



62 BALLYMONEY ROAD

Holywood BT18 0JJ

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*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 Craigtantlet Hills, offering countryside peace with easy access to Holywood, Bangor, Belfast, Newtownards and Dundonald



ROOM DETAILS

GROUND FLOOR	Sun Lounge	En-Suite Shower Room	Bedroom Five
Entrance	17'2" x 13'0"		12'6" x 11'4"
Reception Porch	Study/Play Room	Family Bathroom	OUTSIDE
Open to Reception Hall	12.9 x 16	Bedroom	Outside
Ground Floor WC	Rear Porch	Two/Games Room	Double garage
Walk-In	Utility/Boot Room	20'7" x 19'9"	91.1 x 48.11
Cloakroom/Linen Press	11'8" x 10'0"	Bedroom Three	Stable Blocks
Family Room	FIRST FLOOR	11'7" x 16'4"	18.8 x 36.1
15'7" x 12'11"	First Floor Landing	En-Suite Shower Room	
Kitchen/Living/Dining Room	Principal Bedroom	Roofspace	
15'7" x 35'4"	16.8 x 13.1	Bedroom Four	
	Walk in Dressing Room	12'5" x 11'8"	







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

*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		
Northern Ireland		EU Directive 2002/91/EC
	73	78

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