



A stunning own-door, ground floor apartment with two bedrooms; a private garden courtyard and dedicated parking, extending to approximately 1100 sq ft with impressive ceiling heights of up to 12 ft.

The apartment is set within The Moat, a distinguished listed building originally constructed as a grand mansion and later converted into apartments. The building was designed in 1864 by celebrated architect William Joseph Barre, regarded as one of Ulster's finest Victorian architects; whose notable works include the Albert Memorial Clock and The Ulster Hall in Belfast. The Moat is also featured in the publication 'Architects of Ulster: W J Barre' by Paul Harron.

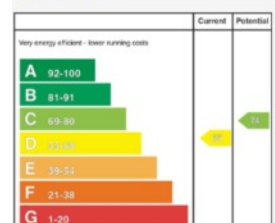
In late 2025, the apartment underwent a comprehensive refurbishment to an exceptional standard. Works included upgraded sound insulation to the ceilings, new electrics with all lighting on dimmers, new plumbing, cast-iron radiators, a new gas boiler, a bespoke solid wood kitchen, bespoke solid wood wardrobes, a newly fitted primary shower, and custom-designed engineered oak flooring throughout, finished in an ebony stain.

Offers Over
£350,000

8A Motelands,
Old Holywood Road,
BELFAST,
BT4 2JH

Viewing by
appointment with
& through agent
028 9065 0000

Energy Rating
Epc Type: Domestic
Current: D65
Potential: C74
EPC Landmark Code: 2954-4845-9662-7806-1991
[Epc Certificate](#)





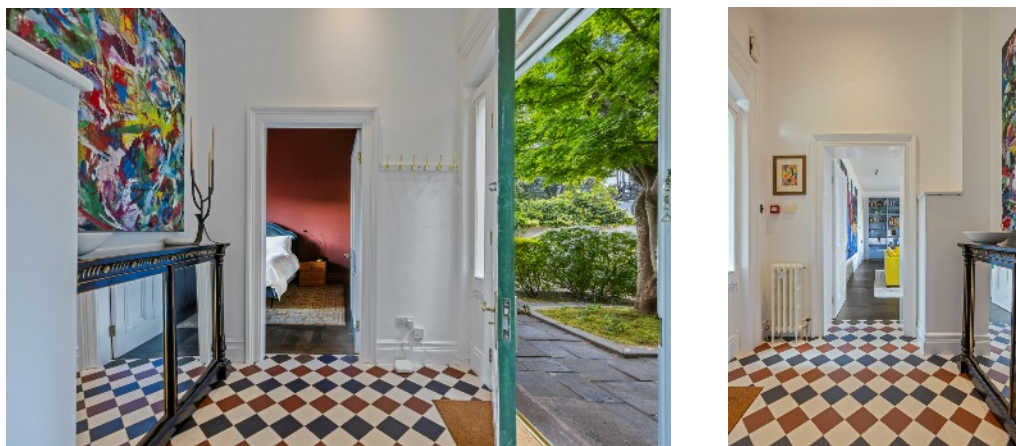
- Stunning, unique ground floor apartment with own front door
- Detailed and sympathetic upgrades completed in 2025
- Extending to circa 1,100 sqft and boasting 12ft high ceilings
- Entrance hall with access to attic storage
- Impressive living/dining area with bookcasing and fireplace
- Bespoke solid wood kitchen with built in appliances and casual dining area
- Kitchen complimented by a hand painted mural by artist Alexandra Demain
- Principal bedroom with bespoke floor to ceiling robes and luxury ensuite
- Additional double bedroom with views over garden courtyard
- Shower room and separate WC with feature high flush WC
- Custom designed engineered oak flooring throughout majority of apartment
- Private courtyard centred around a mature Acer tree
- Communal gardens in lawn with mature trees and shrubs
- Ample resident and visitor parking
- Only a five minute drive from Belmont, Ballyhackamore villages and the bustling town of Hollywood

The Property Comprises:

