



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

168-170 CHURCH ROAD | Hollywood
OFFERS AROUND £1,500,000

**Scan for Property Details
and to Arrange a Viewing**



The Property

'Hillgrove' was built by the current owners approximately 14 years ago, extending to over 7000 sq. feet and designed by Alan Patterson Architects. Built and designed with great attention to detail and luxury finishes throughout, rarely do homes of this quality come onto the open market.

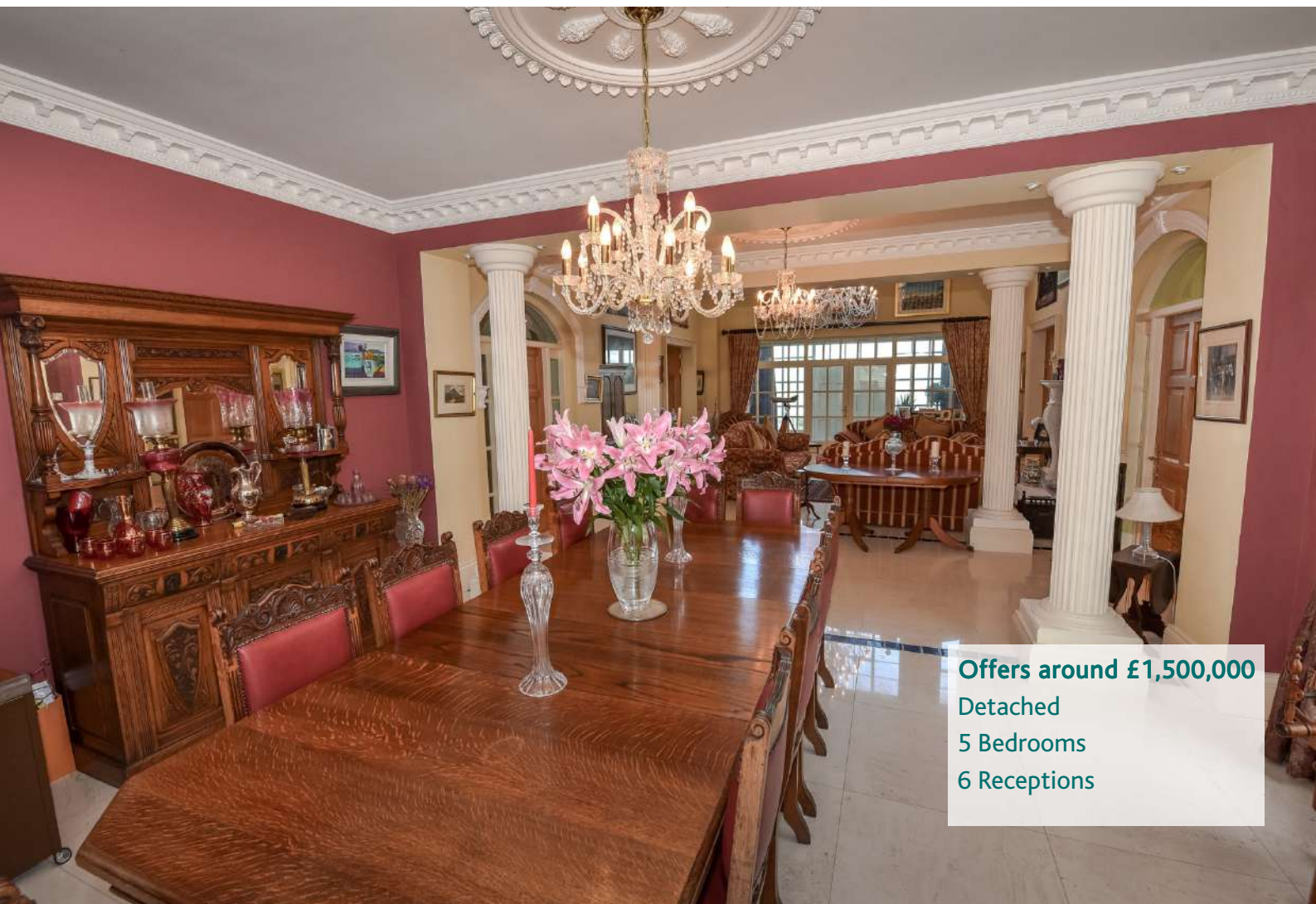
Situated on an elevated site, this home commands views across Belfast Lough to Slemmish, Scotland and Ailsa Craig. Also benefiting from its close proximity to Holywood, and ease of commuting to Belfast.

There are various elements to this sale, with the main house consisting of five bedrooms, four with en suite facilities, three reception rooms and a games room with adjacent potential cinema room. As well as excellent accommodation the property has also been designed to be future proofed, incorporating a lift with access to the lower and upper levels. Externally there is an abundance of parking both on the partially heated driveway, parking lawn and the granite cobbled courtyard. At the rear of the property there is also a private patio courtyard, perfect for outdoor entertaining.

