



71 Whinney Hill  
Holywood  
BT18 0HG

Offers Around  
£725,000

Viewing by  
appointment with  
& through agent  
028 90 424747



Switch off from the noise of urban life and tune into the peace and space that comes with living in the countryside.

This small development of just two distinctive homes offers the perfect blend of luxury living and superior specification in a stunning countryside setting. Inspired architecture and superb craftsmanship combine to create homes that are both contemporary and timeless.

This four-bedroom detached family home has been thoughtfully designed with everyday living in mind. A bright and spacious open plan kitchen, living and dining room forms the heart of the home, complete with a superb fitted kitchen featuring integrated appliances and large sliding doors that open out to the garden – ideal for entertaining or simply enjoying the rural views. A separate utility room adjoins the kitchen and provides internal access to the garage.

The ground floor also offers a generous lounge, a separate study perfect for working from home, and a stylish shower room for added convenience.

Upstairs, the primary bedroom suite takes full advantage of the countryside setting, with far-reaching views, a dedicated dressing room and a luxury ensuite. Each of the three further bedrooms also benefits from its own ensuite shower room, providing comfort and privacy for every member of the household. Energy efficiency is a key feature of this home, with an air source heat pump providing a sustainable and cost-effective solution to heating.

Thoughtful interior layouts are designed to flow seamlessly, adapting to the demands of family life and changing lifestyles.

Close to everything, but a million miles from it all.

Welcome to Whinney Hill, Hollywood.



- Bespoke luxury kitchen with integrated appliances and adjoining utility room
- Bright open plan kitchen/living/dining space with sliding doors to the garden
  - Separate lounge and home office/study
  - Ground floor shower room for added convenience
  - Option of up to five bedrooms, three with ensembles
- Primary suite with countryside views, dressing room and luxury ensuite
- High-end bathroom finishes throughout, including fitted vanity units and mirrors
- Underfloor heating to the ground floor, with radiators and heated towel rails upstairs
  - Air source heat pump for energy-efficient, sustainable living
  - Carpets to lounge, study, stairs, landings and all bedrooms
- Tiled floors in the entrance hall, kitchen/living/dining, utility, WC, ensembles and shower room
  - Full wall tiling to all wet areas
- Generous electrical spec, including TV points, lamp circuits and a security alarm system
  - Wired for home entertainment system
- Garage with power and water supply, plus internal access from the utility
  - Driveways and paths in decorative stone
- Paved patio area and landscaped garden with boundary planting
  - High quality windows, doors and roof lights



The Property Comprises:

#### Ground floor

ENTRANCE HALL: 19' 0" x 10' 6" (5.8m x 3.2m) Two spacious storage cupboards.

KITCHEN / LIVING / DINING AREA : 28' 10" x 19' 8" (8.8m x 6m) Luxury shaker style fitted kitchen with excellent range of high and low units, brass hardware, quartz worktops and splashbacks, fully integrated appliances including Neff electric oven and combination microwave, Bora induction hob with downdraft extractor fan, fridge freezer and dishwasher. Kitchen island with breakfast bar and storage. Wood effect tiled floor. Range of sliding doors to garden flooding the space with natural light. Understairs storage cupboard. Open plan to casual living and dining areas. Door to...



UTILITY ROOM: 9' 10" x 8' 2" (3m x 2.5m) Matching utility with fitted low level units, plumbed for washing machine and space for tumble dryer. Service door to garage.

SHOWER ROOM: 8' 8" x 4' 11" (2.65m x 1.5m) Fully tiled shower room with walk in shower, low flush wc, vanity unit with mixer tap, brass hardware and fittings.



LOUNGE: 15' 9" x 10' 10" (4.8m x 3.3m) Walk in storage cupboard. Countryside views

STUDY: 12' 10" x 10' 6" (3.9m x 3.2m) Countryside views.





## FIRST FLOOR

BEDROOM (1): 15' 1" x 12' 8" (4.6m x 3.85m) Spectacular views over countryside.

ENSUITE BATHROOM: 11' 10" x 6' 7" (3.6m x 2m) Fully tiled luxury suite comprising freestanding bath, walk in shower, low flush wc, vanity unit with mixer tap. Skylight.

DRESSING ROOM: 12' 2" x 6' 7" (3.7m x 2m)



BEDROOM (2): 11' 6" x 9' 10" (3.5m x 3m)

ENSUITE BATHROOM: 7' 10" x 5' 3" (2.4m x 1.6m)



BEDROOM (3): 12' 2" x 6' 7" (3.7m x 2m)

JACK & JILL ENSUITE: 8' 2" x 4' 7" (2.5m x 1.4m)

BEDROOM (4): 13' 5" x 7' 10" (4.1m x 2.4m)



## OUTSIDE

Fully enclosed, private rear garden in lawns with paved patio. Pebbled driveway to front with ample parking to attached garage.

GARAGE: 19' 8" x 9' 10" (6m x 3m) Electric up and over door.



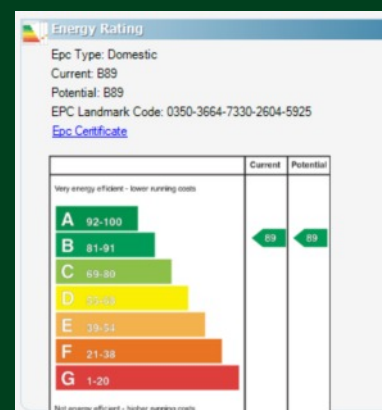
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