



simon**BRIEN**
RESIDENTIAL

38 My Ladys Mile,
Holywood, BT18 9EN

Offers Over £950,000

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KEY FEATURES

- Charming detached home in a prestigious and sought after location
- Superb, deceptively spacious residence on a large site
- Extensively modernised to an excellent standard of finish
- Welcoming entrance hall with solid wooden floor
- Drawing room with bay window and open fire
- Living room with wooden floor, open fire and bespoke entertainment / display unit
- Large rear kitchen by Robinsons Kitchens with built in appliances, island unit, Aga and granite worktops
- Family area, large dining area and seating area with doors to rear patios and gardens
- Rear hallway with access to contained annex / office, utility room, and gardens
- First floor landing area with 4 double bedrooms, including principle with dressing and shower room
- Contemporary family bathroom suite on first floor
- Fifth bedroom on second floor with a shower room and an additional children's play room/ office
- Electric vehicle home charging unit
- Oil fired central heating
- Beautiful original stained glass windows throughout
- Landscaped gardens to the rear with attractive, spacious patio and entertaining area
- Mature, private and enclosed garden
- Within close proximity to some of Holywood's leading schools, restaurants, shops and various local amenities
- Belfast is within easy commuting distance and the shoreline is a short walk away

SUMMARY

38 My Ladys Mile is a charming red brick detached home sitting on a large private site. The property has undergone a programme of extensive renovation works throughout, leaving little for the discerning purchaser to do but move in. Ideally situated in one of Holywood's most desirable residential settings and well positioned to avail of some of the province's leading schools and benefits from excellent transport links.

The accommodation comprises of a welcoming entrance hall, drawing room, living room and self-contained annex. A bespoke kitchen with centre piece island, walk-in pantry, casual and formal dining area, including ample entertaining space leading to the rear garden area.

Five bedrooms spread across the property all are of good proportions with the principle bedroom having both dressing room and en suite shower room, remaining bedrooms on the first floor have a family bathroom suite and fifth bedroom is accompanied by a shower room on the second floor.

The property further benefits from a self-contained annex / large office accessed from the rear entrance hall or from a separate front entrance, separate utility area and on the second-floor access to a playroom which could easily serve as a teenager's suite if required.

Externally the property has ample parking spaces on driveway, a pristine patio area for entertaining and landscaped gardens laid in lawns with flowerbeds. The rear garden enjoys a sunny aspect, laid in lawn with paved patio area, feature wall lighting, shed, outside tap and bin storage area. There are 2 outside taps to front and rear and electric sockets have been fitted throughout the rear garden.





THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE:

Solid wood front door.

ENTRANCE PORCH:

Original mosaic tiled floor, picture rail, glazed inner door to entrance hall.

ENTRANCE HALL:

Solid wooden floor, picture rail, corniced ceiling, alarm system.

CLOAKROOM:

Low flush WC with pedestal wash hand basin, wall panelling, recessed lighting, access to under stairs storage.

DRAWING ROOM:

17' 5" x 12' 2" (5.3m x 3.7m) Into bay.

Picture rail, corniced ceiling, feature bay window, open fire with carved wooden surround and slate inset and hearth.



LOUNGE:

14' 9" x 11' 10" (4.5m x 3.6m)

Solid wooden floor, picture rail, corniced ceiling, feature fireplace (open fire) with wooden surround and slate inset. Built in bookshelves, sliding French doors to kitchen and dining.



OPEN PLAN KITCHEN/DINING:

26' 7" x 25' 3" (8.1m x 7.7m)

Kitchen: Low level units by Robson Kitchens with polished granite worktops and hand crafted oak cupboards, drawers, shelves and units, large electric Aga with 4 ovens and double hotplate, additional 2 ring electric hob, separate integrated under bench oven and grill, centre island unit by Inniscraig Design with Belfast sink inset and Franke tap. Walk-in pantry by Inniscraig Design with high and low level units, wine rack, corniced ceiling. Dining Area with wall panelling, tiled floor, corniced ceiling, feature wood burning stove, patio doors to rear garden. Side door access to rear entrance hall.





REAR ENTRANCE HALL:

Tiled floor, feature wall panelling, Velux sky light, built in storage, access to Study/Annex/Games Room.

ANNEX/STUDY/GAMES ROOM:

18' 4" x 15' 1" (5.6m x 4.6m)

Wooden flooring, wall panelling, recessed lighting, feature wood burning stove, low level units with wooden work surfaces and double Belfast sink unit with mixer taps.