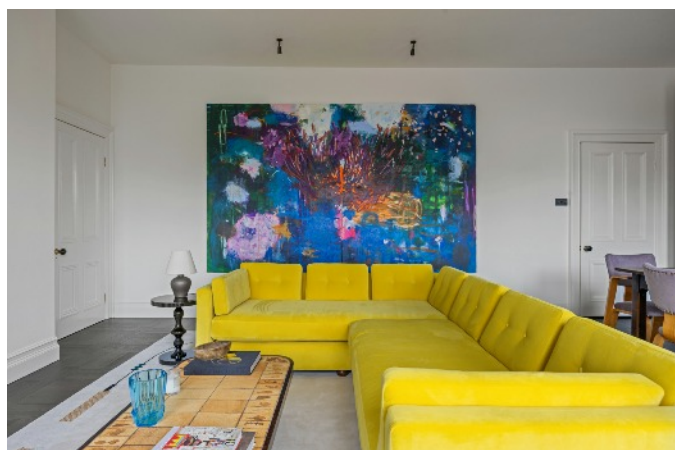
Ground Floor

Hardwood front door to...

ENTRANCE HALL: Checkerboard tiled flooring, cast-iron radiator and access to attic storage.



DRAWING ROOM/DINING AREA: 22' 6" x 17' 8" (6.86m x 5.38m) A bright and exceptionally spacious reception room featuring three large sash windows with cast-iron radiators beneath each window. Built-in book shelving stretching the full width of the room. Custom-designed engineered oak flooring, finished in an ebony stain. Bronze spot lighting surrounding the perimeter of the room.



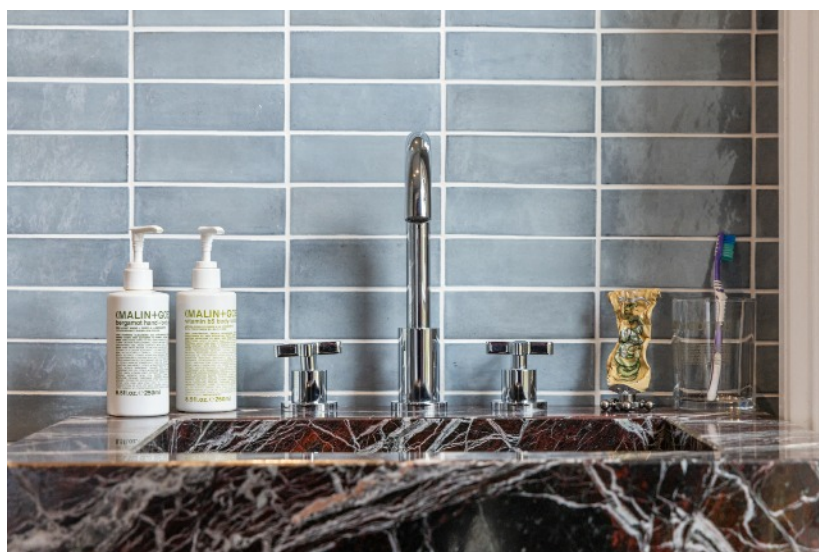
KITCHEN: 16' 9" x 7' 9" (5.11m x 2.36m) A hand-painted mural depicting a dark, moody forest landscape by artist Alexandra Demian envelops the kitchen. Bespoke solid wood kitchen, finished in Farrow & Ball 'Banca'. Quartz stone worktop. Aged, darkened mirror backsplash. SMEG dual fuel range cooker with double ovens. All appliances are integrated, including fridge/freezer, dishwasher, washing machine, extractor fan and pull-out bins. A double pantry cupboard with integrated stone worktop and power sockets. Custom-designed engineered oak flooring, finished in an ebony stain. Cast-iron radiator and large sash window looking out to the garden courtyard.



PRIMARY BEDROOM: 14' 3" x 11' 8" (4.34m x 3.56m) Colour drenched in Farrow & Ball 'Preference Red'. Bespoke floor-to-ceiling built-in solid wood wardrobes, finished in Farrow & Ball 'Off Black'. Two large sash windows with cast-iron radiators beneath each window. Custom-designed engineered oak flooring, finished in an ebony stain.



PRIMARY SHOWER ROOM: Fully tiled shower room featuring a large walk-in shower with shower fittings and brassware by Lusso. A striking bespoke vanity unit with integrated drawers has been crafted in Rosa Levanto marble by Lamont Stone, using a continuous slab of marble for a seamless finish. Artemide 'Logico' wall lights designed by Michele De Lucchi and Gerhard Reichert. Silverdale wall-hung WC. Cast-iron radiator and large sash window.



