



“Moor Park”,
42 Moss Road,
HOLYWOOD,
BT18 9RU

Price:
£1,350,000

Viewing by
appointment with
& through agent
028 90 424747



This exceptional contemporary home, designed by award-winning architects McGonigle McGrath, offers a rare blend of modern architecture and rural tranquillity. Set on a mature, private site of approximately one acre, the property has been thoughtfully planned to maximise natural light, flow, and functionality. The south-facing orientation, uninterrupted views over the surrounding countryside, and the clever use of glazing all combine to create a strong connection with the landscape.

Inside, the home extends to around 4,200 sq ft and is finished to a superb standard throughout. Key features include an Italian-made kitchen, spacious open-plan living areas, vaulted ceilings, and Terrazzo flooring, with bespoke cabinetry and storage solutions in every corner. Five bedrooms, including a highly versatile ground floor suite, make this home perfect for family living, entertaining, or working from home.

The attention to detail—from the choice of materials to the layout—reflects a clear focus on quality and long-term comfort.

Outside, the property continues to impress. Landscaped gardens, a sheltered terrace, and a paddock offer space to relax, entertain or enjoy the outdoors. The home is accessed via a private gated laneway shared with just two other properties, offering both privacy and peace of mind. While it feels a world away from the city, the location is just minutes from both Holywood and East Belfast, with easy access to the airport and surrounding schools. An additional 10 acres may also be available by separate negotiation.

Call us today to book your private viewing!

- An exceptional contemporary home in a peaceful semi-rural setting
 - Circa 4,200 sq ft on a mature, 1 acre site
 - Designed by award-winning McGonigle McGrath Architects
- Striking vaulted entrance, panoramic living spaces, and south-facing terrace
 - Italian 'Arelinea' kitchen, walk-in pantry, and large utility room by 'Alwood'
 - Five bedrooms including flexible ground floor suite with ensuite and stove
- Three luxury bathrooms, extensive bespoke storage, and integral double garage
- Premium finishes: Terrazzo flooring, Bison board, underfloor heating, Iroko windows
 - Air source heat pump, Cat 6 cabling, and mood lighting throughout
 - Private gated access via shared laneway with only two other homes
- Just minutes from Hollywood, Belfast City Centre, major transport links including Belfast City Airport and beyond
 - Option to purchase an additional c.10 acres by separate negotiation



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The Property Comprises:

Ground Floor

Solid Iroko entrance door leading to:

ENTRANCE HALL: A dramatic double-height atrium with part Iroko-panelled walls, full-height picture window overlooking the rear garden, and concealed staircase with limed oak treads. Finished with border-detailed Terrazzo flooring, low voltage lighting, and a built-in understairs cupboard housing underfloor heating manifolds and the communication hub. Access to the rear garden and integral garage.



CLOAKROOM: Stylish Duravit suite including wall-mounted sink with mixer tap, inset mirror with wooden surround, wall-hung low flush WC with Geberit concealed cistern, tiled splashback and storage, Terrazzo flooring and tiled skirting. Extractor fan and low voltage lighting.

DRAWING ROOM: 14' 11" x 13' 9" (4.55m x 4.19m) Bright and welcoming space with panoramic corner window framing views across open countryside to Church Road Reservoir. Features a RAIS multi-fuel stove and fully glazed wall with door to entrance hall. Leading to:



STUDY: 13' 9" x 10' 1" (4.19m x 3.07m) Semi-concealed and ideal for working from home, with Terrazzo flooring, countryside views and space for a built-in desk.

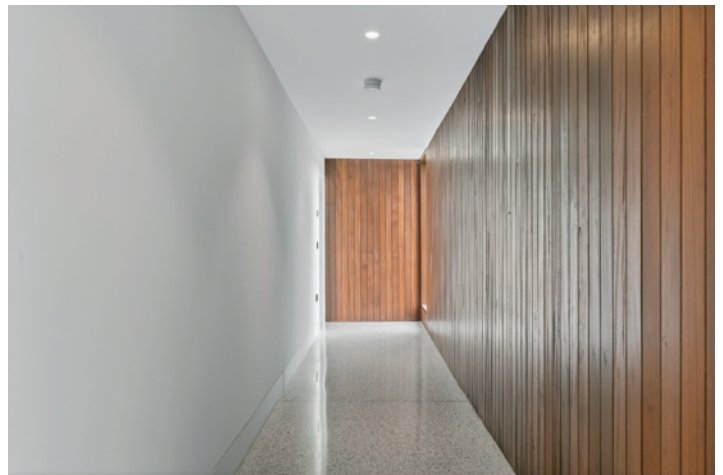
OPEN PLAN KITCHEN/DINING/LIVING AREA: 31' 5" x 21' 9" (9.58m x 6.63m) Bespoke Italian 'Arelinea' kitchen in two-tone smoked wood with extensive built-in Neff appliances, floating pierless island with stainless steel worktop and extractor, and breakfast bar with integrated footrests. Twin sinks, black Quartz worktops, matching splashbacks, and a concealed recycling drawer. Terrazzo flooring, large picture window, and a glass-fronted 'Contura' multi-fuel stove. Sliding patio doors lead to a generous south-facing terrace and garden.



