



22 GLEN ROAD

Holywood BT18 0HB

Offers Around

£1,600,000



DETACHED

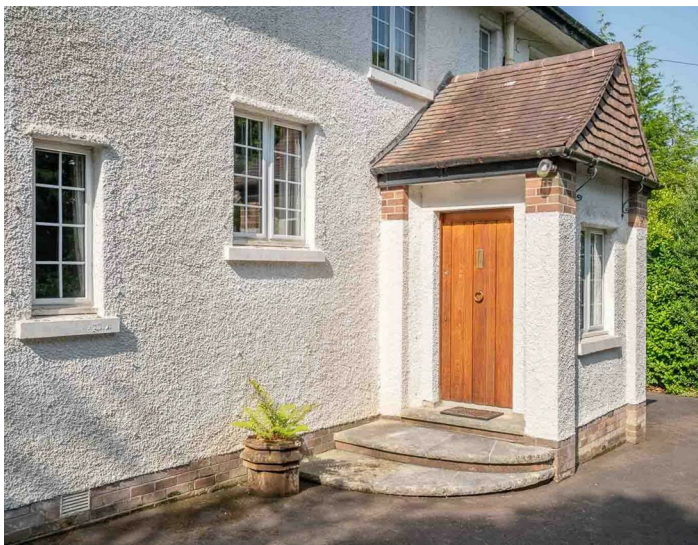
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Occupying a generous, mature 1 acre site, 22 Glen Road is a 2900 square feet distinguished detached residence offering character, space, and exceptional potential, located in one of North Down's most prestigious and desirable postcodes. The substantial site offers superb scope for development or extension, subject to the necessary planning permissions – an increasingly rare opportunity in this prime residential area.

Approached via a pillared entrance and sweeping driveway, the home is set amidst beautifully landscaped front, side, and south-facing rear gardens, bordered by the historic stone wall of the Ulster Folk and Transport Museum. Internally, the property exudes charm throughout, with features such as corniced ceilings, picture rails, original fireplaces, and a minstrel-style gallery landing. Accommodation includes multiple elegant reception rooms, a bespoke oak fitted kitchen, a bright breakfast room with garden views, five bedrooms (principal with en suite), a family bathroom with period suite, walk-in storage areas, utility space and access to a floored and impressively large roofspace ideal for conversion (subject to approvals).

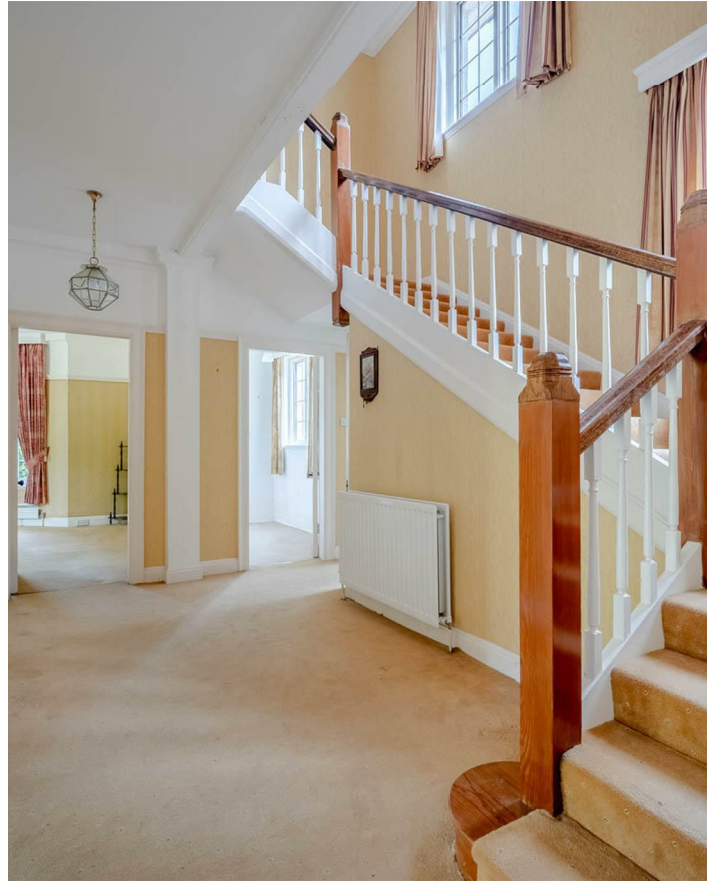
To the side is a separate gated accessway to the extensive grounds at the rear of the property.

The property is superbly located to enjoy the very best of North Down living. Within minutes, you will find The Royal Belfast Golf Club, Holywood Golf Club, The Royal North of Ireland Yacht Club, and the world-class Culloden Estate & Spa.



KEY FEATURES

- A substantial detached residence set on a generous, mature 1 acre site.
- Located in one of North Down's most prestigious and sought-after postcodes.
- Exceptional development or extension potential, subject to necessary planning permissions.
- Beautifully maintained south-facing rear gardens, mature trees, and dual driveway access.
- Elegant period features throughout, including corniced ceilings, picture rails, and original fireplaces.
- Multiple spacious reception rooms with garden views and excellent natural light.
- Five bedrooms, including principal bedroom with en suite.
- Bespoke oak fitted kitchen, breakfast room, utility area, and extensive storage throughout.
- Fully floored and sarked roofspace with potential for conversion (subject to approvals).



ROOM DETAILS

ENTRANCE	Dining Room	Minstrel Style	Bathroom
Front Door	15'0 x 12'7	Gallery Landing	11'9 x 9'3
Reception Porch	Kitchen	Principal Bedroom	Linen Press
	21'9 x 11'1	17'8 x 12'5	Roofspace
GROUND FLOOR	Breakfast Room	En Suite Bathroom	OUTSIDE
Spacious Reception Hall	12'7 x 12'5	8'10 x 7'3	Outside Areas
Front Cloakroom	Utility Room	Bedroom Two	Detached Garage
	7'11 x 5'2	14'4 x 12'6	
Under Stairs	Rear Porch	Bedroom Three	
	Boiler Room	14'4 x 12'0	
Drawing Room	Side Cloakroom	Bedroom Four	
17'8 x 11'9		12'0 x 9'3	
Family Room	FIRST FLOOR	Bedroom Five/Study	
15'0 x 12'6		9'9 x 7'0	





FLOOR PLANS



DIRECTIONS

Travelling on Glen Road towards the shore number 22 is located on your left hand side.



THE LOCAL AREA

Hollywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	30	64
Northern Ireland		EU Directive 2002/91/EC

OUR BRANCHES

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