BEDROOM (2): 12' 4" x 6' 9" (3.76m x 2.06m) Custom-designed engineered oak flooring, finished in an ebony stain. Cast-iron radiator and large sash window looking out to the garden courtyard.



SHOWER ROOM: Checkerboard tiled flooring, exposed industrial style shower. Pedestal sink with mirrored cabinet above.

SEPARATE WC: High flush WC, checkerboard tiled flooring, cast-iron radiator.



Outside

OUTSIDE: A private garden courtyard centred around a mature Acer tree. Planted borders and an outside tap. The apartment also benefits from access to communal gardens to the rear of the building. Off street parking.



Management company

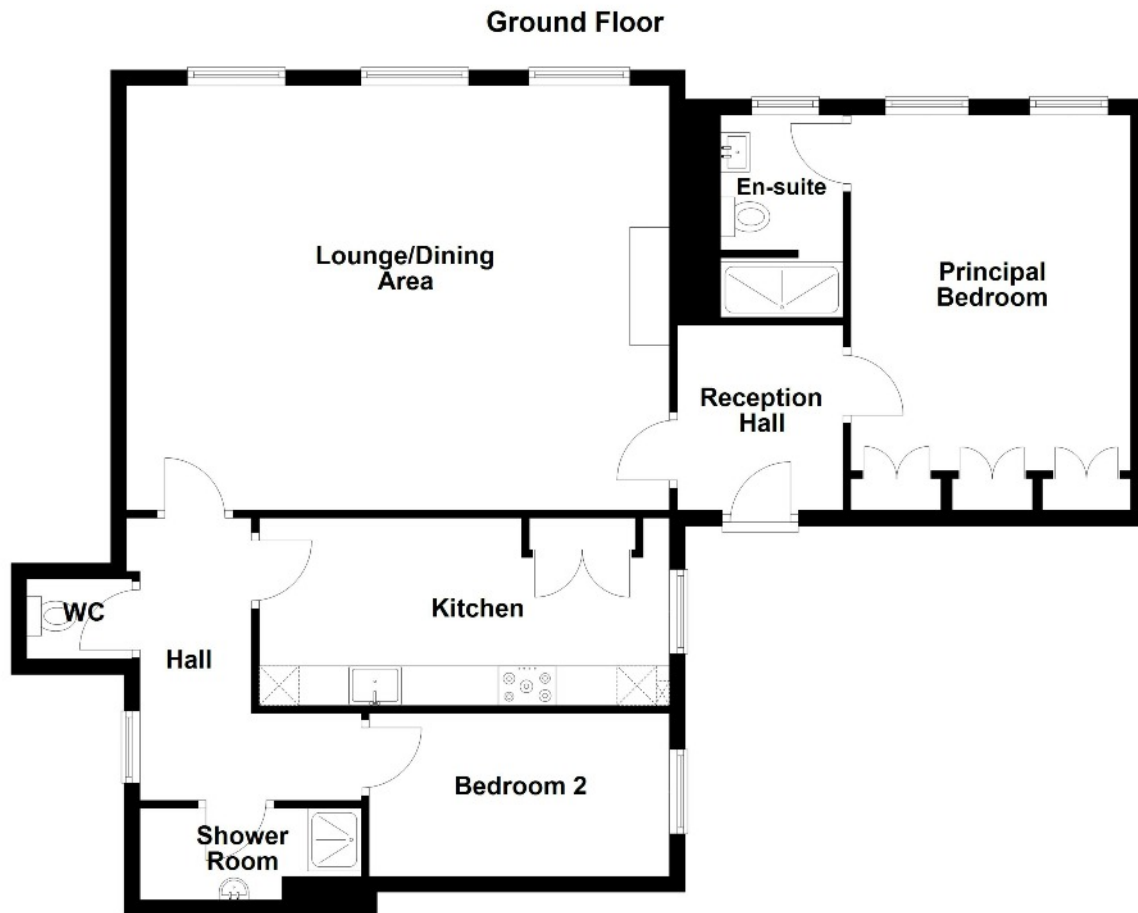
Management Co Gordon Estates.

Service Charge

£1300 per annum

Location:

Motelands is located just off the Old Holywood Road.



Belfast Branches

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

www.templetonrobinson.com

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.