

182 Church Road,  
Holywood, BT18 9RN



Offers Around £395,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)





## KEY FEATURES

- Undoubtedly rare opportunity on the outskirts of Holywood offering panoramic views across surrounding countryside, Holywood, Belfast Lough and beyond
- Detached property with lands measuring c.1.5 acres
- Possible planning approval for replacement dwelling (subject to necessary approvals)
- Semi rural setting with some of the finest views in North Down
- Close proximity to Holywood Town centre, East Belfast and Belfast City Centre
- Current property consists of two reception rooms and three bedrooms
- Oil fired central heating
- Gardens in lawns to front and rear with additional lands

## SUMMARY

This is undoubtedly a rare and much sought after combination - edge of town convenience with semi rural tranquillity with some of the finest views across Belfast Lough and beyond.

Set on the outskirts of Holywood and accessed by a private entrance this detached home is surrounded by lands measuring circa 1.5 acres. This is a rare chance for rural living on a very manageable scale and enjoy the spacious lands and truly exceptional views.

The present family have owned and lived in the property for the last 70 years and enjoyed the close proximity to Holywood town and coastline, East Belfast, Belfast city centre and North Down. The accommodation could be easily renovated and restored to suit various requirements. If a purchaser were keen to apply for planning and demolish the existing house to design and build their dream, home this would be the ideal site for location, space and views. There is also ample parking and turning space for vehicles.

Convenient to Belfast, Bangor, Holywood, Dundonald and Newtownards this is a property with real potential which we have no hesitation in recommending.



## THE PROPERTY COMPRISES:

### GROUND FLOOR

#### ENTRANCE PORCH:

**14' 0" x 4' 11" (4.27m x 1.5m)**

Glazed hardwood front door with glazed side panels, panoramic views across Belfast Lough and surrounding coastline, laminate flooring, wired for wall lights. Doorway through to:

#### DINING HALL:

**13' 2" x 11' 4" (4.01m x 3.45m)**

Open fire with brick surround and tiled hearth, views across Belfast Lough and







surrounding coastline.

**LIVING ROOM:**  
**13' 0" x 12' 0" (3.96m x 3.66m)**

Panoramic views across Belfast Lough and surrounding coastline, open fire with brick surround, wood mantle, and



Superb panoramic views across Belfast Lough, surrounding coastline and countryside.

**BATHROOM:**

Coloured suite comprising panelled



tilled hearth, laminate flooring, wired for wall lights.

**KITCHEN:**  
**11' 4" x 10' 7" (3.45m x 3.23m)**

Range of high and low level units, single drainer stainless steel sink unit with mixer taps, space for cooker, partially tiled walls, ceramic tiled floor, storage cupboard with slatted shelving.

**UTILITY ROOM:**  
**10' 8" x 6' 3" (3.25m x 1.91m)**



**10' 9" x 8' 0" (3.28m x 2.44m)**

Laminate flooring.  
Stairs to:

**FIRST FLOOR**

**BEDROOM (1):**  
**13' 11" x 13' 0" (4.24m x 3.96m)**



Plumbed for washing machine, ceramic tiled floor.

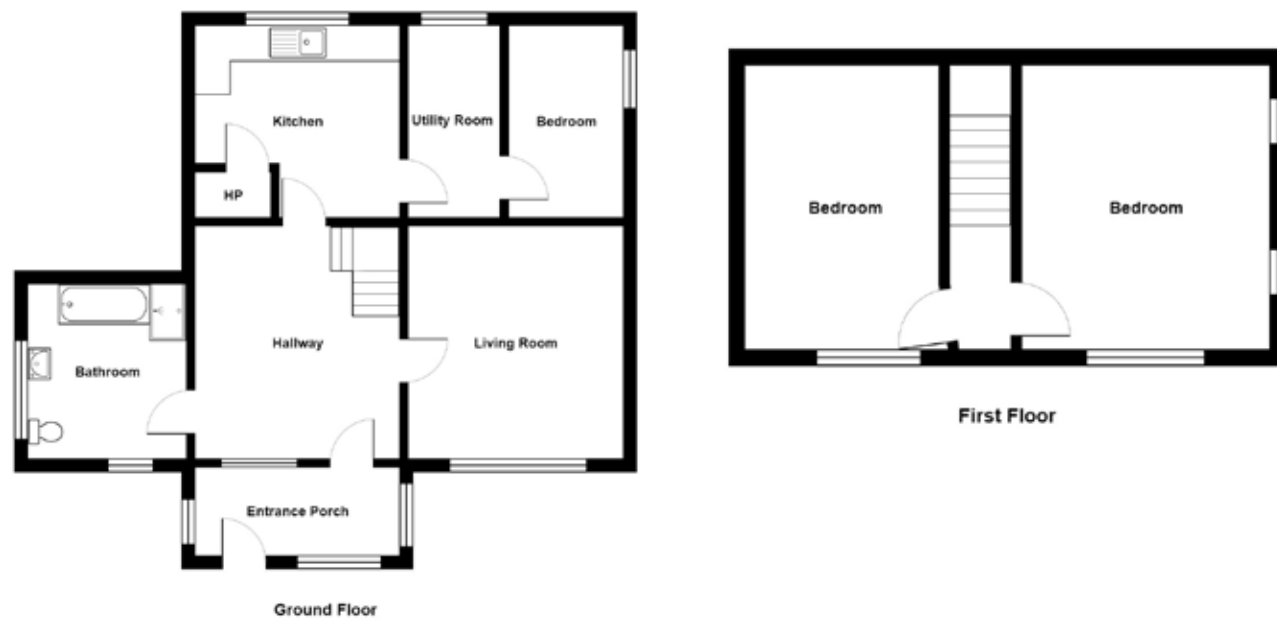
**STUDY/BEDROOM:**



Superb panoramic views across Belfast Lough, surrounding coastline and countryside.

**BEDROOM (2):**  
**14' 0" x 8' 3" (4.27m x 2.51m)**





All measurements are approximate and for display purposes only



bath, low flush WC, vanity sink unit with built in storage, fully tiled walls, ceramic tiled floor.

#### OUTSIDE

Stone driveway to front with car parking for multiple cars, leading to gardens in lawns with hedge and fence boundary, outdoor lighting.





# Location



Travelling out of Holywood on the Church Road, go past Glenlyon Park and travel up the hill, the property is on the left hand side.

## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: DB/K/20/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	23   F	34   F
1-20	G		

EPC REF: 9020-2617-3100-2790-5865

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.