

H O L L Y T R E E F A R M

BALLYCLARE ROAD, TEMPLEPATRICK, COUNTY ANTRIM

ABOUT 32.6 ACRES/
13.2 HECTARES

FOR SALE BY
PRIVATE TREATY





Boundary for indicative purposes only



Immaculate country residence in a private and tranquil setting

SPECIFICATION

- 6 bed detached family dwelling with fantastic entertaining space including tennis court
- Generous accommodation extending to about 6,577 sq ft (611 sq m)
- Superb gardens and private lake with wild ducks
- Farmyard with a range of traditional outbuildings
- Extending to a total of about 32.6 acres with about 26.1 acres of arable lands
- Situated ideally for commuters with easy access to the M2 motorway
- For sale as a whole or in lots

Location

Hollytree farm is located near the village of Templepatrick, known for its vibrant hospitality, rich history and agricultural industry

Hollytree Farm is located only about 4.7 miles from Templepatrick, which is a village and civil parish in County Antrim. The village is located between Ballyclare and Antrim, with the area offering convenient travel to Belfast, being situated only about 15.3 miles distant. The area benefits from close proximity to both Belfast International Airport (11.0 miles) and Belfast City Airport (18.3 miles).

The property is located on Ballyclare Road, just off the M2 motorway. The location is ideal for commuters due to the close proximity of the Ballymartin park and ride, only a short drive of about 3 minutes. The area is perfect for rural living with the convenience of amenities close by in neighbouring villages.

TRAVEL TIMES

- Templepatrick 4.7 miles
- Antrim 10.6 miles
- Belfast International Airport 11.0 miles
- Belfast 15.3 miles
- Derry/Londonderry 62.1 miles





Amenities

The area is known for its host of amenities to avail from including hospitality, historical attractions and natural beauty

The surrounding area hosts a range of activities for all interests, including a number of excellent world-class hotels. The Rabbit Hotel in Templepatrick was named the best place to stay in Northern Ireland in 2024 by The Times and is an AA Four Star hotel. Other hotels in the area include DoubleTree by Hilton, Dunadry Hotel and Gardens in Antrim and Dunsilly Hotel in Antrim.

The area is known for its abundance of natural beauty and stunning scenery. Lough Neagh located close by, is the largest lake on the island of Ireland and in the British Isles and hosts NI's most precious wildlife sites. The historical Barbican Gate and Antrim Castle Grounds offer visitors a glimpse into Antrim's history and walks around the beautifully landscaped gardens.

For fitness enthusiasts, take a trip to the Newtownabbey Way, which provides a walking and cycle path linking Corrs Corner to the shores of Belfast Lough at Whiteabbey (2.5 miles), or a walk at Lough Shore Park in Antrim. Find a range of facilities at Antrim Forum Leisure Centre, including a fitness suite, swimming pool, health suite, squash courts, indoor cycle studio and fitness studios.

NEARBY AMENITIES

- Ballyclare High School 4.2 miles
- Ballyclare Secondary School 6.2 miles
- Antrim Forum Leisure Centre 10.8 miles
- Antrim Castle Garden 11.2 miles
- The Rabbit Hotel 4.7 miles

The Property

Hollytree Farm is an extensive 6 bed country residence, perfect for entertaining and family living

Hollytree Farm is located in a beautiful rural setting, built in 2007 by Martin and Hamilton Construction and designed by award-winning architect Des Ewing. Surrounded by rolling green fields and 18-year-old native woodland, the residence is secluded and private. The property is accessed from Ballyclare Road via a stone entrance with electric gates, leading to a long, sweeping tarmac driveway bonded with wooden fences and mature trees, offering an exceptional sense of arrival. Ample parking is available at the front and rear courtyards, including a large turning circle. The property provides generous accommodation, extending to a total of about 6,577 sq. ft. The principal accommodation is laid out over two floors and has been well designed to provide the comfort of temporary family living and take advantage of the natural sunlight with the residence facing southwest.

The property has a bright porch leading into a welcoming entrance hall with a feature gas fireplace and a stunning wooden staircase with a WC located underneath. The main entertaining spaces in the residence lead off both sides, with a formal living room and family room benefitting from open fireplaces and stunning solid oak wooden flooring. The kitchen/dining room benefits from stylish, high-quality low and high wall-mounted units with a large aga range cooker, which has been converted to electric, a Belfast-style sink and a central island benefitting from a built-in food prep sink. There is also access via double doors to the external patio area with seating. Further entertaining space is provided by the generous sunroom, which offers views over the impressive garden area, which is accessed via the kitchen/dining room. There is a large utility with wall-mounted low and high units and a spacious pantry. This extensive accommodation on the ground floor benefits from underfloor heating throughout.





