

TEMPLETON
ROBINSON



3 Lorne Lane,
HOLYWOOD,
BT18 0NW

Offers Around
£925,000

Viewing by
appointment with
& through agent
028 90 424747



Located just off the prestigious Station Road in Craigavad, 3 Lorne Lane is a substantial detached home set on a private 0.5 acre plot. This highly sought-after location is just a five-minute walk from the shore and a short drive to Hollywood's High Street, with Cultra train station also close by.

Beautifully proportioned throughout, the accommodation includes four reception rooms, offering excellent flexibility for family life, entertaining or working from home. The open plan kitchen leads through to a bright sunroom dining area, with a separate utility room adding practicality.

Upstairs, five generous bedrooms include both a primary and guest bedroom with ensuite shower rooms, along with a main family bathroom.

Outside, the home is set back with a neat front garden and a fully enclosed rear garden in lawns—ideal for children or pets. An integrated double garage offers secure parking and storage.

Offering generous indoor space and an exceptional setting, this is a rare opportunity to secure a home in one of Hollywood's most desirable residential addresses.



- Prestigious Craigavad address just off Station Road
- Generous 0.5 acre plot with enclosed rear garden
- Four reception rooms plus open plan kitchen to sunroom dining
- Five well-proportioned bedrooms, two with ensembles
 - Utility room and integrated double garage
- Short stroll to the shore with stunning coastal path
- Close to Cultra station – ideal for those commuting to Belfast
 - Just five minutes by car to Hollywood High Street
- Less than 15 minutes drive from George Best City Airport
- Gas fired central heating and hardwood double glazing throughout

Telephone 028 9042 4747
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The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Hardwood double glazed front door and sidelights.

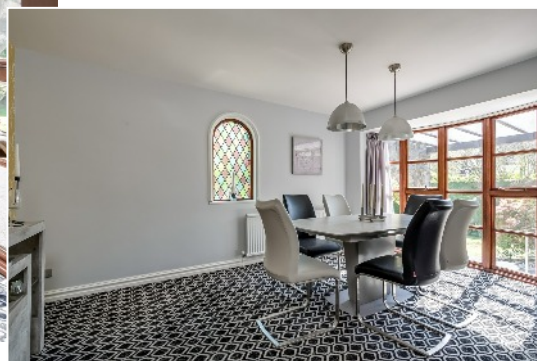
RECEPTION HALL:

CLOAKROOM WC: Low flush WC, vanity unit with mixer tap, heated towel rail, feature wall tiling.

LOUNGE: 19' 4" x 14' 9" (5.9m x 4.5m) Feature marble fireplace with steam electric fire, double doors to decking area.



DINING ROOM: 16' 1" x 11' 10" (4.9m x 3.6m) Floor to ceiling windows.



LIBRARY: 14' 1" x 12' 2" (4.3m x 3.7m) Bay window overlooking the garden.



FITTED KITCHEN OPEN PLAN TO CASUAL DINING AND SUNROOM: 35' 1" x 12' 2" (10.7m x 3.7m) Extensive range of high and low level oak effect units, single drainer sink unit with mixer tap, laminate worktops, Bosch built in oven with five ring ceramic hob, extractor fan, built in glazed display cabinet, ceramic tiled floor, double glazed doors to rear patio.



FAMILY ROOM: 20' 0" x 9' 10" (6.1m x 3m)

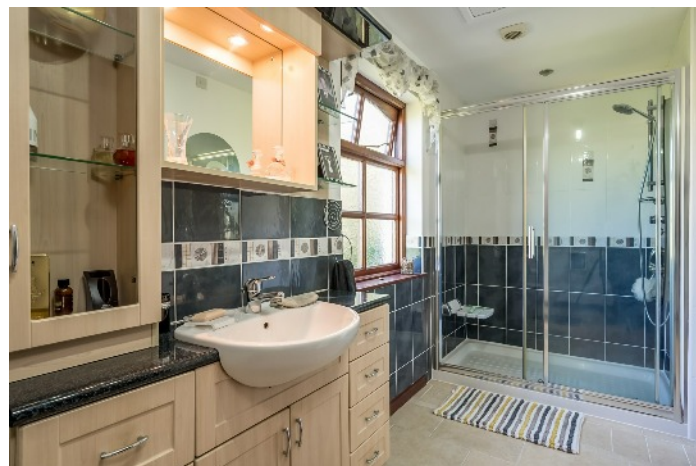
UTILITY ROOM: 18' 8" x 5' 3" (5.7m x 1.6m) Gas fired Worcester boiler (fitted 2024), extensive range of high and low level units, plumbed for washing machine, space for fridge, space for tumble dryer, stainless steel sink unit with mixer tap. Service door to garage.



