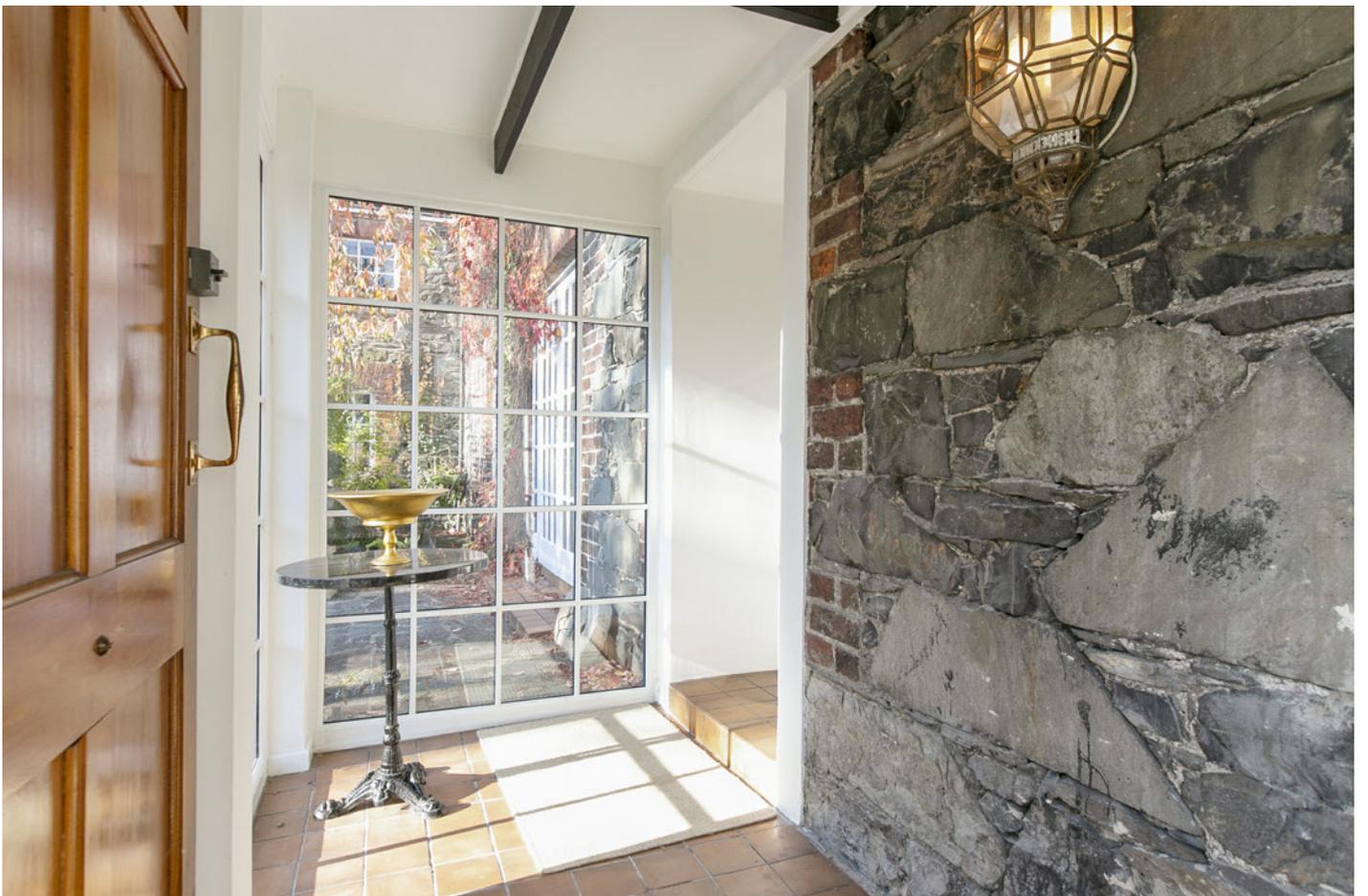




The Stable House &  
Oak Lodge Cottage,  
28 & 30 Tudor Oaks,  
HOLYWOOD,  
BT18 0PA

Offers Over  
£950,000

Viewing by  
appointment with  
& through agent  
028 90 6424747





We are delighted to offer for sale a unique opportunity to purchase The Stable House and the adjoining Oak Lodge as one lot.

Stable house is a beautifully converted home dating back to 1858, set in a sheltered walled and cobbled courtyard.

This family home offers good sized accommodation, with four well proportioned bedrooms, three reception rooms and two bathrooms extending to approximately 3000 sq ft.

Oak Lodge is the adjoining cottage which offers bright, comfortable, low maintenance

living with three well proportioned bedrooms, two reception rooms and conservatory, all of which is tastefully presented exuding a warm, welcoming atmosphere. Should the purchaser simply wish to rent the property we would expect an annual income in excess of £15,000.

The properties are located just a short walk from Hollywood's bustling town centre with its popular restaurants, varied shops and close proximity to the shore with its picturesque coastal walks and yet only 15 minutes from the City Airport.





- THE STABLES
- 4 Bedroom Detached Family Home Set Within a Secure Walled Courtyard
- Large Drawing Room, Dining Room & Family Room
- Kitchen with Breakfast Area
  - 2 Bathrooms
- Double Garage & Tool Store, Planning Granted for Additional Accommodation Above the Garage
- Gas Fired Central Heating

- OAK LODGE
- Charming Detached Cottage Within Secluded Private Garden
  - 3 Well Proportioned Bedrooms
  - 2 Reception Rooms & Conservatory
    - Fitted Kitchen
    - Attached Garage
  - Gas Fired Central Heating
- Very Popular Location Within a Short Walk of Hollywood's Bustling Town Centre

Telephone 028 9042 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

# THE STABLE HOUSE

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.

