

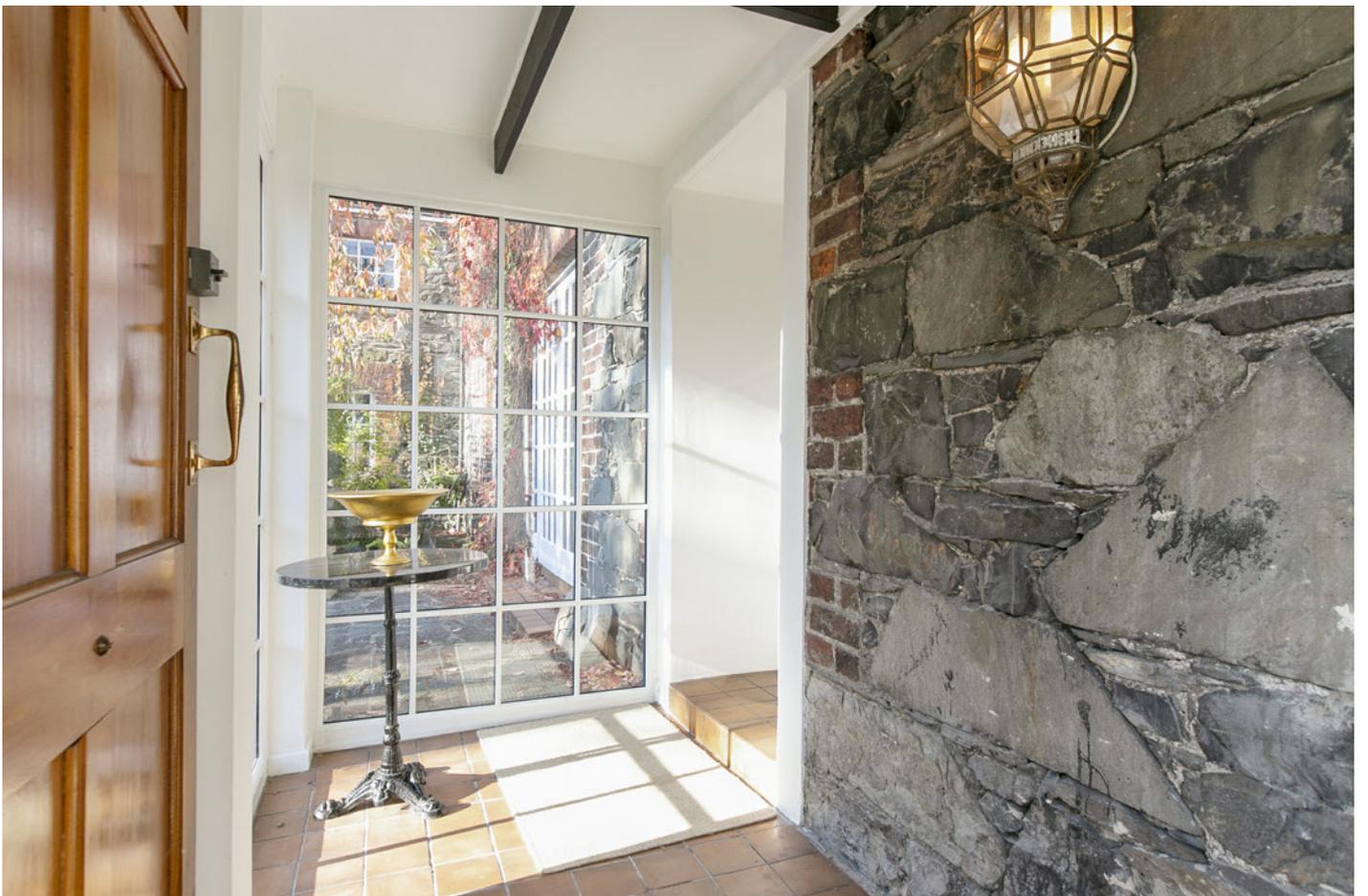
TEMPLETON  
ROBINSON



The Stable House,  
30 Tudor Oaks,  
HOLYWOOD,  
BT18 0PA

Offers Over  
£595,000

Viewing by  
appointment with  
& through agent  
028 90 6424747





Built circa 1858, this charming converted stone stable occupies a prime position tucked off the prestigious Tudor Park on the doorstep of the bustling town of Holywood. Offering the utmost in character, convenience, comfort and security, the dwelling envelopes a beautiful, walled cobbled courtyard. This outdoor space offers a great deal of privacy making it perfect for entertaining. Extending to approximately 3000 sq ft, the property affords a wealth of well appointed accommodation that could be easily adapted to suit the occupier's requirements. Briefly, the layout comprises four bedrooms, three reception rooms, kitchen, utility, cloakroom plus two bathrooms. Combined with modern practicalities, an abundance of character is

present throughout this fine home – From the rustic fireplaces, arch doorways, vaulted ceilings and exposed timber beams. Within the courtyard is a double garage –Planning permission has been granted for a first floor addition that offers potential to be an annex, playroom, studio or home office.