UTILITY AREA:

5' 3" x 4' 7" (1.6m x 1.4m)

Tiled floor, recessed lighting, plumbed for washer dryer.

STORAGE:

Electric and power, overhead storage.



FIRST FLOOR

LANDING:

Corniced ceiling, picture rail storage units.

PRINCIPAL BEDROOM:

14' 5" x 11' 6" (4.4m x 3.5m)

Corniced ceiling, feature bay window looking onto rear garden. Archway into Dressing Room.

ENSUITE SHOWER ROOM:

Comprising of: Walk in shower with waterfall shower head, fully tiled walls and feature wall inset, low flush WC, floating vanity unit with sink and matt black taps, matt black heated towel radiator, corniced ceiling, recessed lighting.



BEDROOM (2):

14' 5" x 10' 6" (4.4m x 3.2m)

Feature bay window with fitted desk around the bay, corniced ceiling.



FAMILY BATHROOM:

White suite comprising of contemporary free standing bath with telephone hand shower and mixer tap, tiled floor, partly tiled walls, low flush WC with inset push button, feature vanity unit with ceramic sink and stainless steel mixer taps, walk in shower with waterfall shower head, wall unit, recessed lighting, corniced ceiling.



FAMILY ROOM/BEDROOM (3):
18' 1" x 14' 5" (5.5m x 4.4m)

Feature bay window, wooden floor, picture rail, corniced ceiling, wood burning stove.



OFFICE/STUDY/SNUG/BEDROOM (4):
14' 9" x 12' 6" (4.5m x 3.8m)

Wooden floor, picture rail, corniced ceiling, dual aspect windows.



SECOND FLOOR

BEDROOM (5):
13' 1" x 11' 2" (4m x 3.4m)

Sea views, built in cupboards



PLAY ROOM/STUDY/WORK AREA:
19' 4" x 13' 9" (5.9m x 4.2m)

Velux window, built in filing cabinets, extensive storage shelving.



SHOWER ROOM:

Built in storage, velux window. Tiled walls, partly tiled floor, low voltage lighting, sink, shower unit with instant heat shower, heated towel rail.

