

WHINNEY HILL

HOLYWOOD, COUNTY DOWN

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Contemporary country *living*

Switch off from the noise of urban life and turn 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.

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.









More space to *live*, more space to *grow*

Whinney Hill is a particularly desirable location, providing an authentic rural feel but just a stone's throw from the town of Hollywood and within close commuting distance to Belfast and beyond.

The lively coastal town of Hollywood has long established itself as a desirable place to live, a fact that was confirmed by The Sunday Times who named it 'the best place to live in Northern Ireland in 2021'.

The town is a perfect composition of chic boutiques, elegant award winning eateries and traditional pubs, resulting in a town centre that is a hub of activity. Independent shops are at its heart, with the thriving community keen to support local retailers. This makes the shopping experience wonderfully unique, drawing visitors from the surrounding areas.

The abundance of beaches & coastal paths, local parks and woodlands in the area offers the perfect balance to town life. Sporting facilities are plentiful, with sailing, golf and rugby being particularly well catered for, in addition to private health clubs and leisure facilities.

Hollywood's great road, rail and air links offer ease of commute for those who work in the nearby areas and beyond – it's only 10 minutes from the city centre and 5 mins from George Best airport.

House *One*

GROUND FLOOR

- Entrance Hall: 5.8m x 3.2m (19ft x 10'6 ft)
- Kitchen/Living/Dining area: 8.8m x 6m (29ft x 19'10 ft)
 - Lounge: 4.8m x 3.3m (15'10 ft x 10'10 ft)
- Snug/Study: 3.9m x 3.2m (12'10 ft x 10'6 ft)
 - Utility: 3m x 2.5m (9'9 ft x 8'2 ft)
- Shower room: 2.65m x 1.5m (8'8 ft x 5'1 ft)
- Garage: 6m x 3m (19'10 ft x 10'6 ft)

FIRST FLOOR

- Bedroom One: 4.6m x 3.85m (15'2ft x 12'7 ft)
 - Ensuite: 3.6m x 2m (11'8ft x 6'10 ft)
- Dressing room: 3.7m x 2m (12'1 ft x 7'10 ft)
- Bedroom Two: 3.5m x 3m (11'7 ft x 10'10 ft)
 - Ensuite: 2.4m x 1.6m (7'10ft x 5'3 ft)
- Bedroom Three: 3.7m x 2m (12'1 ft x 9'10 ft)
- 'Jack & Jill' ensuite: 2.5m x 1.4m (8'4 ft x 4' ft)
- Bedroom Four: 4.1m x 2.4m (13'6 ft x 7'10 ft)





House *Two*

GROUND FLOOR

- Kitchen/Dining area: 6.3m x 5m (20'9 ft x 16'9 ft)
 - Living area: 4.5m x 3.6m (14'11 ft x 11'9 ft)
 - Lounge: 4.9m x 3.3m (16'1 ft x 10'10 ft)
 - Utility: 2.9m x 1.8m (9'6 ft x 5'11 ft)
 - Bedroom One: 4.9m x 4.2m (16'1ft x 13'9 ft)
 - Ensuite: 2.4m x 2.3m (7'11ft x 7'6 ft)
 - Dressing area: 3.2m x 1.6m (10'6 ft x 5'4' ft)
 - Bedroom Two: 3.8m x 3m (12'6 ft x 9'10 ft)
 - Ensuite: 2.3m x 1.3m (7'6 ft x 4'3 ft)
 - Bedroom Five/Study: 3.8m x 3m (12'6 ft x 9'10 ft)

FIRST FLOOR

- Bedroom Three: 4.9m x 3.6m (16'1ft x 11'10 ft)
- 'Jack & Jill' ensuite: 2.3m x 1.8m (7'6 ft x 5'11 ft)
 - Bedroom Four: 4.9m x 3.3m (16' ft x 10'10 ft)

Specification

KITCHEN & UTILITY

- Bespoke luxury kitchen finished to the customer's specification

ENSUITES, SHOWER ROOM & CLOAKROOM

- Luxury bathroom furniture fitted throughout
- Vanity units with wash hand basins and complementary mirrors
 - Tiling to buyer's specification

FLOOR & WALL FINISHES

- Carpet to lounge, study, stairs, landings and all bedrooms
- Floor tiling to entrance hall, kitchen/dining/living, utility, WC, ensuites and shower room
 - Wall tiling to include all wet areas
- Walls, ceilings, doors and woodwork painted throughout

HEATING

- Oil fired central heating
- Underfloor heating to ground floor, radiators to first floor with heated towel rails to ensuites, shower room and cloakroom

INTERNAL FEATURES

- Generous electrical specification to include power points, TV points and lamp circuits throughout house
- House to include security alarm and wiring for entertainment system

EXTERNAL FEATURES

- Driveways and paths finished in decorative stone
 - Patio areas paved
 - Landscaping to include boundary planting
 - High quality windows, doors and roof lights
- House and garage finished with a white render
 - Garage to include power and water supply

GENERAL:

- This house can be finished to the buyer's exact specification
 - PC allowances available on request









House Two

House One

Joint Selling Agents



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**TEMPLETON
ROBINSON**

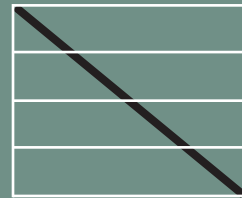
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