



71a Whinney Hill
Holywood
BT18 0HG

Offers Around
£675,000

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.

Originally part of the farmhouse, no. 71a has been thoughtfully reimaged to create a unique layout that blends original character with modern family living. The design makes clever use of space, offering flexibility and individuality that sets it apart from more conventional new builds. The open plan kitchen, living and dining area is beautifully finished with a bespoke fitted kitchen and sliding doors leading out to the garden, while an adjoining utility room offers additional practicality. A separate lounge to the front provides a quiet retreat, ideal for family living. Further down the hall, you'll find a private study

(or fifth bedroom), a spacious double bedroom, a luxury shower room, and a generously sized primary suite complete with dressing area and a beautifully appointed ensuite bathroom.

Upstairs, two additional double bedrooms are connected by a Jack and Jill ensuite, making the upper level ideal for guests, older children or multi-generational living. The bonus? These first floor rooms benefit from their own external staircase, offering independent access – a superb opportunity for those seeking an annex-style setup, home office space or even holiday accommodation potential.

Energy efficiency is at the forefront, with an air source heat pump and underfloor heating to the ground floor.

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.



- Unique layout incorporating part of the original farmhouse
- Open plan kitchen/living/dining room with sliding doors to the garden
- Bespoke fitted kitchen with integrated appliances and adjoining utility room
 - Separate lounge to the front offering a quiet retreat
- Ground floor study (or fifth bedroom), luxury shower room, and a spacious double bedroom
 - Primary suite with dressing area and luxury ensuite bathroom
 - Two first floor double bedrooms with Jack and Jill ensuite
- Independent external access to upstairs bedrooms – perfect for an annex or flexible living arrangements
 - Luxury bathroom fittings throughout, with vanity units and mirrors
 - Wall tiling to all wet areas
- Underfloor heating to ground floor, radiators and heated towel rails upstairs
 - Energy-efficient air source heat pump
- Generous electrical spec with TV points, lamp circuits, and security alarm
 - Wired for a home entertainment system
 - Driveways and paths finished in decorative stone
- Paved patio area and landscaped garden with boundary planting
- Superbly tranquil location just minutes from Hollywood town centre

The Property Comprises:

Ground floor

ENTRANCE HALL

WC: Low flush wc, wash hand basin with mixer tap, LED mirror.

LOUNGE: 16' 1" x 10' 10" (4.9m x 3.3m)



LIVING AREA: 14' 9" x 11' 10" (4.5m x 3.6m) Open plan to...

KITCHEN WITH CASUAL DINING AREA : 20' 8" x 16' 5" (6.3m x 5m) 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. Sliding doors to garden flooding the space with natural light. Door to...

UTILITY ROOM: 9' 6" x 5' 11" (2.9m x 1.8m) Matching utility with fitted low level units, plumbed for washing machine and space for tumble dryer.





BEDROOM (5) / STUDY: 12' 6" x 9' 10" (3.8m x 3m)

BEDROOM (2): 12' 6" x 9' 10" (3.8m x 3m)

SHOWER ROOM: 7' 7" x 4' 3" (2.3m x 1.3m) Fully tiled shower room with walk in shower, low flush wc, vanity unit with mixer tap, brass hardware and fittings.



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BEDROOM (1): 15' 1" x 13' 9" (4.6m x 4.2m) Valuted ceiling with skylights and large picture window overlooking garden.

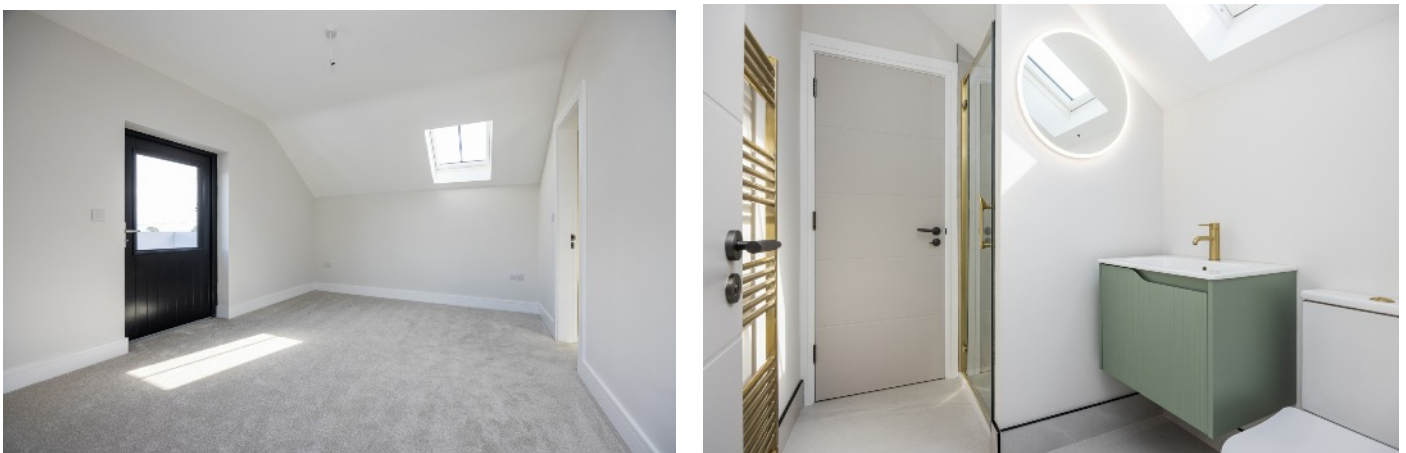
ENSUITE BATHROOM: 7' 10" x 7' 7" (2.4m x 2.3m) Fully tiled luxury suite comprising freestanding bath, walk in shower, low flush wc, vanity unit with mixer tap.

DRESSING AREA: 10' 6" x 5' 3" (3.2m x 1.6m)



FIRST FLOOR

BEDROOM (3): 16' 1" x 11' 10" (4.9m x 3.6m) Door to external staircase. Skylights.



JACK & JILL ENSUITE BATHROOM: 7' 7" x 5' 11" (2.3m x 1.8m) Skylights, low flush wc, vanity unit with mixer tap, LED mirror, fully tiled shower enclosure, ceramic tiled floor and heated towel rail.

BEDROOM (4): 16' 1" x 10' 10" (4.9m x 3.3m) Skylights



OUTSIDE

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

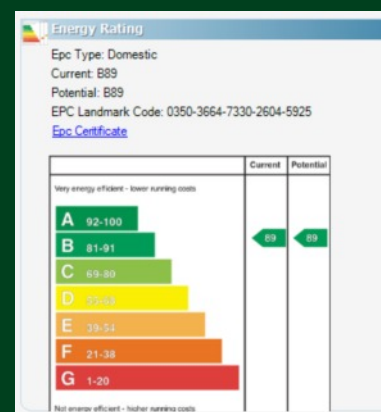


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