There is further flexible accommodation located at the rear of the residence. The accommodation is currently utilised as two home offices with one benefitting from a gas fireplace, a double bedroom with an ensuite and built in wardrobes, and a separate WC. The large double garage can be accessed internally and comprises of storage, a boiler room, and a separate WC.

The residence has a total of three internal staircases which provide access to the extensive first floor. The principal bedroom has the benefit of built-in wardrobes and an ensuite, with his and hers basins and a large waterfall shower. There are a further four double bedrooms with three ensembles and built wardrobes, all providing spacious and bright accommodation. Towards the rear of the property, there are two flexible rooms which are currently utilised as a gym and games rooms which are separated by a staircase and offer the potential for further bedroom accommodation.

There are multiple heat sources, including oil-fired central heating, PV solar panels (electric), and a wood burner. A potential purchaser will be able to utilise the wood burner using the felled trees from the farm woodland to heat the entire residence, offering a cost-effective heating source.





Floor Plans

Hollytree Farm
Gross Internal Area

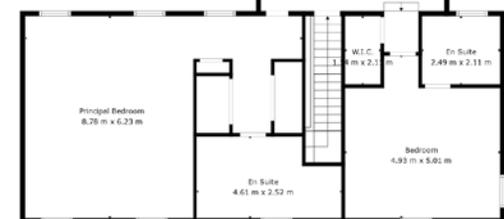
611 sq.m - 6,577 sq.ft (excluding porch, garage & storage)