First Floor

BEDROOM (1): 21' 4" x 13' 9" (6.5m x 4.2m) Two large built in robes.

ENSUITE SHOWER ROOM: Fully tiled double shower cubicle with overhead shower and body jets, vanity unit with mixer tap and built in cupboard, low flush WC, part tiled walls, ceramic tiled floor.



BEDROOM (2): 19' 8" x 10' 2" (6m x 3.1m) Built in robes.

ENSUITE SHOWER ROOM: Fully tiled built in shower cubicle, vanity unit, low flush WC.



BEDROOM (3): 13' 1" x 10' 6" (4m x 3.2m)



BEDROOM (4): 10' 6" x 6' 11" (3.2m x 2.1m)



BEDROOM (5): 9' 10" x 8' 10" (2.99m x 2.7m) Double built in robes.



BATHROOM: Luxury white bathroom suite, jacuzzi style bath with mixer tap and telephone hand shower, low flush wc, feature heated towel rail, ceramic tiled floor, part tiled wall.



Outside

Tarmac driveway to integrated double garage.

Neat front garden in lawns with mature trees and hedges.

Fully enclosed private rear garden in lawns, bounded by mature hedging. Decked area and large patio. Approx 0.5 acre site. Access to Laurel Lane.

GARAGE: 19' 4" x 20' 4" (5.9m x 6.2m) Twin electric up and over doors. Light and power.



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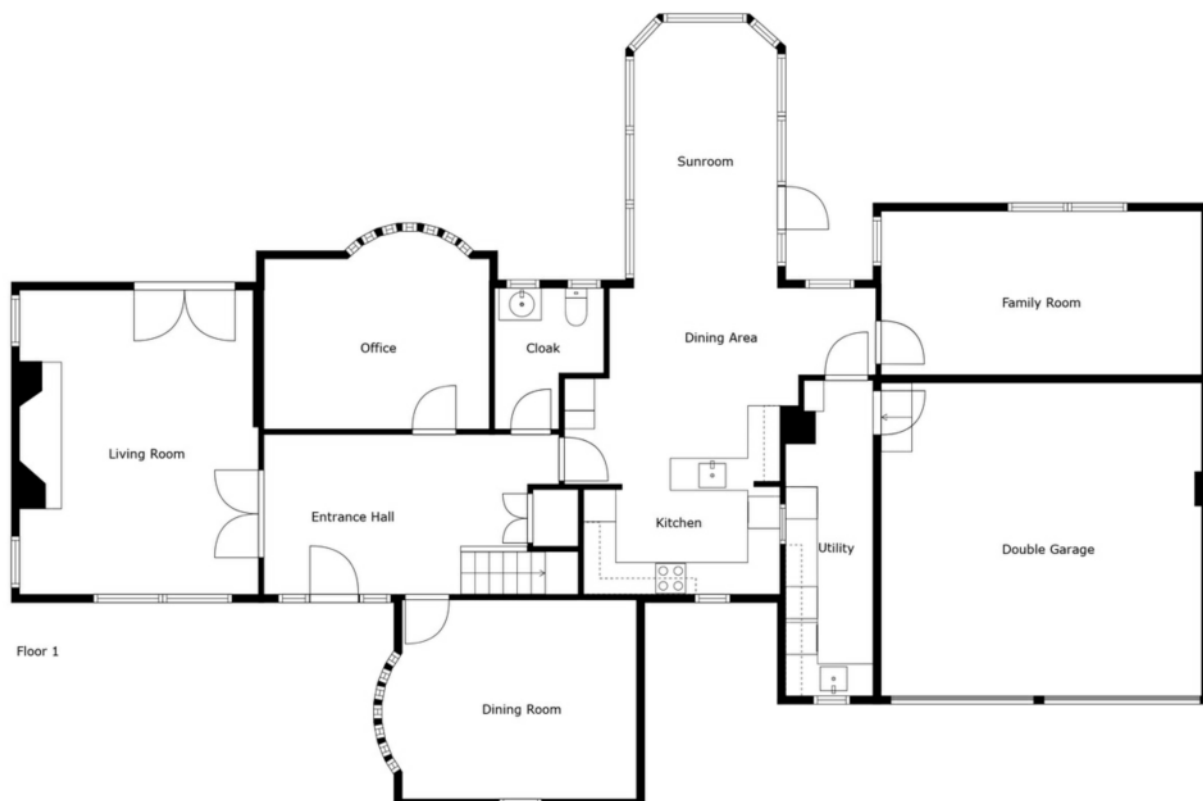


Location:

Travelling towards Bangor, turn left into Station Road, Lorne Lane is the third on the left.



Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

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

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