

**simonBRIEN**  
RESIDENTIAL

5 Tudor Park,  
Holywood, BT18 0NX



Asking Price £550,000

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[www.simonbrien.com](http://www.simonbrien.com)





## KEY FEATURES

- Striking Tudor Style Residence on a prime mature setting with Lough views
- Semi-detached property
- Magnificent period features throughout including corniced ceilings, ceiling roses, bay windows and impressively high ceilings on ground floor
- Impressive entrance hall with WC and cloak room
- Drawing room
- Dining room
- Living room
- Garden room
- Kitchen with casual dining
- Nine bedrooms
- Three bathrooms
- Pantry
- Utility room
- Gas fired central heating
- Ample parking and turning space in driveway
- Mature gardens and woodland surrounding the property
- Very popular and extremely convenient location, walking distance to Hollywood High Street
- Grade B1 Listed
- c. 0.5 acre site
- Large driveway with ample parking and turning space



## SUMMARY

This striking Tudor style residence occupies an elevated site with delightful views over Belfast Lough from the upper floors and dates back to 1840.

On entering the property you are greeted by the impressive reception hall and sweeping staircase to the upper floors. On the ground floor there are impressively high ceilings and generously proportioned accommodation comprising of a drawing room, dining room, garden room, living room, kitchen with casual dining, utility room, WC and cloaks. On the first floor there are four bedrooms, one of which is currently used as a first floor laundry room, two bathrooms and a separate WC. On the second floor are a further five bedrooms and a bathroom.

Externally the property is surrounded by mature gardens and woodland, with a large driveway with ample parking and turning space.

All in all a very special home enjoying a secluded, woodland setting yet just a short walk from Hollywood's bustling town centre with its variety of excellent shops, boutiques and restaurants.

## THE PROPERTY COMPRISES:

### GROUND FLOOR

Double opening entrance door with stained glass side panels to:

#### ENTRANCE PORCH:

**8' 2" x 7' 11" (2.49m x 2.41m)**

Ornate period tiled floor, double opening glazed doors to:

#### ENTRANCE HALL:

**24' 8" x 17' 2" (7.52m x 5.23m)**

Hardwood strip floor, ornate cornice detail and ceiling rose, impressive staircase to First Floor.



**WC:**

Traditional style suite with wash hand basin and low flush WC, hardwood strip floor.

**CLOAKROOM:**

Hanging space, hardwood strip floor.

**DRAWING ROOM:**

**25' 11" x 23' 2" (7.9m x 7.06m) To max.**

Hardwood strip floor, corniced ceiling, hardwood fire surround with tiled inset, open fire and tiled hearth.

**DINING ROOM:**

**27' 3" x 18' 11" (8.31m x 5.77m)**

Corniced ceiling, ceiling rose, tiled fire surround, open fire and tiled hearth, access to Garden Room.

**GARDEN ROOM:**

**20' 4" x 11' 5" (6.2m x 3.48m)**

Hardwood strip floor, double opening doors to side.

**REAR HALLWAY:**

Hardwood strip flooring.

**PANTRY:**

**14' 11" x 8' 3" (4.55m x 2.51m)**

Good range of high and low level fitted solid wood units, hardwood strip floor, access to garden room.

**LIVING ROOM:**

**14' 2" x 13' 10" (4.32m x 4.22m)**

Half tiled walls, quarry tiled floor, Esse gas stove.

**KITCHEN/DINING ROOM:**

**17' 1" x 12' 5" (5.21m x 3.78m)**

Excellent range of high and low level fitted solid wood units, Porcelain sink with chrome mixer taps, plumbed for washing machine, plumbed for dishwasher, space for electric cooker, space for fridge freezer, quarry tiled floor, half tiled walls.

**UTILITY ROOM:**

**6' 8" x 6' 6" (2.03m x 1.98m)**

Gas fired central heating boiler, quarry tiled floor, half tiled walls, access to enclosed yard.