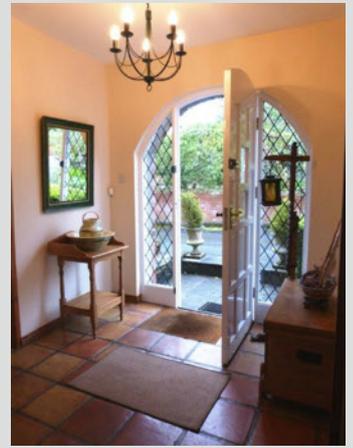
TOOL STORE: Light, Worcester gas fired boiler.

## Location:

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



# Oak Lodge Cottage



## Ground Floor

ENTRANCE HALL: Terracotta tiled floor.

CLOAKROOM: Low flush wc, vanity unit, tiled floor.

FITTED KITCHEN: 14' 1" x 10' 2" (4.3m x 3.1m) Excellent range of high and low level units, laminate worktops, single drainer 1.5 bowl sink unit with mixer tap, Indesit integrated double oven, four ring ceramic hob, tiled recess with extractor fan and canopy, plumbed for dishwasher, terracotta tiled floor. Access to garage.

LOUNGE: 17' 5" x 13' 5" (5.3m x 4.1m) uPVC French doors. Glazed leaded double doors to . . .

LIVING/DINING ROOM: 16' 5" x 15' 1" (5m x 4.6m) Feature carved oak fireplace, tiled hearth and dog grate.

uPVC DOUBLE GLAZED CONSERVATORY: 12' 10" x 12' 6" (3.9m x 3.8m) Ceramic tiled floor, radiator.

## First Floor

BEDROOM (1): 14' 9" x 9' 10" (4.5m x 3m)

BEDROOM (2): 14' 1" x 8' 6" (4.3m x 2.6m) Built-in robe.

BEDROOM (3): 10' 10" x 6' 11" (3.3m x 2.1m) Built-in robe.

BATHROOM: Modern white suite comprising panelled bath and shower, low flush wc, bidet, pedestal wash hand basin, fully tiled shower cubicle, heated towel rail.

## Outside

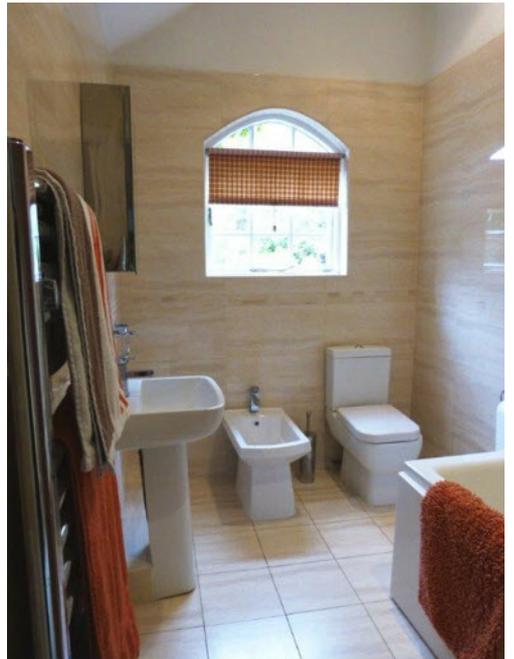
Driveway to . . .

ATTACHED GARAGE 19' 4" x 9' 10" (5.9m x 3m) Double doors, light and power, gas fired boiler, plumbed for washing machine.

Enclosed, private, low maintenance walled gardens in patios and flower beds, outside tap.







## Energy Rating

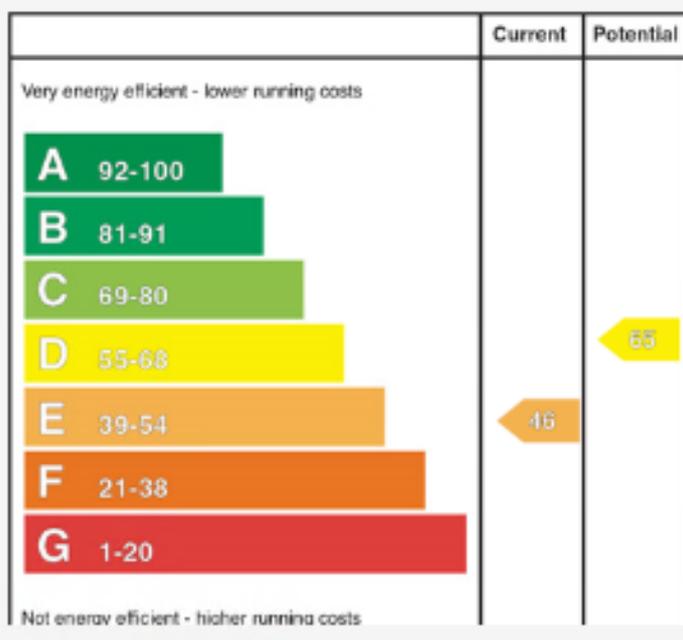
Epc Type: Domestic

Current: E46

Potential: D65

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

[Epc Certificate](#)



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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