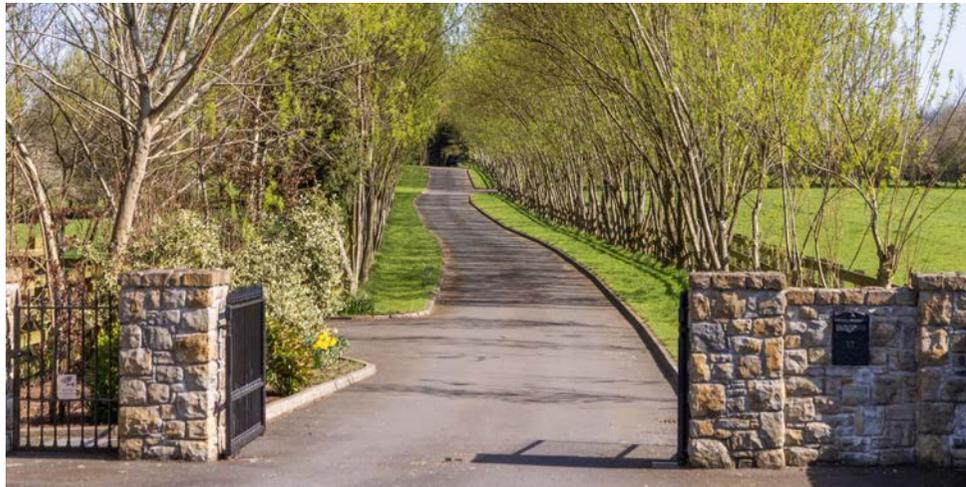


Ground Floor



First Floor

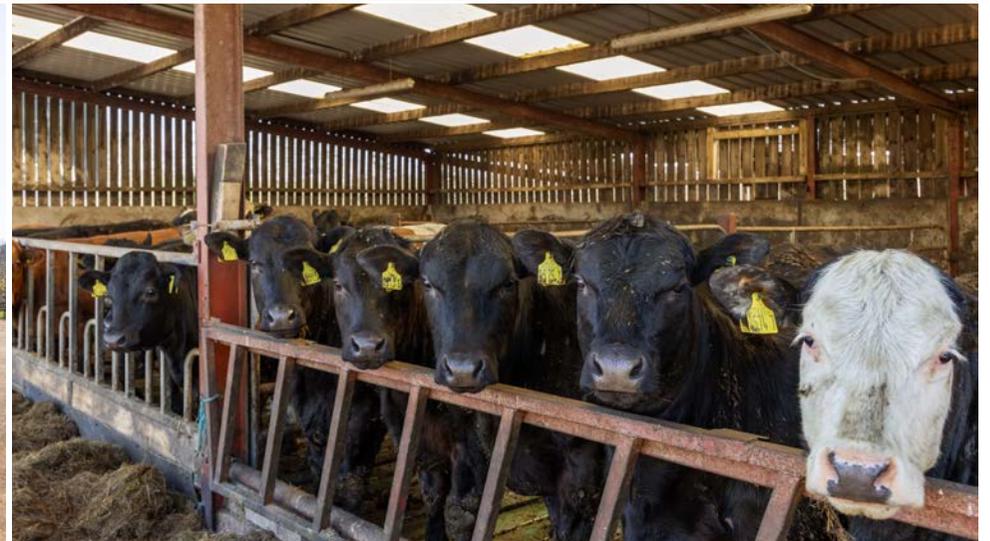




Outbuildings

A key feature of Hollytree Farm is the extensive farmyard with hardstanding and range of traditional outbuildings, perfect for modern agricultural or equestrian interests. There are a total of five farm sheds, all in good condition. In addition to a covered bespoke cattle handling area, the outbuildings include a machinery workshop and a comfort slatted cattle shed holding up to 30 head of cattle with a waste storage tank.

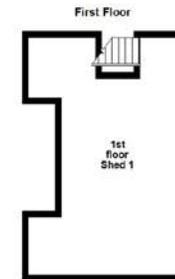
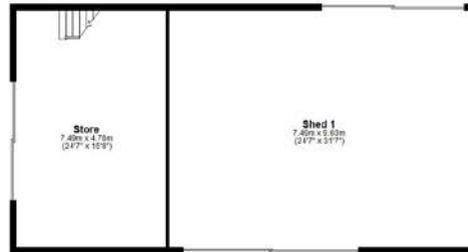
The farm benefits from mains water access and a private water supply, which provides Antrim Hill water and descends about 700m.



Floor Plans

Outbuildings

Hollytree Farm, Templepatrick





Boundary for indicative purposes only

Land

Externally, the property offers quality grounds with beautifully manicured gardens, hosting a range of flora and fauna. Surrounding the property is a mature native trees, which were planted around 18 years ago. The property has an abundance of outdoor entertainment areas including a garden house with outdoor seating and a tennis court. There are a number of peaceful seating areas and patios, offering the perfect spot for a morning coffee.

Hollytree Farm comprises good-quality productive lands which lie within a contiguous ring-fenced block of eight fields. The fields are of a good workable size and layout for modern farming.

The undulating topography has a high point of 74.4m (242.8 feet) above sea level to the east of the lands and a low point of 62.2m (204.2 feet) above sea level west of the lands.

A key feature of the land is the excellent access throughout from the internal laneway and the extensive road frontage onto Ballyclare Road.

The woodland offers an attractive feature as they provide shelter, privacy and amenity.



