

# 62 BALLYMONEY ROAD

Holywood BT18 0JJ

Offers Around

£950,000



DETACHED | 5 ⊨ | 3 ≒ | 3 ⊟

Built only eleven years ago, 62 Ballymoney Road is a contemporary country residence set within approximately five acres of landscaped gardens and grazing fields.

Designed with elegance, light and space in mind, the property combines countryside peace with exceptional convenience to Holywood, Bangor, Belfast, Newtownards and Dundonald.

The reception hall sets the tone with a double-height vaulted ceiling, engineered oak flooring and glass-panelled staircase. Living spaces flow effortlessly: a family room with wood burning stove opens into a magnificent kitchen/dining/living area. Bespoke hand-painted Shaker cabinetry, granite work surfaces, premium appliances and a central island create a refined heart of the home, complemented by a dining area with views across Belfast Lough to the Antrim Hills. A sun lounge with vaulted ceiling and additional double-sided wood burning stove, plus a study/playroom, extend the living space.





### **KEY FEATURES**

- Contemporary detached residence built only eleven years ago
- Elevated position with panoramic views across Belfast Lough and the Antrim Hills
- Architect-designed with superior insulation standards and energy efficiency
- Reception hall with double height vaulted ceiling and oak and glass staircase
- Family room with contemporary wood burning stove and dual aspect views
- Bespoke hand-painted Shaker style kitchen with granite work surfaces, central island and full range of integrated appliances
- Open plan kitchen, dining and living space with French doors to gardens and patio
- Vaulted sun lounge with central wood burning stove and mature outlook
- •Study or playroom with bespoke fitted shelving
- Five well-proportioned bedrooms including principal suite with walk-in dressing room and luxury ensuite

- A further ensuite shower rooms plus a family bathroom with freestanding bath and separate shower
- Utility/boot room, cloakroom and excellent storage throughout
- Underfloor heating to ground floor and first floor bathrooms, uPVC double glazing, LED lighting and high specification finish throughout
- Grounds extending to approximately 5 acres including front, side and rear lawns, sheltered orchard, patios and grazing fields
- Sweeping driveway with ample parking and carport
- Modern sheds with light and power and stable block with three loose boxes
- Situated in the Craigantlet Hills, offering countryside peace with easy access to Holywood, Bangor, Belfast, Newtownards and Dundonald



### **ROOM DETAILS**

GROUND FLOOR

Sun Lounge

Entrance

Study/Play Room

Reception Porch

Open to Reception

Hall

Ground Floor WC

Walk-In

Cloakroom/Linen

Press

Family Room

15'7" x 12'11"

17'2" x 13'0"

12.9 x 16

Rear Porch

Utility/Boot Room

11'8" x 10'0"

FIRST FLOOR

First Floor Landing

Principal Bedroom

16.8 x 13.1

Walk in Dressing

Kitchen/Living/DiningRoom

15'7" x 35'4"

En-Suite Shower

Room

Family Bathroom

Bedroom

Two/Games Room

20'7" x 19'9"

Bedroom Three

11'7" x 16'4"

En-Suite Shower

Room

Roofspace

Bedroom Four 12'5" x 11'8"

Bedroom Five 12'6" x 11'4"

**OUTSIDE** 

Outside

Double garage

91.1 x 48.11

Stable Blocks

18.8 x 36.1







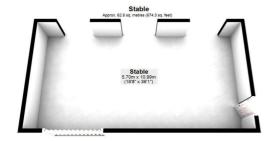


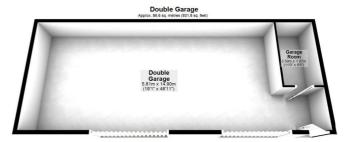




## FLOOR PLANS















### **DIRECTIONS**

Travelling along the main A2 Bangor to Belfast dual carriageway Ballymoney Road is on the right hand side off the carriageway at the traffic lights adjacent to the junction of Craigdarragh Road. Turn right into Ballymoney Road and the property is located on the right hand side.



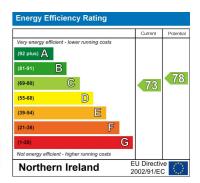


### THE LOCAL AREA

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













