



32 BALLYGRAINEY ROAD

Holywood BT18 0HE

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*Offers Over*

**£600,000**



## DETACHED

| 5  | 2  | 3 

Ardkeen Cottage is a beautifully crafted country home combining character, warmth and modern convenience in an enviable Holywood setting. Set along a private driveway with excellent parking and a detached double garage, the property enjoys mature gardens with a southerly and westerly aspect, creating a tranquil and highly desirable family retreat.

The interiors are full of charm and detail. A welcoming sun porch leads to the heart of the home, a generous kitchen with dining and living space. Featuring a polished concrete work surface, Shaker-style cabinetry, ceramic jawbox sink, and a traditional bottle-green Aga, the kitchen balances authenticity with function. A practical laundry/boot room adds excellent storage and utility.

The principal reception rooms are ideal for both family living and entertaining. The drawing/dining room centres on an inglenook-style fireplace with a wood burning stove and French doors to the rear garden, while an additional reception room offers dual aspect outlooks, a second stove and access to the patio.

Upstairs, four bedrooms include a dual-aspect principal bedroom with wonderful countryside views, and a vaulted bedroom with exposed beams and Juliet balcony. A modern bathroom with freestanding bath and separate shower completes the accommodation.

Outside, the detached double garage provides a versatile first-floor space with light, power, WC/shower and rural views – ideal as ancillary accommodation or a home office. With mature lawns, patio areas, and pedestrian access to Ballygrainey Road, Ardkeen Cottage combines countryside elegance with convenience. Within the catchment of excellent primary and grammar schools, and close to the Royal Belfast Golf Club, Royal North of Ireland Yacht Club, and Belfast City Airport, this home is perfectly placed.





## KEY FEATURES

- Charming detached cottage with modern upgrades
- Mature setting on Ballygrainey Road with countryside peace and convenient access to Holywood, Belfast, Bangor and Newtownards
- Within the catchment area for leading local primary schools and grammar schools
- Close proximity to Royal Belfast Golf Club and Royal North of Ireland Yacht Club
- Only 10 minutes to Belfast City Airport and 20 minutes to Belfast City Centre
- Sun porch with terracotta tiled floor and outlook to gardens
- Hand-painted Shaker style kitchen with polished concrete work surfaces, bottle green Aga, and ample dining/living space
- Practical laundry, boot and utility room with excellent storage and integrated appliances
- Drawing room with inglenook fireplace and wood burning stove, French doors to gardens and patio
- Additional reception room with wood burning stove and dual aspect outlook
- Ground floor WC with modern white suite
- Four bedrooms including principal with countryside views and extensive built-in robes
- Stylish family bathroom with freestanding bath, walk-in shower and matt black fittings
- Detached double garage with shower room and fully floored first floor, ideal for ancillary accommodation or home office
- Loose pebbled driveway with ample parking
- Electric Car Charging Port
- Mature gardens with lawns, pathways and patio areas enjoying southerly and westerly aspects
- Newly installed Biomass septic tank and oil-fired central heating



ROOM DETAILS

GROUND FLOOR	Family Room 21'11" x 13'5"	Bedroom Four 10'1" x 9'3"
Entrance	FIRST FLOOR	Bathroom
Sun Porch	Stairs to First Floor	OUTSIDE
Kitchen 16'7" x 10'6"	Landing	Driveway, Gardens and Paved Aareas
Laundry/Boot Room/Utility 12'1" x 11'3"	Bedroom one/Principal Bedroom 20'7" x 11'3"	Detached Double Garage 16'9" x 53'9"
Separate Ground Floor WC	Bedroom Two 13'5" x 12'2"	Shower Room/WC
Drawing Room/Dining Room 26'2" x 16'2"	Bedroom Three 10'11" x 10'6"	First Floor Bedroom/Office 21'0" x 16'4"







FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

*Travelling along Bangor Road, in the direction of Holywood, turn left onto Ballygrainey Road. Continue along the road for approximately ½ km. Number 32 is located on the left hand side. Coming from Craigantlet, Ballygrainey Road can be accessed via Whinney Hill.*





### 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	46	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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B' FAST (028) 9065 3333   H'WOOD (028) 9042 8888   BANGOR (028) 9131 3833   D'DEE (028) 9188 8881   COMBER (028) 9187 1212

property@johnminnis.co.uk   JOHNMINNIS.CO.UK       



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