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PANTRY: 13' 8" x 6' 3" (4.17m x 1.91m) Fitted with 'Alwood' charcoal grey units, open shelving, Quartz worktops, stainless steel inset sink, Terrazzo flooring and task lighting.

UTILITY ROOM: 14' 6" x 6' 2" (4.42m x 1.88m) Matching cabinetry from 'Alwood', full-height storage, Bosch washing machine and tumble dryer, stainless steel sink, and Terrazzo flooring. INNER HALLWAY: With Iroko-panelled wall and matching external door to the terrace.



GUEST ROOM/GYM/STUDIO: 16' 4" x 14' 0" (4.98m x 4.27m) Versatile room with vaulted ceiling, RAIS stove, Terrazzo flooring, wall lighting, large picture window to the garden and countryside, built-in wardrobes, and side access door.

ENSUITE BATHROOM: 10' 9" x 5' 2" (3.28m x 1.57m) Contemporary suite including Axor deep-fill bath with Matki shower screen, drencher and telephone shower. Duravit WC with Geberit concealed cistern, charcoal-finished cabinetry, inset mirror, heated towel rail, Velux window, and Terrazzo flooring.



First Floor

LANDING: Vaulted ceiling with two Velux windows, glass balustrade, limed oak flooring, feature lighting and extensive walk-in storage cupboards.



PRINCIPAL BEDROOM SUITE: 15' 9" x 13' 9" (4.8m x 4.19m) Triple aspect feature windows, vaulted ceiling, peaceful countryside and reservoir views, extensive built-in wardrobes, and wall lighting.

ENSUITE SHOWER ROOM: 10' 3" x 7' 7" (3.12m x 2.31m) Generous shower with drencher and handset, Duravit WC and sink with mixer tap, bespoke cabinetry, ceramic tiled floor, part tiled walls, heated towel rail and Velux window.



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BEDROOM (2): 18' 2" x 14' 9" (5.54m x 4.5m) Vaulted ceiling and triple aspect picture windows with outstanding views. Built-in wardrobes.

ENSUITE SHOWER ROOM: 7' 7" x 6' 5" (2.31m x 1.96m) Fully tiled shower, Duravit WC and sink, Axor mixer tap, bespoke cabinetry, heated towel rail, ceramic tiled floor, and Velux window.



BEDROOM (3): 11' 10" x 11' 1" (3.61m x 3.38m) Vaulted ceiling, built-in wardrobes, and views towards Church Road Reservoir.

BEDROOM (4): 11' 10" x 11' 3" (3.61m x 3.43m) Similar proportions, vaulted ceiling, wardrobes, and countryside outlook.



SHOWER ROOM: 7' 7" x 6' 9" (2.31m x 2.06m)

Large tiled shower with drencher and handset, Duravit WC and sink, Axor mixer tap, heated towel rail, bespoke storage, and Velux window.



Outside

INTEGRAL DOUBLE GARAGE: 21' 9" x 19' 11" (6.63m x 6.07m) Bi-folding Iroko doors, access to roofspace, Daikin pressurised tank, recessed lighting and power supply.

Generous south-facing terrace laid in large-format tiles, bordered by well-stocked flowerbeds and granite-edged gravel paths. Outdoor tap and mood lighting throughout. Tarmac driveway with parking for up to six cars. Extensive lawns to front and rear with open countryside as a backdrop. Accessed via a private shared laneway with two sets of electric gates.







Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

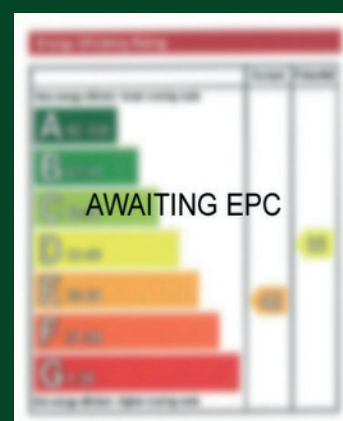
Location:

From Holywood: Head up Church Road and at the top junction, turn right onto Ballymiscaw Road. After approximately half a mile, take the first right onto Moss Road. Continue for another half mile and the entrance to Moor Park will be on your right.

From Belmont: Travel through the Campbell College roundabout, passing Belmont Park, and keep left as the road becomes Ballymiscaw Road. Moss Road is the third left. Continue for half a mile and Moor Park will be on your right.

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700

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