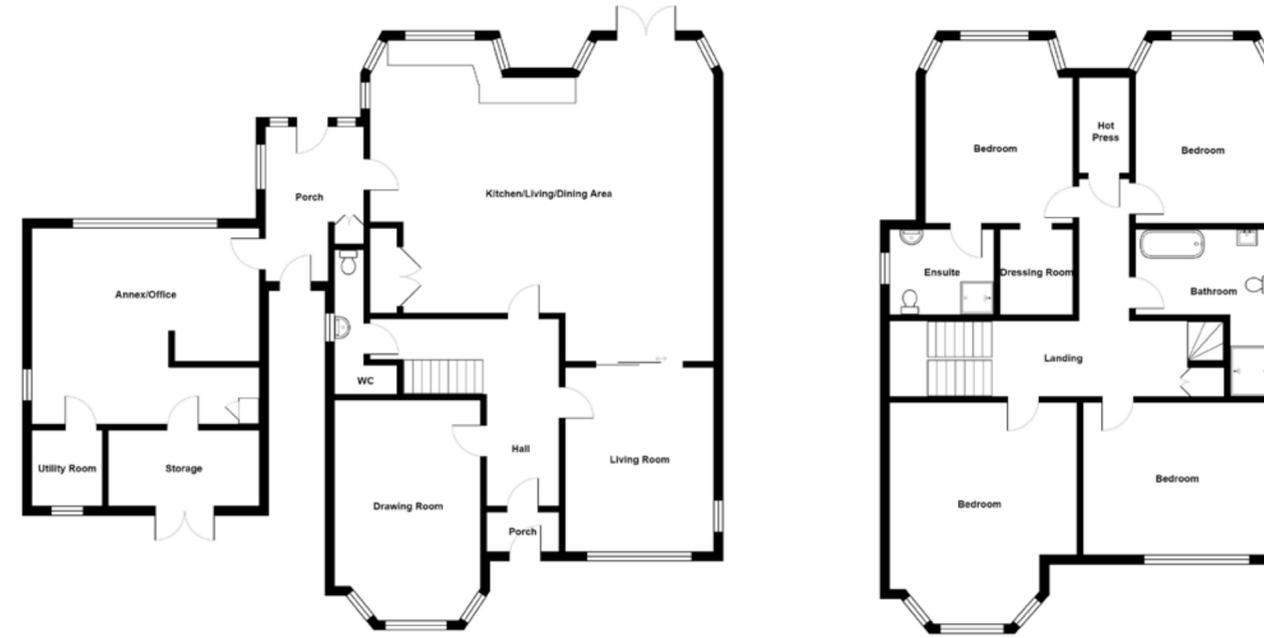


OUTSIDE

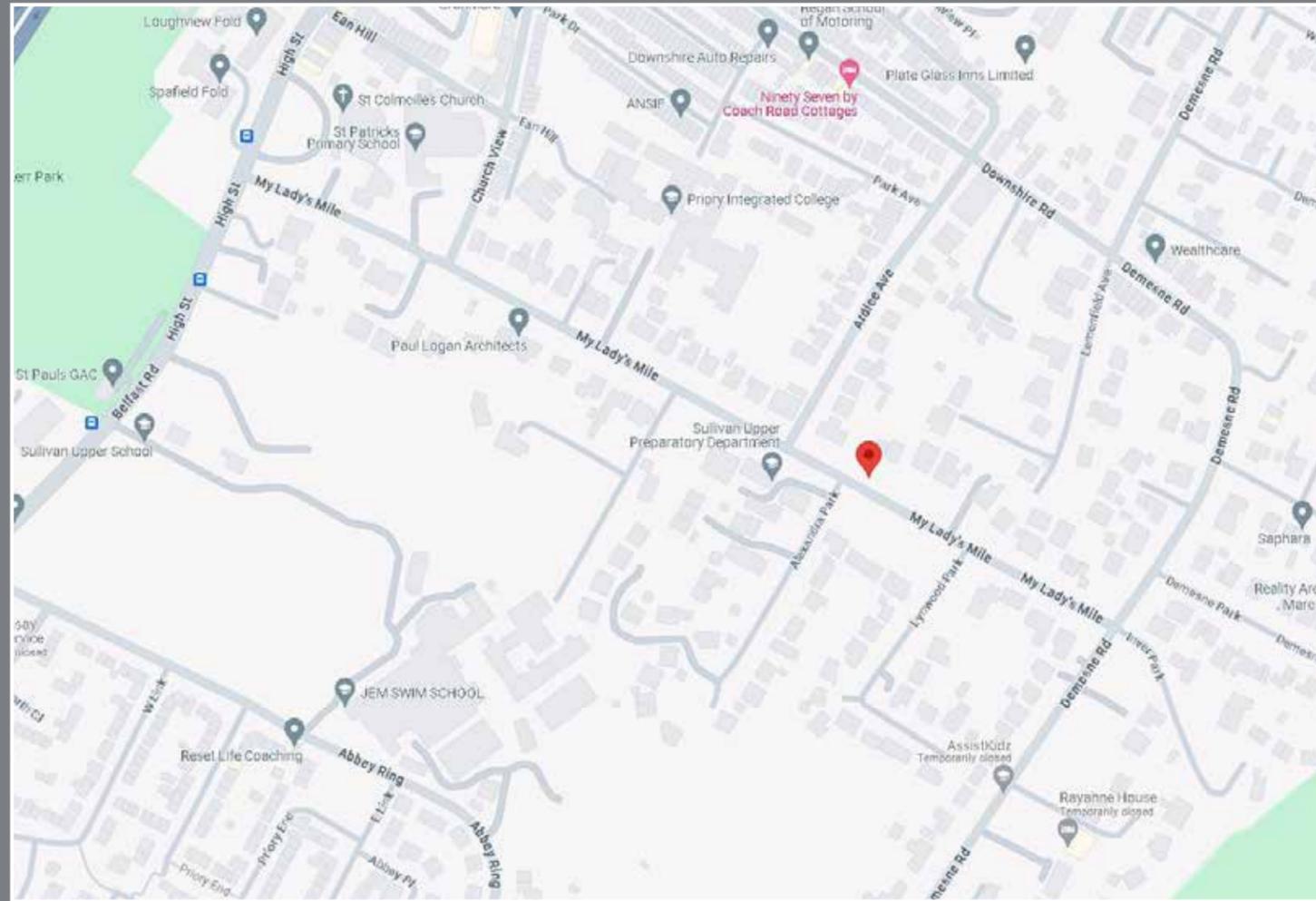
Immaculately landscaped gardens with an excellent degree of privacy, laid in lawn with flowerbeds containing a pleasant range of shrubs, flowers and mature trees, attractive, spacious patio area. Light and shed. Outdoor tap and security light.



FLOOR PLANS



Location



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



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**



EPC REF: 9029-1044-0287-6095-5940



LOCATION: My Ladys Mile runs between Spa Field and Demesne Road, within easy walking distance from the town centre.



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