

RODGERS & BROWNE



3 Alexandra Park
Off My Lady's Mile, Holywood, BT18 9ET
offers over £1,050,000



The Agents Perspective...

"A fine example of a Victorian family home situated within the convenient and mature setting just off My Lady's Mile. The property has undergone a full renovation project to offer modern day living mixed with the grandeur of its era.

Internally the space is second to none and offers three reception rooms including a large open plan luxury kitchen living and dining all sweeping out to a fully enclosed south facing walled garden. The bedrooms also offer generous accommodation with an option of either 5 bedrooms or 4 bedrooms and study / home office. 3 Luxury en-suites and main bedroom with walk through dressing room.

A superb opportunity to be only minutes from Holywood town centre, local schools, amenities within the town and the access to main arterial routes linking Belfast City centre and the George Best City Airport by road or rail.



76 High Street, Holywood, BT18 9AE

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Entrance hall



Family room



Cloakroom

The facts you need to know...

Fine example of a fully renovated detached red brick Victorian property extending to c.4,100 sq ft

Located within the much admired setting of Old Hollywood and minutes from the town centre

Whilst fully renovated, the owners have retained all of the period features you would expect for a Victorian home but yet brought very much into modern day living

Drawing room open to dining room, feature fire-place with glass fronted gas fire

Family room

Contemporary kitchen with handleless cupboards, quartz waterfall worktops including an oversized central island all opening to casual living and dining

Separate pantry and oversized utility room and boot room

Main bedroom suite including walk-in dressing room and luxury ensuite shower room

Two further bedrooms which share a luxury bathroom

Rewired, replumbed and re-roofed

Underfloor heating on the ground floor

PVC double glazed windows

Gas central heating

Fully enclosed south facing wall garden, large patio area, mature planting, artificial grass, concealed store, space for a hot tub

Electric gates accessing a gravelled driveway with parking for three cars

An array of renowned local schools are on the doorstep

Ideally suitable for a busy family with little or no outside maintenance

Belfast City Centre and The George Best City Airport are easily accessed via road or rail



Drawing room open to formal dining



The property comprises...

GROUND FLOOR

Solid panelled front door with glazed top light to:

ENTRANCE PORCH

Glazed door, side and top lights to:

BEAUTIFUL ENTRANCE HALL

Karndeian floor. Staircase leading to the first floor with painted Newel post, handrails and spindles, corbel's, cornice ceiling.

DRAWING ROOM OPENING TO FORMAL DINING

31' 6" x 13' 2" (9.6m x 4.01m)
Stone fireplace with glass fronted gas fire, Karndeian flooring, cornice ceiling, ceiling rose, feature bay window.

FAMILY ROOM

17' 4" x 13' 9" (5.28m x 4.19m)
Karndeian floor, cornice ceiling, ceiling rose.



Luxury Kitchen living and dining



The property comprises...

LUXURY FITTED KITCHEN OPEN TO CASUAL LIVING AND DINING

27' 9" x 24' 9" (8.46m x 7.54m)

Extensive range of contemporary high and low level units with handleless opening large central island with quartz waterfall worktop, mahogany breakfast bar area. Bora down draft induction hob, integrated Neff oven and micro oven with warming drawer, integrated fridge, integrated dishwasher, space for a wine fridge, quartz worktop and splashback with deep fill black sink and matching Quooker hot water tap, waste disposal unit, concealed bar with open hanging space, glass shelving, wine rack, large format porcelain tiled floor, feature timber slate wall, large pitch windows and double sliding doors to patio and garden area, glazed skylight.

PANTRY

7' 2" x 5' 1" (2.18m x 1.55m)

Extra open shelving high and low, low voltage lighting, part tiled floor.

CLOAKROOM

12' 5" x 6' 9" (3.78m x 2.06m)

Beautiful fitted suite comprising floating stone effect shelf with contemporary sink unit and mixer taps, tiled splashback, wall height lit mirror, low flush wc with concealed cistern, feature tiled walls, porcelain tiled floor, storage cupboard.

UTILITY ROOM

12' 5" x 9' 5" (3.78m x 2.87m)

Contemporary range of handleless high and low level cupboards, quartz worktop and splashback, inset Baonco sink unit and mixer tap, concealed gas boiler, space for tumble dryer, washing machine, integrated freezer, feature brick wall, glazed door to rear and boot room, part tiled floor, glazed side light.

BOOT ROOM

14' 7" x 8' 7" (4.44m x 2.62m)

Extensive range of built-in wardrobes, walnut seating bench with shoe storage, porcelain tiled floor, glazed door and side lights.



Boot room



Utility room



Main bedroom suite



Main bedroom luxury ensuite



Bedroom 3



Luxury bathroom



Bedroom 4

The property comprises...

First Floor

SPACIOUS LANDING

Access to the second floor, cornice ceiling, ceiling rose, period feature radiator.

MAIN BEDROOM SUITE

15' 2" x 12' 3" (4.62m x 3.73m)
Cornice ceiling, ceiling rose, period style radiator.

