



80 CHURCH ROAD

Holywood, BT18 9BX

Offers around **£825,000**



DETACHED | 4  | 3  | 3 

Occupying a prime position on one of Holywood's most desirable avenues, 80 Church Road is an elegant Victorian end townhouse that has been lovingly maintained and sympathetically updated to an exceptional standard.

This handsome home offers a rare opportunity to live in a prestigious and well-established residential area, rich in history, character, and community.

Behind the original front door, you are welcomed into a home full of period charm and tasteful detailing. From the pitch pine flooring in the entrance porch and reception hall to the intricate cornicing, ceiling roses, and elegant fireplaces, every room reflects the quality of craftsmanship synonymous with homes of this era.

Generous living spaces include a bay-fronted drawing room with views over St Philip's and St James' Church and the mature grounds, a formal dining room, and an impressive open-plan kitchen/dining/living space. The bespoke kitchen is finished to an exceptional standard with granite surfaces, integrated appliances, and plentiful storage. French doors lead out to a private, landscaped garden, perfect for entertaining or relaxing.

Upstairs, a thoughtfully arranged layout includes a first-floor lounge, multiple bedrooms, including a fabulous principal suite with dressing area and en suite, and stylish bathrooms across all levels. The home offers both grand, formal living and versatile family accommodation.

Set in the heart of Holywood, this home benefits from an outstanding location, just a short stroll from the town centre, with its wide array of boutiques, cafes, and restaurants. Holywood is renowned for its village atmosphere and vibrant high street.

Families are well catered for, with a choice of top-rated schools all close by. For commuters, the property is just a few minutes from Holywood railway station, offering regular train services to Belfast and Bangor, while the nearby A2 provides excellent road connections to Belfast city centre, George Best Belfast City Airport, and beyond.

Recreational opportunities abound with Redburn Country Park, North Downs Coastal Path, Holywood Golf Club, Royal Belfast Golf Club, Royal Noth of Ireland Yacht Club and Culloden Estate & Spa all just minutes away. Whether you're enjoying a walk along the shoreline or relaxing in one of the many artisan coffee shops, this location combines the charm of coastal living with the convenience of city access.

KEY FEATURES

- Elegant Victorian End Town House Residence with an Abundance of Character and Charm
- Exceptionally Maintained and Updated Throughout the Years
- Exceptional Design Elements and Period Features Throughout
- Decorative Cornice Ceilings, Ceiling Roses and Period Fireplaces
- Spacious and Versatile Accommodation
- Drawing Room with Bay Window and Original Fireplace Leading to Formal Dining Room
- Open Plan Kitchen/Living/Dining space with Granite Work surfaces, integrated appliances and plentiful storage
- Ground floor WC
- Primary Suite with Dressing Room and En suite bathroom
- Three additional double bedrooms, one with en suite shower room
- Office
- Family Bathroom
- Separate WC
- Private Parking and Beautifully Landscaped Gardens to rear
- Summer house with electric and outdoor lighting
- Gas Mains Central Heating
- Mature Outlook to St Philip and St James' Parish Church
- Within Walking Distance of Hollywood's Bustling High Street with its Varied Range of Shops, Boutiques and Restaurants
- Convenient to North Down, George Best City Airport and Road and Rail Networks
- Within the Catchment Area to a Range of Local Primary and Grammar Schools
- Ultrafast Broadband Available



ROOM DETAILS

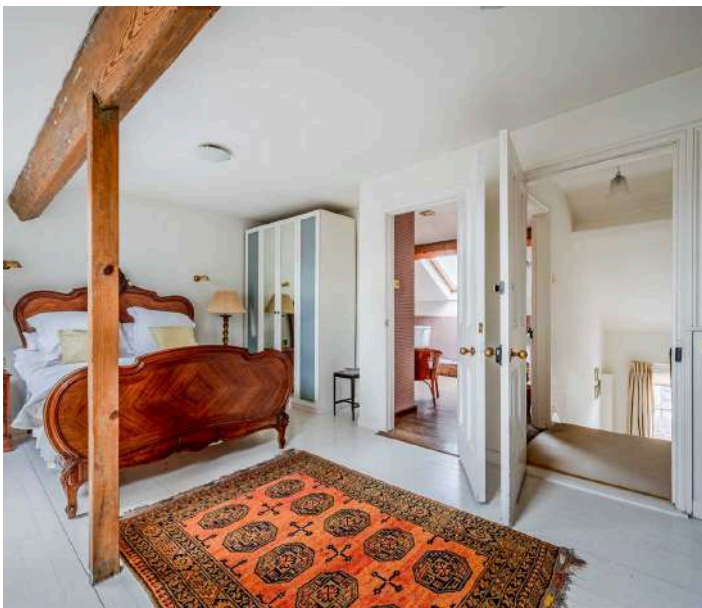
Ground Floor	First Floor Return	Second Floor	Outside
<ul style="list-style-type: none">• Reception Porch• Spacious Reception Hall• Hallway• WC• Drawing Room 13'0" x 12'3"• Kitchen/Dining/Living Space 20'11" x 19'3"	<ul style="list-style-type: none">• Landing• Bathroom 12'11" x 11'11"• Separate WC	<ul style="list-style-type: none">• Landing• Principal Bedroom 13'11" x 11'11"• Dressing Area 11'11" x 7'7"• En Suite Bathroom 11'11" x 6'7"• Bedroom Four/Study 10'6" x 7'4"	<ul style="list-style-type: none">• Resident parking to rear behind wrought iron gates• Loose gravelled parking area• Gardens laid in lawns• Mature shrubs and planting• Summer house with electric light and power• Outdoor lighting and water tap• Front garden paved with pots and lawns.
	<p><i>First Floor</i></p> <ul style="list-style-type: none">• Bedroom Three 14'2" x 12'3"• Lounge 19'3" x 16'0"	<p><i>Third Floor</i></p> <ul style="list-style-type: none">• Landing• Bedroom Two 19'3" x 12'2"• En Suite Shower Room 12'2" x 11'11"	





FLOOR PLANS





DIRECTIONS

Travelling from the Maypole in Holywood, along Church Road, Number 80 is found on the left hand side amongst the most distinguished terrace of Victorian homes on Church Road just opposite St Philip and St James' Parish Church.



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+ A		
81-91 B		
69-80 C		
55-68 D	61	70
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

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



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