



71 WHINNEY HILL

Holywood, BT18 0HG

Asking price **£695,000**



DETACHED | 4  | 4  | 3 

Switch off from the noise of urban life and tune into the peace and space that comes with living in the countryside. This small development of just two distinctive homes offers the perfect blend of luxury living and superior specification in a stunning countryside setting.

Inspired architecture and superb craftsmanship combine to create homes that are both contemporary and timeless. Thoughtful interior layouts are designed to flow seamlessly, adapting to the demands of family life and changing lifestyles.

The abundance of beaches & coastal paths, local parks and woodlands in the area offers the perfect balance to town life. Sporting facilities are plentiful, with sailing, golf and rugby being particularly well catered for, in addition to private health clubs and leisure facilities.

Close to everything, but a million miles from it all. Whinney Hill is a particularly desirable location, providing an authentic rural feel but just a stone's throw from the town of Holywood and within close commuting distance to Belfast and beyond.

Holywood's great road, rail and air links offer ease of commute for those who work in the nearby areas and beyond - it's only 10 minutes from the city centre and 5 mins from George Best airport.

The lively coastal town of Holywood has long established itself as a desirable place to live, a fact that has confirmed by The Sunday Times who named it 'the best place to live in Northern Ireland in 2021'.

The town is a perfect composition of chic boutiques, elegant award winning eateries and traditional pubs, resulting in a town centre that is a hub of activity. Independent shops are at its heart, with the thriving community keen to support local retailers. This makes the shopping experience wonderfully unique, drawing visitors from the surrounding areas.



KEY FEATURES

- Luxury bathroom furniture fitted throughout
- Vanity units with wash hand basins and complementary mirrors
- Tiling to buyer's specification
- Carpet to lounge, study, stairs, landings and all bedrooms
- Floor tiling to entrance hall, kitchen/dining/living, utility, WC, ensuites and shower room
- Wall tiling to include all wet areas
- Walls, ceilings, doors and woodwork painted throughout
- Oil fired central heating
- Underfloor heating to ground floor, radiators to first floor with heated towel rails to ensuites, shower room and cloakroom
- Generous electrical specification to include power points, TV points and lamp circuits throughout house
- House to include security alarm and wiring for entertainment system
- Driveways and paths finished in decorative stone
- Garage to include power and water supply
- Bespoke luxury kitchen finished to the customer's specification
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- Oil fired central heating
- Underfloor heating to ground floor, radiators to first



ROOM DETAILS

Ground Floor

- Entrance Hall
19'0" x 10'6"
- Ktchen/Living/Dining
29'0" x 19'10"
- Lounge
15'10" x 10'10"
- Snug/ Study
9'9" x 8'2"
- Utility
9'9" x 8'2"
- Shower Room
8'8" x 5'1"

First Floor

- Bedroom One
15'2" x 12'7"
- Ensuite
11'8" x 6'10"
- Dressing Room
12'1" x 7'10"
- Bedroom Two
11'7" x 10'10"
- Ensuite
7'10" x 5'3"
- Bedroom Three
12'1" x 9'10"
- 'Jack & Jill' Ensuite
8'4" x 4'0"
- Bedroom Four
13'6" x 7'10"

Outside

- Ample Driveway Parking
- Patio Area
- Partially Laid In Lawns
- Garage
19'10" x 10'6"
- Boundary Planting & Landscaping





FLOOR PLANS





DIRECTIONS

Travelling up Whinney Hill towards the Dunlady Road 71A & 71B Whinney Hill are located on the right hand side at the junction between Whinney Hill and Creightons Green Road



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		
Very energy efficient – lower running costs		
92+	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		
CURRENT	POTENTIAL	
89	89	

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