units with Lough views, mixer tap, cream Rangemaster oven with five ring gas top, stainless steel cooker canopy and extractor, concealed worktop lighting, vaulted ceiling, recessed lighting, oak wood strip flooring, double glazed Velux window. Stainless steel full height double door, fridge and freezer, space for dining table and chairs, Sliding aluminium door to morning sun timber deck.

UTILITY ROOM: 9' 0" x 4' 6" (2.74m x 1.37m) Oak wood strip flooring, matching cupboards, inset single drainer stainless steel sink unit, mixer tap, plumbed for washing machine, shelved storage, Hot Press. Concealed gas fired central heating boiler. Extractor

STUDY/HOME OFFICE 10' 3" x 9' 0" (3.12m x 2.74m) Superb Lough views.



Dining/kitchen leading to morning sun deck

SECOND FLOOR

Staircase with painted spindles, exposed timber treads and hardwood handrail to second floor, double glazed Velux window lighting hall, stairs and landing.

BEDROOM (3): 10' 3" x 9' 0" (3.12m x 2.74m) Panoramic views of Belfast Lough - day and night

SHOWER ROOM: 9' 0" x 6' 6" (2.74m x 1.98m) White suite comprising; low flush wc, vanity unit with wash hand basin, soft green painted tongue and groove half-panelled walls, ceramic tiled floor, extractor, fully tiled shower cubicle with thermostatically controlled shower

OUTSIDE

DETACHED GARAGE: 16' 9" x 10' 0" (5.11m x 3.05m) Roller door, light and power, enamel sink with Triton water heater. Outside tap and electrical sockets.

Electric car charger.

Timber shed /garden tool store. Covered bin store. Water tap.

Easily managed gardens to front side and rear with small lawn, mature, planted raised beds and screened by hedges. Gate through to Holywood golf course (unofficial)

Morning sun timber deck for breakfast outside and large raised timber sun deck for afternoon and evening relaxing or entertaining barbecues - magnificent views of Belfast Lough - day and night.



Study or Home Office with beautiful views



Bedroom 3



Second floor shower room



Raised timber sun deck with superb views

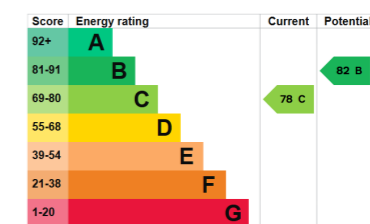
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

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

UTILITIES

Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

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: 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 is TBC.

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

Location: Take Demesne Road from Holywood towards Holywood Golf Club and Belfast. Pince Crest is on left hand side before the turning to the golf club



Floor plan

**RODGERS
&
BROWNE**



RODGERSANDBROWNE.CO.UK

Sold
028 9042 1414

**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400
info@rogersandbrowne.co.uk
rogersandbrowne.co.uk

Disclaimer
These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.