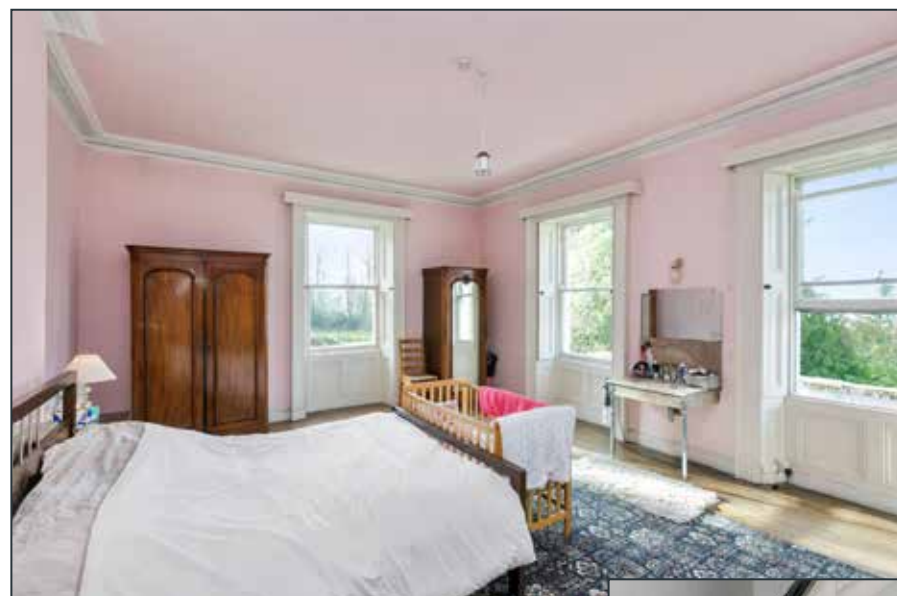




#### FIRST FLOOR

##### **BEDROOM (1):** **20' 7" x 15' 8" (6.27m x 4.78m)**

Wash stand with mirror above, views across Belfast Lough, corniced ceiling, hardwood strip floor.



##### **BEDROOM (2):** **16' 11" x 14' 5" (5.16m x 4.39m)**

Currently used as laundry room, fitted with units and stainless steel sink unit.

##### **BEDROOM (3):** **26' 8" x 19' 0" (8.13m x 5.79m)**

Corniced ceiling.



##### **BATHROOM:** **14' 10" x 8' 4" (4.52m x 2.54m) At widest points.**

Traditional style suite comprising of steel enamelled bath, wash hand basin on wash stand, heated towel rail, storage cupboard with shelving.



##### **SEPARATE WC:** Low flush WC, corniced ceiling.

##### **REAR LANDING:** Corniced ceiling.

##### **BATHROOM:** **9' 11" x 7' 9" (3.02m x 2.36m)**

Traditional blush pink suite comprising: Panelled bath with chrome shower fittings, low flush WC, pedestal wash hand basin, corniced ceiling.





**BEDROOM (4):**  
**15' 8" x 12' 2" (4.78m x 3.71m)**  
 Corniced ceiling.



**SECOND FLOOR**

**BEDROOM (5):**  
**18' 5" x 16' 4" (5.61m x 4.98m)**  
 Pedestal wash hand basin, views across Belfast Lough fitted with full length wardrobes, tiled fire surround with open fire.



**BEDROOM (6):**  
**16' 4" x 14' 8" (4.98m x 4.47m)**  
 Wash hand basin on wash stand.



**REAR LANDING:**  
**13' 10" x 9' 8" (4.22m x 2.95m)**  
 Hardwood strip floor.

**BEDROOM (7):**  
**16' 10" x 9' 5" (5.13m x 2.87m)**

**BEDROOM (8):**  
**16' 9" x 8' 9" (5.11m x 2.67m)**  
 Solid painted wood fire surround.

**BATHROOM:**  
**14' 11" x 8' 6" (4.55m x 2.59m)**  
 Traditional style suite comprising of wash hand basin, low flush WC, free standing bath.