There is also potential for further accommodation (subject to necessary consents) with the four-car garage and single garage, which has both ground floor and first floor store rooms, which could become a studio apartment or home office and a first floor two bedroom apartment.

Hillgrove has so much to offer in terms of its accommodation, specification, outbuildings, land, views and location. A home that truly must be viewed to be fully appreciated.





Offers around £1,500,000
Detached
5 Bedrooms
6 Receptions



Accommodation

Ground Floor

- Sun Porch
- Minstrel Gallery Landing
- Drawing Room/Reception Hall
48'10" x 21'4"
- Dining Room
- Library/Study
18' x 13'6"
- Living Room
17'5" x 14'9"
- Breakfast Room
16'11" x 12'10"
- Rear Porch
- Kitchen
17'1" x 13'
- Utility Room
9'4" x 8'6"
- Large Rear Hallway
- Cloakroom

Ground Floor

- Bedroom Two
18'8" x 14'3"
- Ensuite Bathroom
- Walk-In Wardrobe/Dressing Room
- Bedroom Three
13'1" x 13'
- Ensuite Shower Room
- Rear Hallway
- Master Bedroom
28'3" x 18'4"
- Ensuite Master Bathroom
- Walk-In Wardrobe/Dressing Room
- Basement Level
- Large games Room and Bar Area
39'8" x 19'2"
- Potential Cinema Room
18'1" x 12'6"
- Stairs and Lift to First Floor

First Floor

- Feature Library Style Landing
- Bedroom Four
21'5" x 17'2"
- Ensuite Shower Room
- Dressing Room Area
- Bedroom Five
18' x 13'5"
- Family Bathroom
- Outbuildings/Potential Apartment
- Entrance Porch
- Ground Floor Store Room/Potential Office
20'7" x 12'8"
- WC
- Kitchenette
22'5" x 14'3"
- Integrated Garage
22'5" x 14'3"
- Integral Garage
37'6" x 22'4"
- Boiler House
16'8" x 11'9"

Outbuildings/Potential Apartment

- Store Room One/Potential Central Lounge
22'6" x 13'5"
- Store Room Two/Potential Kitchen Diner
15'4" x 8'3"
- Store Room Three/Potential Bathroom
- Store Room Four/Potential Bedroom Two
11'10" x 11'4"
- Store Room Five/Potential Master Bedroom
23' x 10'6"
- Potential En Suite Shower Room
- Spacious Landing
- Outside
- Central Courtyard to Rear
- Sweeping Lawns to Front and Parking for Umpteen Cars

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk





- Detached Property in Excess of 7000 sq. Ft, Constructed Approximately 14 years Ago
- Set on an Elevated Site of Approx 3 Acres With Stunning uninterrupted Views Across Belfast Lough, to Scotland and Ailsa Craig
- Built & Finished to an Exacting Standard Throughout, Future Proofed with a Lift giving Access to Lower and Upper Floors
- Gracious Reception Hall / Drawing & Dining Room with Polished Marbled Flooring, Marble Fireplace
- Bespoke In Frame Kitchen with 2 Ring Oil Aga and 4 Ring Electric Aga, Granite Worksurfaces and a Range of Integrated Appliances
- Adjoining Utility Room, Breakfast Room with Views Across to Belfast Lough
- Family Room with Feature Fireplace
- Study with Herringbone Oak Flooring, Feature Fireplace & Views Across Belfast Lough
- Master Bedroom Suite with His and Hers Dressing Rooms, Large En Suite, Two Separate WC's
- Games Room on Lower Level with Oak Bar, Potential Cinema Room
- Further Four Bedrooms (Three with en suite shower rooms)
- Minstrel Gallery Style Landing with Built in Library, Access to Rear Balcony
- Granite Cobbled Courtyard with Electric Gates and Parking for Multiple Cars
- Front with Sweeping Partially Heated Driveway, Parking Lawn, Further Large Lawn and An Abundance of Parking, Rear Enclosed Courtyard, With Private Patio Area Ideal for Outdoor Entertaining
- Five Car Garage, with Adjoining Store Rooms with Further Potential for a Home Office Subject to Planning Consents, First Floor Storerooms, With Potential to Create a Self-Contained Two Bedroom Apartment (Subject to Necessary Planning & Consents)



Directions

Travelling from Hollywood town centre continue along Church Road for approx. 1.5 miles. The property will be on your left.



Viewing

By appointment through agent.

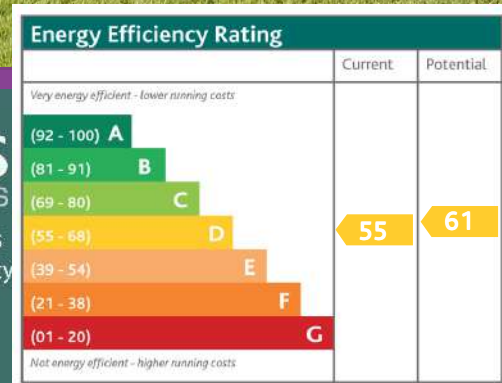
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