A location rivalled by none, Tudor Oaks is within walking distance to Holywood town centre with its array of boutique shops, cafes, and delightful walks including Ballymenoch Park and North Down coast. Holywood railway halt also benefits from rail links to Belfast, Bangor and several stops along the way. A truly tremendous opportunity to purchase a unique home offering privacy and convenience nestled within the heart of Holywood.





- Built circa 1858; Charming, converted stone stable
- Prestigious location on the doorstep of Hollywood town
  - Dwelling envelopes a beautiful, walled, cobbled courtyard
- Entrance porch leading to Entrance Hall
  - Cloakroom leading to downstairs WC
    - Drawing Room
    - Dining Room
    - Family Room / Snug
- Kitchen with breakfast area
  - Utility plus walk in pantry
  - Four well proportioned bedrooms
    - Two bathrooms
    - Gas central heating
- Double garage & tool store
  - \*( Planning permission has been granted for a first floor addition in the form of annex, playroom, studio or home office)
- Convenient location- Ideal for those wishing to commute via road or rail
- Unique home offering the utmost in character, convenience, comfort and security

Telephone 028 9042 4747  
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The Property Comprises:

## Ground Floor

Painted solid front door to . . .

ENTRANCE PORCH: Quarry tiled floor, floor to ceiling double glazed windows. Glazed inner door to . . .

ENTRANCE HALL:

Hanging space leading to . . .

CLOAKROOM: Cloakroom comprising low flush wc and pedestal wash hand basin.

DRAWING ROOM: 27' 5" x 14' 8" (8.36m x 4.47m) Feature fireplace with raised quarry tiled hearth, Scrabo stone plinth and pillars, stained timber mantle, recessed lighting. Double leaded glass doors to entrance hall. Double French doors to courtyard.

DINING HALL: 18' 9" x 14' 8" (5.72m x 4.47m) Fireplace with raised quarry tiled hearth, cast iron multi-fuel stove, exposed beam ceiling. Staircase to first floor.

KITCHEN: 14' 10" x 14' 8" (4.52m x 4.47m) Extensive range of cream Shaker style high and low level painted kitchen units, laminate granite effect roll-top worktops, 1.5 bowl stainless steel sink unit with mixer tap, white double oven, five ring gas hob, plumbed for dishwasher, quarry tiled floor, part tiled walls, recessed lighting. Walk-in shelved larder cupboard. Step down to breakfast area. Ceramic tiled floor. Arched glass pine door to courtyard.

SNUG: 14' 8" x 13' 0" (4.47m x 3.96m) Feature corner Horse Flame cast iron stove in brick recess linked to hot water cylinder, cream painted tongue and groove walls and ceiling, recessed lighting. Arched door to dining hall.

UTILITY ROOM: Extensive range of built-in cupboards, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, ceramic tiled floor.

Staircase with pine spindles and handrail to . . .

## First Floor

LANDING: Pine tongue and groove ceiling, exposed beams. Hotpress.

BEDROOM (1): 15' 10" x 15' 7" (4.83m x 4.75m) Painted tongue and groove panelled vaulted ceiling, exposed beams, extensive range of built-in wardrobes.

BEDROOM (2): 11' 8" x 11' 8" (3.56m x 3.56m) Recessed lighting.