DRESSING ROOM

12' 9" x 12' 3" (3.89m x 3.73m)
Extensive range of open hanging space, shelving, pull out drawers, ceiling rose.

LUXURY ENSUITE

11' 2" x 8' 4" (3.4m x 2.54m)
Extensive walk-in shower cubicle with curved tiled seating area, touch sensor controls with over drencher and telephone shower, contemporary wall mounted radiator, wall mounted sink unit and mixer tap with cabinet below, low flush wc with concealed Roca cistern, porcelain tiled floor and feature wall.

GUEST BEDROOM

15' 3" x 12' 1" (4.65m x 3.68m)
Cornice ceiling, ceiling rose, limed oak laminate flooring.

DRESSING AREA

Built-in wardrobes, sliding doors, period style radiator.

ENSUITE SHOWER ROOM

9' 1" x 4' 0" (2.77m x 1.22m)
Fully tiled shower cubicle with thermostatically controlled shower unit over drencher, telephone shower, Laufen trough sink unit with cabinet below, Hansgrohe tap, low flush wc, part tiled walls, ceramic tiled floor.

BEDROOM (3)

12' 7" x 12' 6" (3.84m x 3.81m)
Cornice ceiling, ceiling rose.

LUXURY ENSUITE SHOWER ROOM

8' 7" x 4' 4" (2.62m x 1.32m)
Double walk-in shower cubicle, fully tiled, thermostatically controlled shower unit and over drencher, telephone shower, contemporary wall mounted sink unit with mixer tap and cabinet below, wall mounted mirror with lighting, heated towel radiator, porcelain tiled floor.

Second Floor Return

Ideal for use as a study area.

BEDROOM (5)

17' 0" x 12' 7" (5.18m x 3.84m)
Laminate flooring, two double glazed Velux windows.

BEDROOM (4)

17' 1" x 11' 9" (5.21m x 3.58m)
Plus built-in wardrobes, two double glazed Velux windows.

LUXURY BATHROOM

10' 4" x 7' 9" (3.15m x 2.36m)
Free standing deep fill bath with mixer tap and telephone shower, double walk-in shower cubicle, thermostatically controlled shower unit, over drencher and telephone shower, wall mounted sink unit with mixer tap and cabinet below, lit wall mounted mirror, low flush wc, ceramic tiled floor, part tiled walls. Access to roofspace.



South facing walled garden



South facing patio area



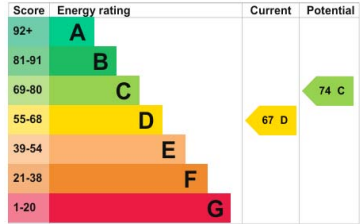
Gravel driveway



Additional private entertaining area

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?			X
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?	X		
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?	X		
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Freehold

MANAGEMNT FEES: £650.00 per annum

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025 /2026 is £3,815.20

VIEWING: By appointment with **RODGERS & BROWNE**.

Outside

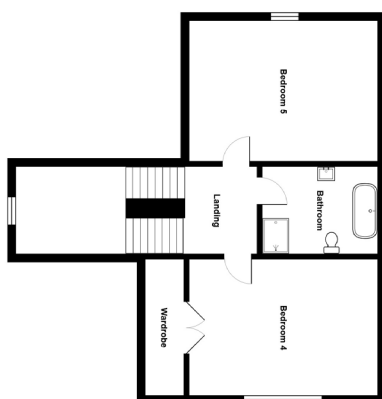
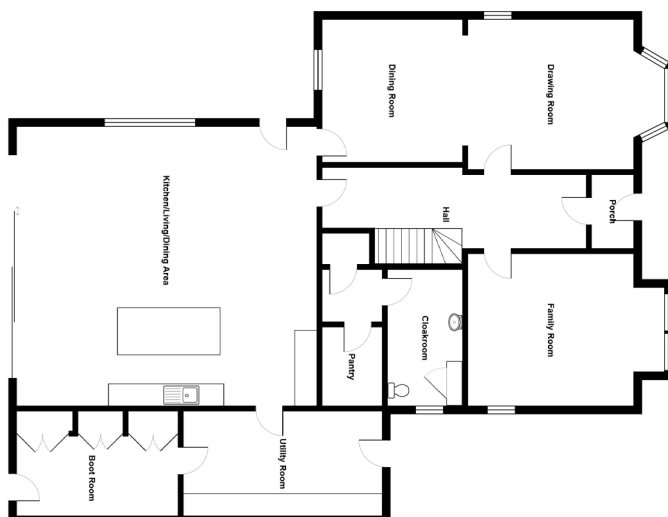
Fully enclosed gardens surrounding the house plus a feature walled south facing garden, gardens laid in artificial lawns mature flower beds, shrubs and specimen trees. Pathways finished in granite style tiles with large patio area leading off the kitchen.

Gravelled driveway with parking for 3 cars, accessed via private electric gates plus a pedestrian gate.

Additional secluded private sitting area with provision for a hot tub.

Outside mood lighting, outside taps.

Floor plan



Total Area: 3793 m² ... 4083 ft²
All measurements are approximate and for advisory purposes only



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