**BEDROOM (9):**  
**13' 7" x 13' 2" (4.14m x 4.01m)**

## OUTSIDE

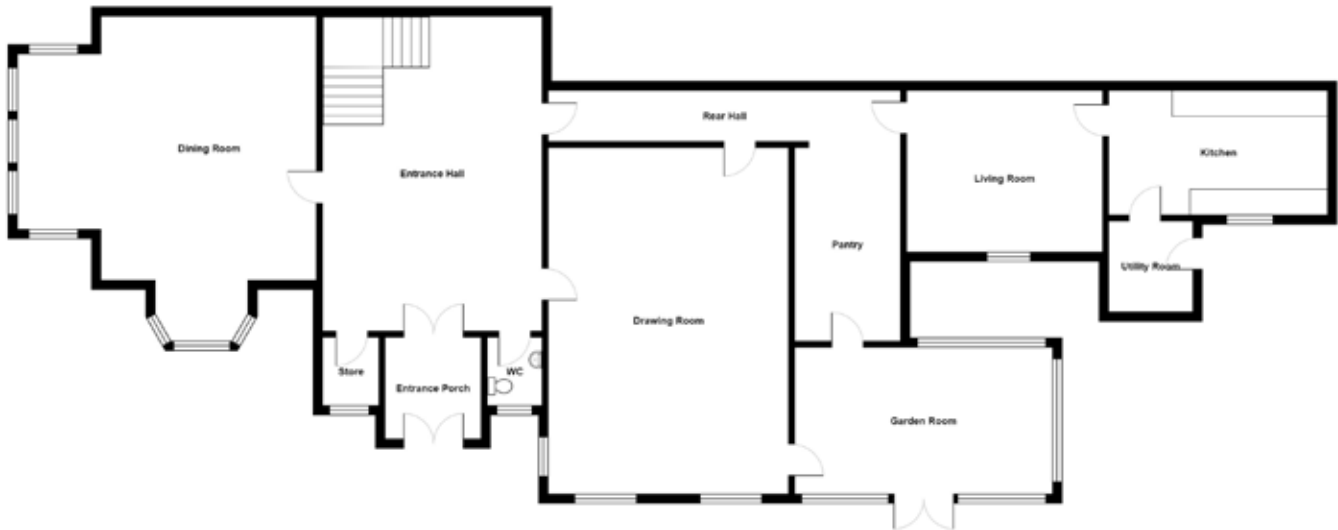
**ENCLOSED YARD:**  
 Fully paved, water supply.

**OUTSIDE STORE:**  
**17' 0" x 11' 6" (5.18m x 3.51m) At widest points.**  
 Twin Belfast sink, quarry tiled floor, power and light. Covered wood store.

