

TEMPLETON
ROBINSON



2 Old Cultra Road,
Holywood,
BT18 0AE

Offers Around
£675,000

Viewing by
appointment with
& through agent
028 90 424747



This beautifully proportioned period home is full of charm, character and possibility. Set behind an elegant façade, it offers generous living space enhanced by original features—graceful high ceilings, ornate coricing, and tall sliding sash windows that flood the rooms with light.

The ground floor provides a wonderful flow of accommodation, including a contemporary kitchen diner, drawing room, living room and formal dining room—each space with its own distinct character, yet effortlessly connected.

Upstairs, there are four well-sized bedrooms, including a tranquil primary with ensuite shower room, along with a stylish modern bathroom. A fixed staircase leads to two additional bedrooms and a walk-in storage room—ideal for those needing flexible space for guests, work or play.

There is immense scope here to personalise and create a truly exceptional home, one that blends period elegance with modern comfort. With Cultra's shoreline, train station and a handy food shop all just a short walk away, the setting is as special as the house itself.



- Elegant period semi-detached home with beautiful original features
 - Generous and versatile accommodation across three floors
- Contemporary kitchen diner plus three additional reception rooms
- Six well-proportioned bedrooms, including a primary with ensuite
 - Stylish modern bathroom
- High ceilings, sliding sash windows and decorative coricing
 - Superb potential to further enhance and personalise
- Short stroll to Marino station—ideal for commuting into Belfast
- Enjoy beach walks, sea swims and coffee stops just minutes from your door
 - Oil fired heating

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The Property Comprises:

Ground Floor

ENCLOSED ENTRANCE PORCH: Original tiled floor. Glazed door with side lights to:

REAR HALLWAY: Cornice ceiling, dado rails, original architraves.



DRAWING ROOM: 17' 6" x 14' 11" (5.34m x 4.54m) (into bay). Corniced ceiling, picture rail, sliding sash windows, bay window. Carved fireplace with tiled hearth, brass canopy and wooden mantle.



LIVING ROOM: 14' 6" x 14' 6" (4.42m x 4.42m) Cornice ceiling, picture rail, wooden fireplace with tiled hearth and cast iron surround, open fire, sliding sash window.



CLOAKROOM/WC: Low flush wc, wash hand basin, storage cupboard under stairs.

DINING ROOM: 12' 9" x 10' 2" (3.89m x 3.11m) Cornice ceiling, picture rail, sliding sash window.



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MODERN FITTED KITCHEN: 17' 9" x 8' 5" (5.4m x 2.57m) Wood effect ceramic tiled floor, excellent range of high and low level units with quartz worktops. Four ring ceramic hob with extractor fan, built-in fridge/freezer, built-in Bosch electric oven and grill, integrated dishwasher, ceramic sink unit with mixer tap and drainer. uPVC double glazed double doors to rear patio.



First Floor Return

BATHROOM: Panelled walls, ceramic tiled floor, vanity unit with mixer tap and tiled splashback, low flush wc, free standing roll top bath with mixer taps. Fully tiled built-in shower cubicle with feature overhead shower unit and bodyspray.



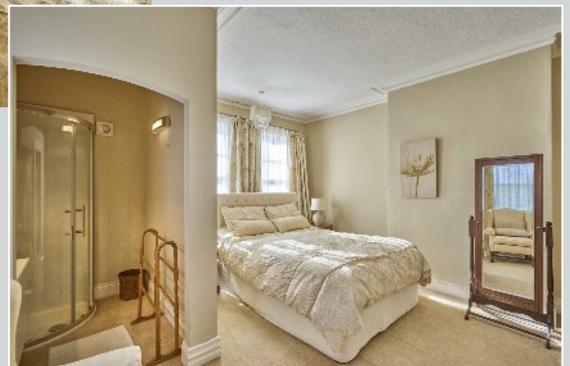
First Floor

BEDROOM (2): 13' 11" x 12' 2" (4.23m x 3.7m) Cornice ceiling, built-in storage cupboard, sliding sash window.



PRINCIPAL BEDROOM: 14' 9" x 14' 4" (4.5m x 4.36m) Cornice ceiling, sliding sash window.

ENSUITE SHOWER ROOM: Built-in shower cubicle with thermostatic shower unit, vanity sink unit with mixer tap.



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LANDING: Study area.



BEDROOM (3): 12' 2" x 10' 5" (3.7m x 3.17m) Sliding sash window and cornice ceiling.

BEDROOM (4): 12' 2" x 8' 10" (3.7m x 2.7m) Sliding sash window, cornice ceiling, picture rail.

Built-in storage cupboard.



Second Floor

Fixed staircase to:



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BEDROOM (5): 13' 3" x 11' 6" (4.03m x 3.5m) Sliding sash window.



WALK-IN STORE/LUGGAGE ROOM: 12' 6" x 9' 0" (3.8m x 2.75m) Velux window.

BEDROOM (6): 11' 6" x 9' 2" (3.5m x 2.8m) Velux window, eaves storage. Cast iron fireplace.



Outside

OUTSIDE WC:

Neat front garden in lawns with matching hedging and shrubs, well stocked beds. Paved patio.

Pink pebbled driveway to private parking and detached garage.

Rear garden in lawns with mature trees and hedging. Coal shed.





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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