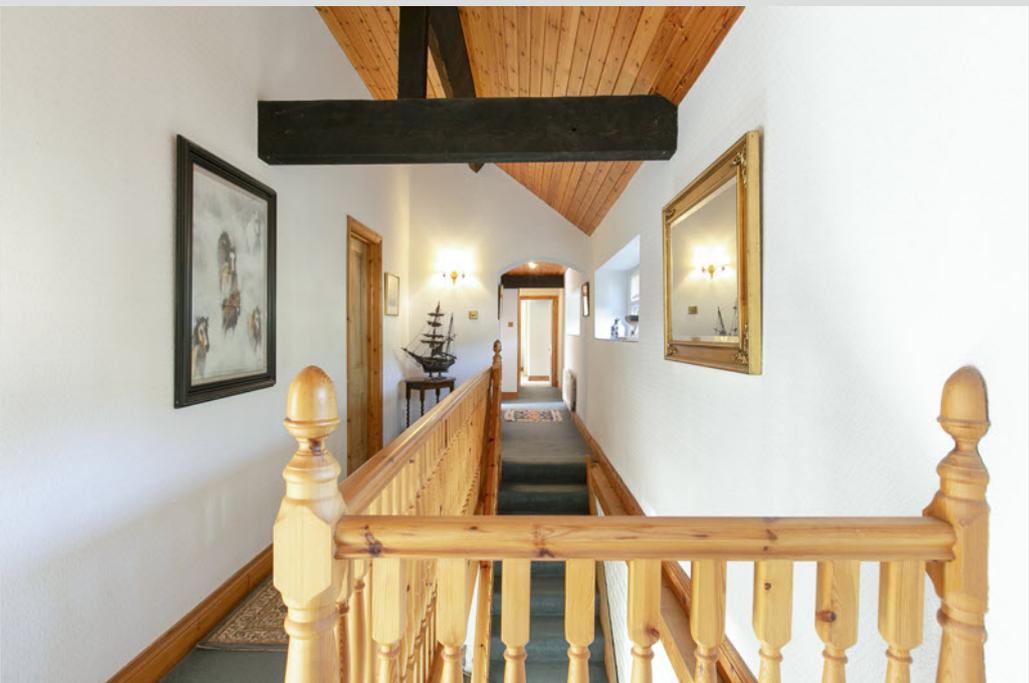
BEDROOM (3): 13' 4" x 8' 11" (4.06m x 2.72m) Pine tongue and groove ceiling, exposed beam, recessed lighting, access to loft storage.

BEDROOM (4): 12' 0" x 8' 11" (3.66m x 2.72m) Exposed beam, recessed lighting.

BATHROOM (1): 15' 10" x 8' 0" (4.83m x 2.44m) White suite comprising tiled panelled bath with brass mixer tap and telephone hand shower, rope-edge sink, low flush wc, bidet, pedestal wash hand basin, exposed varnished timber floor, painted tongue and groove panelled walls, dado rail, recessed lighting, heated towel rail.

BATHROOM (2): 12' 0" x 6' 7" (3.66m x 2.01m) Feature tiled panelled bath, Mira thermostatic shower over bath, pedestal wash hand basin, bidet, low flush wc, painted tongue and groove panelled walls, dado rail, extractor fan, recessed lighting, pine tongue and groove panelled ceiling.







## Outside

DOUBLE GARAGE: 21' 0" x 14' 9" (6.4m x 4.5m) Double sheeted doors, light and power.

Tarmac driveway, double wrought iron gates. Sunny, cobbled enclosed courtyard garden with centre turning circle. Planted mature flower beds, borders and creepers. Crazy paved patio/barbeque area.

TOOL STORE: Light, Worcester gas fired boiler.

## Location:

Travelling out of Holywood from the May Pole past the Priory Inn, Tudor Oaks is on the right hand side before Croft Road.



## Energy Rating

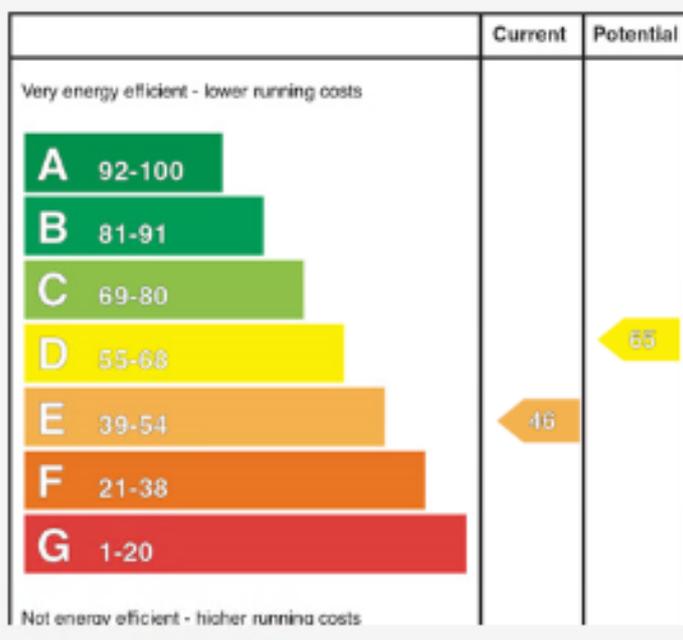
Epc Type: Domestic

Current: E46

Potential: D65

EPC Landmark Code: 0689-1905-0260-7408-2954

[Epc Certificate](#)



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Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

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