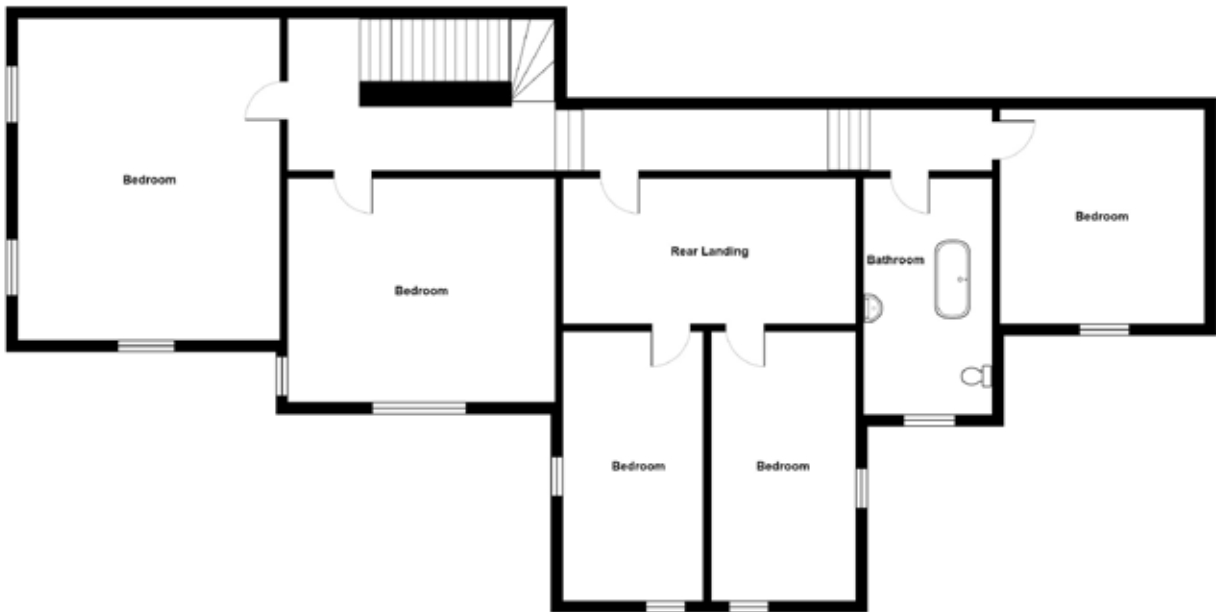




Ground Floor



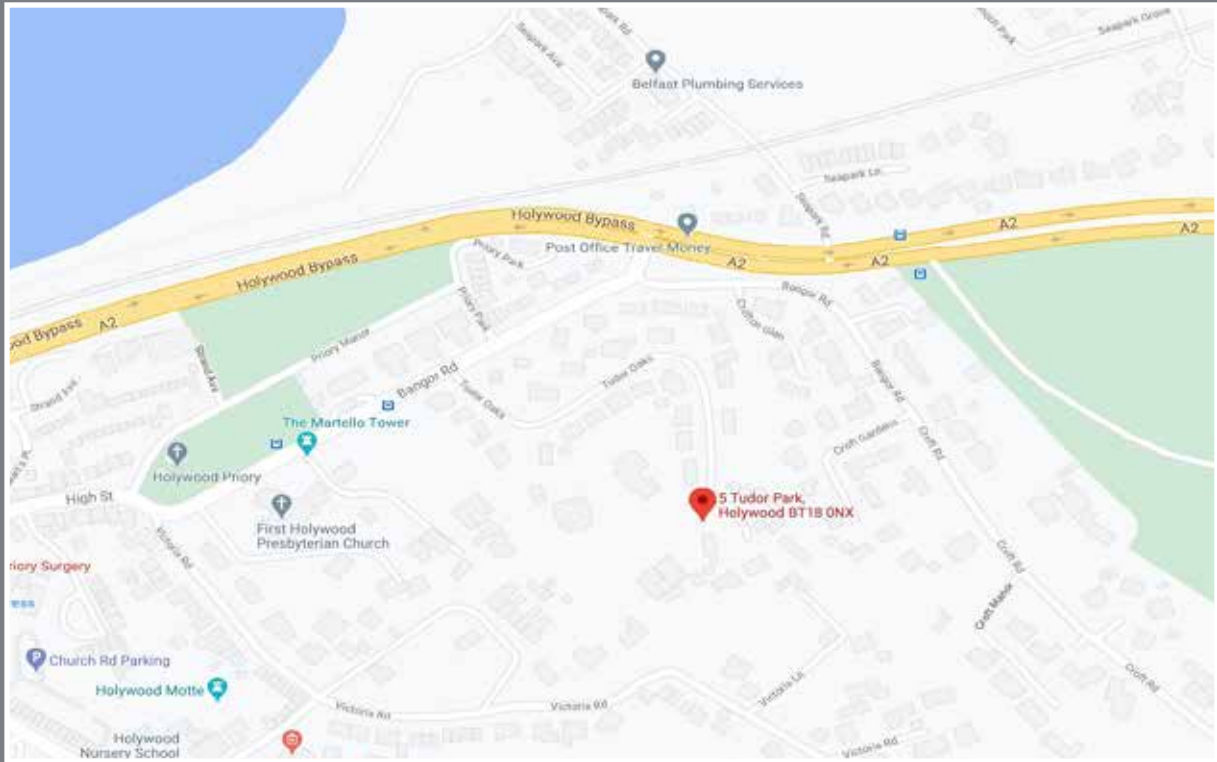
Second Floor



First Floor



# Location



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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.



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REF: TB/B/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1   a	15   a

EPC REF: 9089-0008-0282-6787-1900

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