

TEMPLETON  
ROBINSON



23 Holland Park,  
Ballyhackamore,  
BELFAST,  
BT5 6HB

Offers Over  
£575,000

Viewing by  
appointment with  
& through agent  
028 9065 0000





Long regarded as one of Belfast's premier addresses, Holland Park is a secluded, tree-lined street only a few minutes' walk from the heart of Ballyhackamore with its array of shops, amenities, eateries and the Glider Rapid Transit system.

As soon as you enter the gracious reception hall of this beautiful, "linked detached" Edwardian home, you get a feel for its warmth and character. Many original period features have been retained and natural light abounds as it follows you around the charming interior.

The well-appointed kitchen is an ideal focal point for modern family living with its casual dining and sitting areas. This leads in to a lovely conservatory which in turn opens out on to a sheltered, south-facing terrace leading on down to a large paved patio area, perfect for family barbeques.

The delightful, private gardens have been landscaped by the current owners to ease maintenance and create separate but adjoining spaces for adults and children alike.

With floor-to-ceiling sliding doors overlooking these lovely gardens, there is also a unique studio with adjacent cloaks/WC. It would be perfect for a variety of uses including a home office, exercise room and those looking to run a business.

Ideal for availing of a range of excellent, renowned schooling for all ages, the quiet yet convenient location will appeal to a broad range of discerning purchasers.

It is only upon internal inspection that one can fully appreciate all this fabulous home has to offer.





- **Most attractive Edwardian family home**
  - **Five bedrooms, master with ensuite shower room**
  - **Drawing room with feature fireplace (working fire)**
- **Living room, also with fireplace (sealed)**
- **Bright kitchen with casual dining area**
  - **Open plan to family room**
  - **Delightful conservatory to rear**
- **Spacious family bathroom with white suite**
  - **Additional wc downstairs**
  - **Basements with utility room plus extensive storage space/wine cellar**
- **Zoned natural gas central heating system**
  - **Double length garage**
  - **Unique adjacent studio: suitable for variety of uses with cloaks/wc**
- **Mature, landscaped gardens to front and south facing rear**
- **Driveway with copious amount of off-street parking**
- **Close to excellent local schools and amenities: walking distance to Ballyhackamore**

## 23 Holland Park, Belfast, BT5 6HB

The Property Comprises:

### Ground Floor

Hardwood front door with glazed side and fan lights.

ENCLOSED ENTRANCE PORCH: Integral door with etching and glazed side lights.

SPACIOUS RECEPTION HALL: Cornice ceiling.

DRAWING ROOM: 19' 11" x 16' 2" (6.08m x 4.93m) (At widest points and into front bay).

Cornice ceiling and picture rail, frieze detailing. Attractive cast iron fireplace with tiled hearth, slate surround. Recessed shelving and cupboards either side.

LIVING ROOM: 18' 2" x 11' 8" (5.55m x 3.56m) (Into bay). Solid wood flooring. Two units with display shelves. Cornice ceiling with picture rail and frieze detailing. Attractive slate fireplace (currently sealed). Wood panelling.

### Lower Level

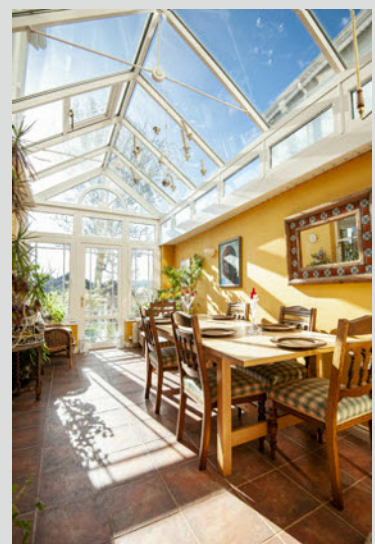
CLOAKROOM: Low flush wc, pedestal wash hand basin with tiled splashback. Black and white ceramic tiled floor. Cloaks area with hanging rails and shelf above.

FAMILY ROOM: 13' 3" x 12' 1" (4.05m x 3.68m) Original built-in cabinet and cupboard underneath. Display shelving. Fireplace with slate surround and slate tiled hearth. Double doors to conservatory. Access to basements. Open plan to:

KITCHEN: 14' 8" x 14' 6" (4.46m x 4.42m) Range of high and low level units including two dresser units with drawers and baskets. Leisure Rangemaster cooker with four ring gas hob and double ovens, hot plate, extractor fan over. One and a half bowl stainless steel sink unit with mixer tap. Plumbed for dishwasher, ceramic tiled floor. Double doors to terrace and gardens.

CASUAL DINING AREA.

