



## 33 DEMESNE ROAD

Holywood BT18 9NB

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*Offers Over*

**£750,000**



## DETACHED

| 4  | 2  | 3 

Occupying a generous, mature site in the heart of Holywood, 33 Demesne Road represents a rare opportunity to acquire a home of genuine character and potential in one of the town's most desirable and well-established addresses. Set within walking distance of Holywood's vibrant town centre, this charming detached residence combines the grace of a bygone era with the scope to modernise, restore, or even redevelop to create a truly exceptional family home.

Approached by a loose pebbled driveway with ample parking, the property is framed by mature trees, shrubs, and lawned gardens that surround the house on all sides, providing privacy and a tranquil setting. The handsome façade is enhanced by a solid mahogany front door with arched top light, setting the tone for the character and warmth that continues throughout the interior.

The accommodation is both generous and versatile, featuring elegant reception rooms with high corniced ceilings, picture rails, bay windows, and original marble fireplaces that echo the home's heritage. Large windows flood the rooms with natural light and provide outlooks over the mature gardens to the front and rear. The well-proportioned kitchen enjoys garden views and offers excellent family dining space, while a series of additional reception rooms provide flexibility for family living or home working.

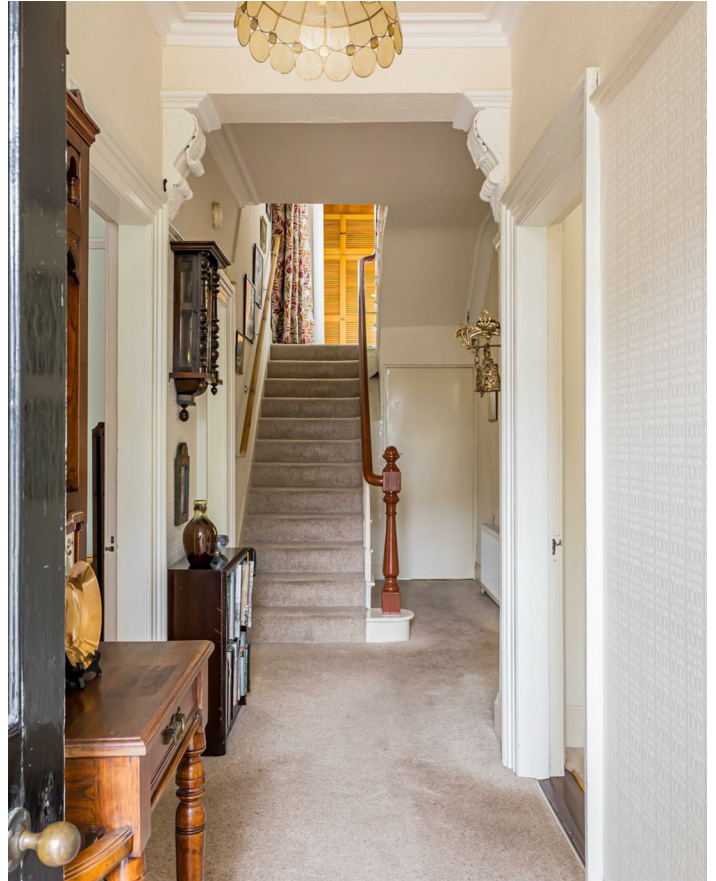
Externally, the delightful gardens are a key feature of this property. The rear garden, in particular, offers wonderful privacy, with paved patios, established planting, and space ideal for outdoor entertaining or future extension. A detached garage, garden stores, and a recently installed oil-fired boiler further enhance practicality.





## KEY FEATURES

- Exceptional detached period home set on a generous, mature site in central Holywood
- Prime residential address within one of the town's most sought-after and established areas
- Full of original character with high corniced ceilings, picture rails, and feature fireplaces
- Spacious layout with three elegant reception rooms and a kitchen overlooking gardens
- Four well-proportioned bedrooms
- Peaceful and private gardens to the front, side, and rear with lawns, patios, and mature planting
- Detached garage and ample driveway parking
- Tremendous potential to modernise, extend, or redevelop, subject to necessary consents
- Within easy walking distance of Holywood's bustling town centre, cafés, restaurants, and boutiques
- Close to leading local schools
- Convenient to Holywood Golf Club, Royal Belfast Golf Club, and Redburn Country Park
- Moments from the coastal path and Holywood's railway halt, ideal for commuters to Belfast and Bangor
- Retains much of its period charm while offering the flexibility to create a modern family home
- Recently upgraded heating system with Grant oil-fired boiler
- A rare opportunity to secure a home of distinction in one of North Down's most desirable locations





ROOM DETAILS

|                                |                           |                              |
|--------------------------------|---------------------------|------------------------------|
| <i>ENTRANCE</i>                | <i>Rear Porch</i>         | <i>Principal Bedroom</i>     |
| <i>Front Door</i>              | <i>Utility Space</i>      | 17'9 x 13'1                  |
| <i>GROUND FLOOR</i>            | 9'11 x 4'4                | <i>Bedroom Two</i>           |
| <i>Reception Porch</i>         | <i>Shower Room</i>        | 12'9 x 12'7                  |
| <i>Spacious Reception Hall</i> | 8'3 x 5'10                | <i>Bedroom Three</i>         |
| <i>Drawing Room</i>            | <i>FIRST FLOOR RETURN</i> | 12'7 x 11'10                 |
| 15' x 12'7                     | <i>Landing</i>            | <i>Bedroom Four</i>          |
| <i>Dining Room</i>             | <i>Bathroom</i>           | 11'10 x 11'                  |
| 13' x 12'6                     | 10'6 x 7'7                | <i>OUTSIDE</i>               |
| <i>Family Room</i>             | <i>Office/Study</i>       | <i>Detached Garage</i>       |
| 12'7 x 10'                     | 5'4 x 4'1                 | <i>Parking &amp; Gardens</i> |
| <i>Kitchen</i>                 | <i>FIRST FLOOR</i>        |                              |
| 11'11 x 10'11                  | <i>Landing</i>            |                              |







FLOOR PLANS





## DIRECTIONS

*Travelling from Downshire Road continue onto Demesne Road and number 33 is located on your right 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                                   | 31      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

### OUR BRANCHES

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