



# 1 THE CRESCENT

Holywood, BT18 9AY

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*Offers around* **£825,000**



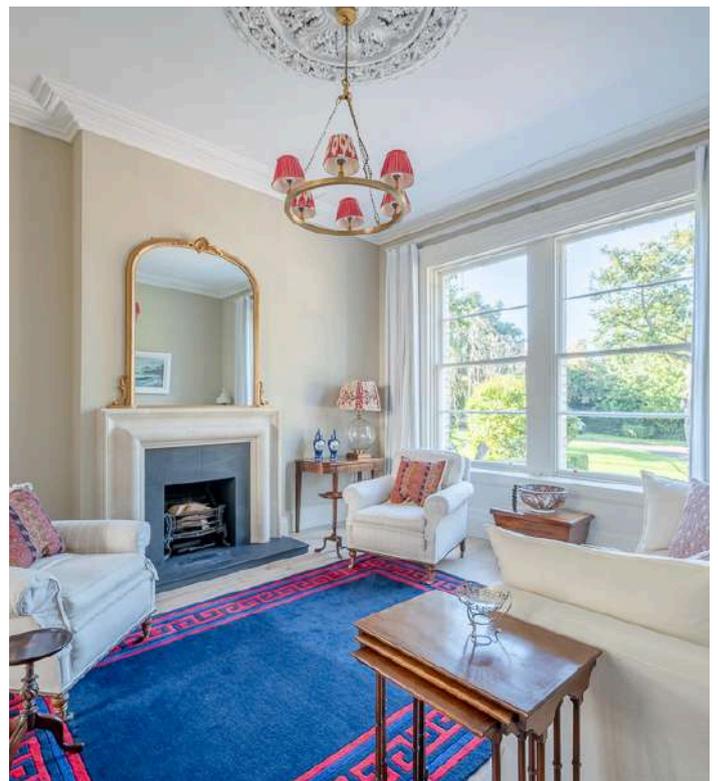
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The Crescent is one of Holywood's most sought after addresses with its unique and private gated townhouses in the heart of Holywood Town centre. This exclusive and private setting dates back to 1860's with numbers 1-4 The Crescent being built in 1864.

No. 1, a double fronted Victorian townhouse, has been sympathetically renovated throughout to an excellent standard with the period features being reclaimed and enhanced. The current owners of this exquisite home have lovingly refurbished and renovated the property bringing it back to its former opulence with the added benefit of everything expected with modern day living. The finest of attention to detail has been applied to the restoration of this home with a stained glass window reconstructed from original pieces, original Victorian shutters complimented with additional shutters added to tie in the theme throughout the home and original quarry tiles leading to the grand entrance of this iconic Holywood home.

Not only does this home already have an abundance of accommodation but the roofspace is suitable for conversion subject to necessary consents and planning.

The Crescent has long been admired as an attractive, convenient location. Please contact the Holywood to arrange a private appointment to view.



## KEY FEATURES

- Exclusive Crescent setting within Hollywood Town centre
- Secure gated entrance with ample parking
- Double fronted two storey end townhouse (Grade B2 listed)
- Fully refurbished to an excellent standard retaining period characteristics throughout
- Living Room with Outlook to Front Leading to...
- Bespoke fitted kitchen with range of integrated appliances including an Everhot Range and Feature Island with Casual Breakfast Bar Dining Area and Marble Worksurface
- Utility Room with Access Door to Side
- Drawing Room with Open Fire and Square Arch Leading Through to...
- Dining Room with outlook to rear courtyard
- Garden Room with Feature glazed atrium, Spanish ceramic tiled floors and dual aspect bifold doors
- Primary Bedroom with walk in dressing room and en suite shower room
- Secondary bedroom with en suite shower room and two additional well-proportioned bedrooms
- Private enclosed rear patio and feature exposed stone wall
- Space for a garage with the necessary consents and an attached garden area.
- The Crescent are exclusive gated residences overlooking a central green
- Private parking, raised terraces and courtyard gardens
- Air Source Heat Pump for underfloor heating in kitchen, utility, downstairs WC and garden room.
- Feature radiators with TRVs elsewhere in house
- The heating can be controlled by smart phone
- Security camera to side rear of house
- Ultrafast Broadband Available

## WHAT THE OWNER'S SAY...

*"For many obvious reasons, The Crescent is a beautiful place to live and we have thoroughly enjoyed our time here."*



## ROOM DETAILS

### *Ground Floor*

- Reception Porch
- Reception Hall
- Living Room  
14'1" x 13'5"
- Kitchen  
13'5" x 12'8"
- Utility Room  
12'9" x 6'4"
- Downstairs WC
- Drawing Room  
15'8" x 15'0"
- Dining Room  
15'0" x 11'1"
- Garden Room  
25'6" x 15'7"

### *First Floor Return*

- Bedroom Four  
9'3" x 9'0"
- Shower Room  
12'9" x 6'4"

### *First Floor*

- Landing
- Bedroom One  
19'10" x 14'1"
- Dressing Room  
13'5" x 6'6"
- En Suite Shower Room  
13'5" x 6'3"

### *First Floor*

- Bedroom Two  
15'8" x 15'0"
- Ensuite Shower Room
- Bedroom Three  
11'1" x 9'10"

### *Outside*

- Courtyard garden with feature stone wall and planting surrounding
- Access door leading to passage to detached garden to rear of Crescent.
- Daikin Air Source Heat Pump.
- The property benefits from the space of a former 2 storey stable block at the rear of The Crescent suitable for a garage with the necessary consents and an attached garden area.





# FLOOR PLANS

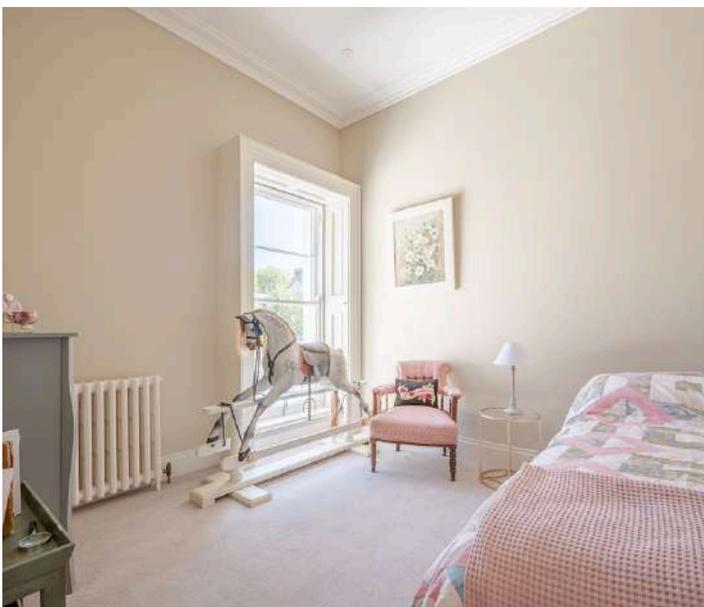
1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as such by any prospective purchaser. The seller makes no representation or warranty as to the accuracy of the floorplan or its reliability or efficiency and no guarantee can be given.



## DIRECTIONS

*Travelling down Hollywood High Street toward Bangor, the entrance is on the right hand side just after the Priory Surgery and Twisel Studio*



## THE LOCAL AREA

*Hollywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68	55	61
39-54		
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



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