

32 BALLYGRAINEY ROAD

Holywood BT18 OHE

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,



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"

Entrance FIRST FLOOR

Sun Porch

Stairs to First Floor

Kitchen Landing 16'7" x 10'6"

Bedroom Laundry/Boot

one/Principal Room/Utility

Bedroom 12'1" x 11'3" 20'7" x 11'3"

Separate Ground Bedroom Two Floor WC

13'5" x 12'2"

Drawing Bedroom Three

Room/Dining Room 10'11" x 10'6" 26'2" x 16'2"

Bedroom Four

10'1" x 9'3" Bathroom

OUTSIDE

Driveway, Gardens

and Paved Aareas

Detached Double

Garage 16'9" x 53'9"

Shower Room/WC

First Floor

Bedroom/Office

21'0" x 16'4"





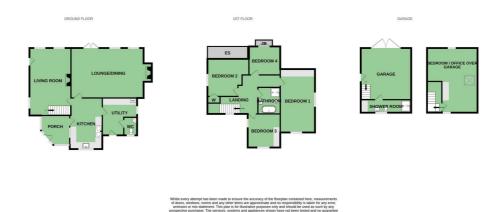








FLOOR PLANS











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.



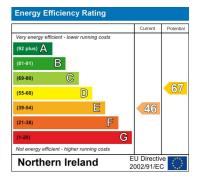


THE LOCAL AREA

Holywood, 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. Holywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Holywood is home to many leading secondary and primary schools.







OUR BRANCHES

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