CONSERVATORY: 22' 0" x 9' 5" (6.71m x 2.87m) Ceramic tiled floor, door to terrace and gardens.



## First Floor Return

STUDY/BEDROOM (5): 10' 10" x 9' 6" (3.3m x 2.9m) (Narrowing to 2.19m) Built-in desk with shelving above. Built-in cupboard with shelving.

BEDROOM (3): 11' 0" x 10' 8" (3.35m x 3.25m) Plus beautiful bay window with leaded stained glass lights. Window seat with storage underneath. Cornice ceiling.

BATHROOM: 14' 4" x 6' 0" (4.38m x 1.84m) White suite comprising panelled bath with telephone hand shower. Low flush wc, bidet. Vanity unit with Roca sink unit, marble surround and excellent storage. Separate corner shower cubicle with New Team shower. Part tiled walls, ceramic tiled floor, heated towel rail.

## SECONDARY STAIRCASE TO:

BEDROOM (4): 14' 6" x 7' 5" (4.41m x 2.25m) Plus recess. Built-in robe on landing outside.

## First Floor

BEDROOM (2): 18' 6" x 13' 0" (5.64m x 3.96m) (Into bay and at widest points). Attractive slate and cast iron fireplace with lovely inset tiling, tiled hearth, cornice ceiling.

MASTER BEDROOM: 14' 9" x 14' 8" (4.49m x 4.46m) (Widening to 6.8m at entrance). Cornice ceiling, picture rail with wall frieze above and on ceiling. Attractive tiled fireplace with tiled hearth. Door to:

ENSUITE SHOWER ROOM: Comprising walk-in tiled shower enclosure with "rain" head and additional telephone hand shower. "Rice bowl" style sink unit on plinth. WC, ceramic tiled floor.

## Basement

Various areas with power and light. Excellent storage and drying areas. Water tank.

UTILITY ROOM: Old Belfast sink unit. Plumbed for washing machine, vented for tumble dryer. Built-in cupboards.









## Outside

**GARAGE BLOCK:** Currently divided into two sections:

**DOUBLE LENGTH GARAGE:** 32' 7" x 8' 10" (9.94m x 2.7m) Up and over door, power and light.

**STUDIO:** 21' 3" x 9' 1" (6.48m x 2.76m) Glazed front door to entrance foyer. Excellent storage with sliding doors. Wood floor. Door to:

**STUDIO:** Underfloor heating, wood flooring. Twin sliding doors with windows overlooking garden. Cloakroom with low flush wc, wash hand basin.

**FRONT GARDEN:** In lawn with border beds stocked with excellent variety of plants, trees and shrubs. Lovely abundance of colour in spring.

Driveway with off-parking for numerous vehicles.

**REAR GARDEN:** Facing south/south-west.

Delightful terrace/patio outside kitchen which faces directly south. Feature lighting and glass balustrades.

Further patio areas just below with lawn. Abundance of mature plants, trees and shrubs.

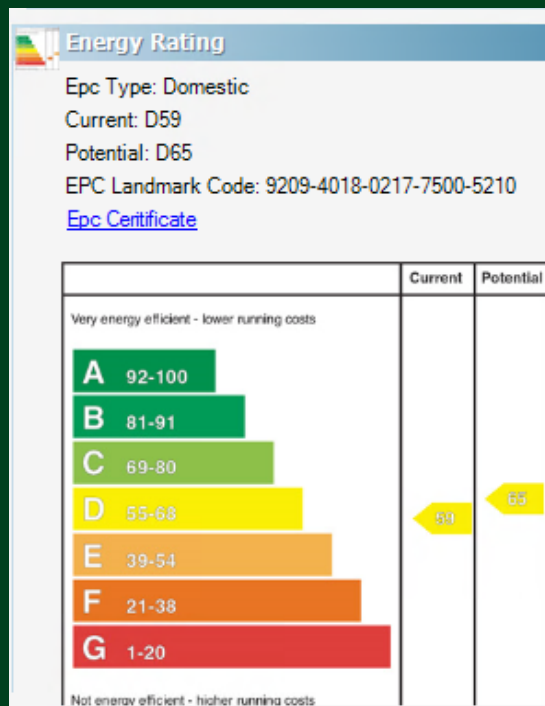
Meandering path laid in stones to second section. Lawn with shed adjacent and vegetable gardens.

Path then leads down to bottom area which is an ideal, level children's play area. Power point. All with excellent degrees of peace, quiet, privacy and maturity.



Location:

From centre of Ballyhackamore turn off the Upper Newtownards Road onto Sandown Road. Holland Park is second on the right and property is on the right hand side.



Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700

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