

TEMPLETON
ROBINSON



35 Victoria Road,
Holywood,
BT18 9BD

Offers Around
£975,000

Viewing by
appointment with
& through agent
028 90 424747



Positioned along the prestigious Victoria Road, this beautiful Victorian Grade B listed property is one of Hollywood's finest homes – a property of exceptional character and heritage located within the heart of Hollywood.

Built circa 1850, the property offers an abundance of original features typical of the late Georgian/Victorian era - from notably high ceilings, ornate cornicing and ceiling roses, original hardwood sliding sash windows, beautiful fireplaces as well as an impressive entrance portico. Upon entering the property there is an immediate sense of grandeur. The generously proportioned accommodation could be adapted to suit the resident's requirements. On the ground level are two formal reception rooms with dual aspect windows.

The upper levels comprise six bedrooms, study, plus cloaks WC and two bathrooms. The impressive open plan, bespoke Chalon kitchen with dining area is located on the lower ground level, overlooking and with direct access to the garden.

There is also an additional dining room plus utility and cloakroom WC. Externally, there is a private, low maintenance rear garden plus lower level walled courtyard with 3 store rooms.

A location rivalled by none, it is in close proximity to the town with its array of boutique shops, cafes, and delightful walks including Ballymenoch Park and North Down coast. The range of local churches and leading primary and secondary schools creates a true sense of community. Hollywood railway halt benefits from rail links to Belfast, Bangor and several stops along the way making it ideal for commuters. A truly tremendous opportunity – Viewing is a must to fully appreciate this wonderful home.



- Located along Victoria Road within the heart of Holywood
- Grade B listed Victorian semi-detached property built circa 1850
- Abundance of original features typical of the late Georgian/Victorian era
 - Entrance portico leading to Reception Hallway
 - Drawing Room with dual aspect windows
 - Sitting Room leading to Snug
 - Dining Room
- Bespoke 'Chalon' kitchen with AGA & range of built in appliances
 - Six bedrooms - Three on first floor & three on second floor
 - Two bathrooms - One on first floor & one on second floor
- Two cloakroom WCs - one on lower ground level & first floor return
 - Gas fired central heating
- Notably high ceilings, ornate cornicing & ceiling roses & original fireplaces throughout property
 - Original hardwood sliding sash single glazed windows with shutters
 - Two Lower level walled courtyards with three store rooms
 - Enclosed, low maintenance rear garden enjoying private aspect
 - Range of nurseries plus primary & secondary schools within proximity
 - Rail links from Holywood to Belfast, Bangor - ideal for commuters
- Within walking distance to Holywood town & picturesque woodland & coastal walks
- One of Holywood's finest homes – a property of exceptional character & heritage

The Property Comprises:

Ground Floor

ENTRANCE PARTICO: Hardwood front door to . . .

HALLWAY: Feature corbels and cornicing, oak wood floor.

CLOAKROOM/STORE:



DRAWING ROOM: 26' 3" x 17' 9" (8m x 5.4m) Feature open fireplace with carved marble surround and hearth with brick inset, decorative cornice and ceiling rose, dual aspect windows to rear overlooking mature gardens, original window shutters.



SITTING ROOM LEADING TO SNUG: 26' 3" x 12' 10" (8m x 3.9m) (into bay). Slate fireplace with tiled and cast iron inset, tiled hearth, gas fire, timber flooring, second slate fireplace with tiled and cast iron inset and tiled hearth, built-in book shelving, original window shutters.



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Lower Ground Floor

HALLWAY: Exposed brick vaulted ceiling with access to front and rear exterior.



KITCHEN: 26' 3" x 17' 1" (8m x 5.2m) Bespoke Chalon handcrafted kitchen with range of units and island, new gas Aga cooker set into arched recess with tiled splashback plus four ring gas hob, double electric oven, twin ceramic sink with light oak worktop, range of built-in appliances to include fridge, dishwasher and microwave point, slate flooring, hardwood single glazed French doors to gardens.





UTILITY ROOM: 12' 10" x 7' 3" (3.9m x 2.2m) Range of high and low level units, plumbed for washing machine, space for dryer, recently installed Vailant gas fired boiler.

RECEPTION HALL: Door to front exterior.

CLOAKROOM/WC: Low flush wc, wall mounted wash hand basin.



DINING ROOM: 18' 4" x 12' 6" (5.6m x 3.8m) Feature slate fireplace with tiled inset.



First Floor Return

LANDING:

CLOAKROOM/WC: Low flush wc, wash hand basin with mixer tap and low level cupboard.



PRINCIPAL BEDROOM: 17' 9" x 13' 9" (5.4m x 4.2m) Attractive marble fireplace with cast iron inset and slate hearth, cornice ceiling, exposed timber flooring.



BEDROOM (2): 17' 9" x 12' 6" (5.4m x 3.8m) Attractive marble fireplace with cast iron inset and slate hearth, cornice ceiling.

BEDROOM (3): 13' 9" x 11' 10" (4.2m x 3.6m) Attractive marble fireplace with cast iron inset and slate hearth, cornice ceiling, exposed timber flooring, range of built-in wardrobes.

STUDY: 7' 10" x 6' 7" (2.4m x 2m)



BATHROOM: Four piece white suite comprising free standing bath with central mixer tap, panelled shower cubicle with mains shower unit, wash hand basin with mixer tap and low level cupboard, low flush wc, dado rail, cornice ceiling.



Second Floor

LANDING: Linen cupboard.

BEDROOM (4): 17' 9" x 12' 6" (5.4m x 3.8m) Feature arched window and Velux window.

BEDROOM (5): 12' 10" x 12' 6" (3.9m x 3.8m) Slate fireplace with cast iron inset and slate hearth, Velux window.

BEDROOM (6): 17' 9" x 14' 1" (5.4m x 4.3m) Feature arched window.



BATHROOM: Four piece white suite comprising tiled panelled bath, shower cubicle with mains shower, wash hand basin with mixer tap and low level cupboard, low flush wc, Velux window, loft access.



Outside

Dual courtyard with natural stone paving, outside tap.

STORE (1): 15' 1" x 10' 10" (4.6m x 3.3m) Feature vaulted ceiling.

STORE (2): 16' 5" x 10' 10" (5m x 3.3m)

STORE (3): 18' 8" x 9' 6" (5.7m x 2.9m) Feature vaulted ceiling.

Enclosed rear garden bordered by wall and fencing. Low maintenance large paved patio with array of ornamental trees, shrubs and plants.





Floorplan is For Illustrative Purposes Only And is Not To Scale

Location:

From Holywood town centre- Travelling up Church Road, turn left onto Brook Street. At the junction, turn right onto Victoria Road. Number 35 is positioned on the right-hand side of the road.

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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Energy Rating

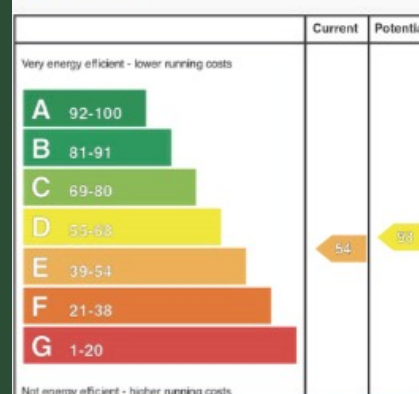
Epc Type: Domestic

Current: E54

Potential: D58

EPC Landmark Code: 0675-2900-0336-2620-8365

[Epc Certificate](#)



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