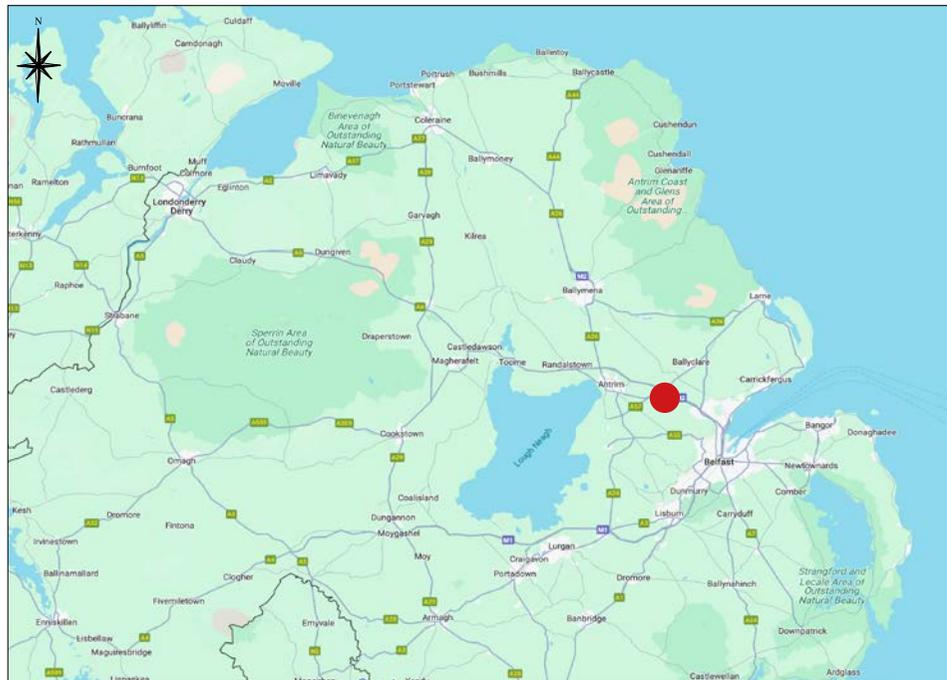
Maps

EPC Rating: D65

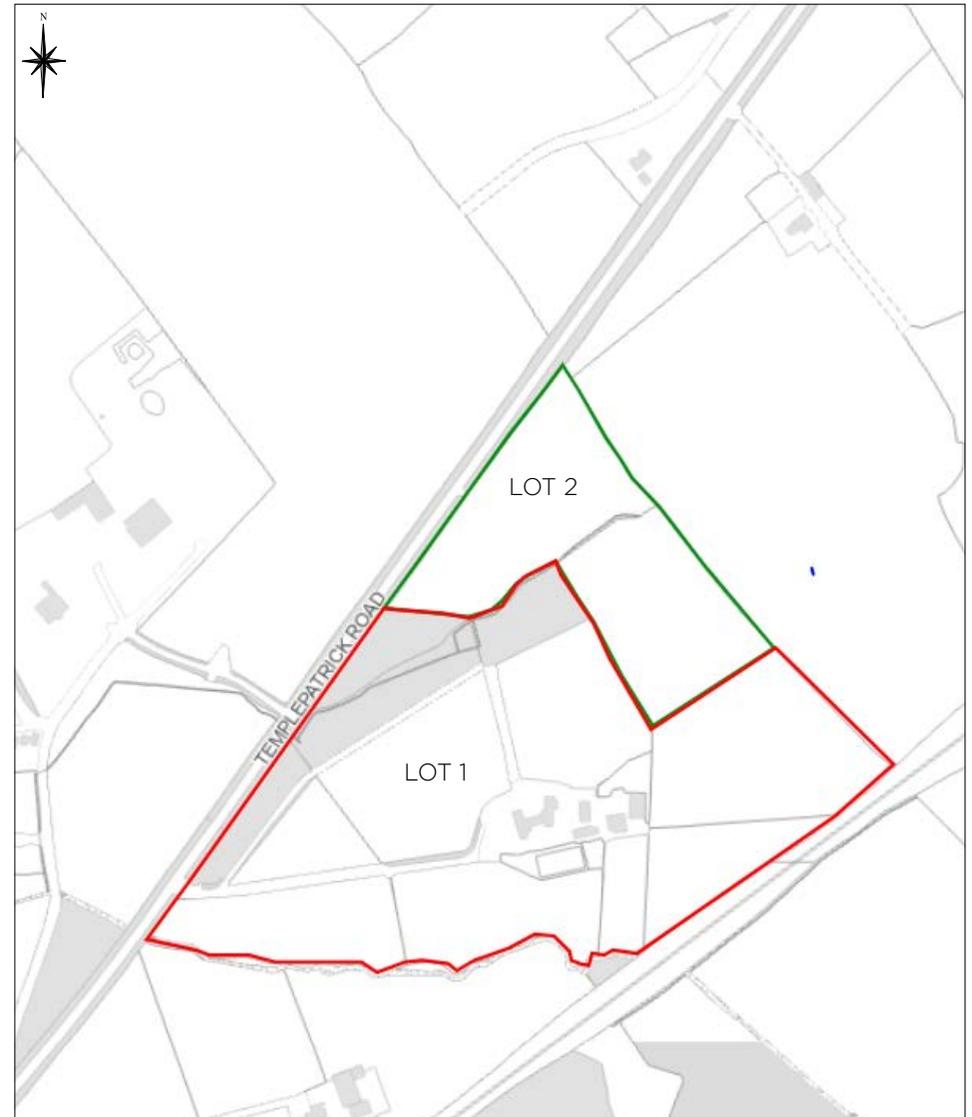
This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		



Lot number	Property	Price
Lot 1	House, yard & about 24.6 acres	£1,450,000
Lot 2	About 8.0 acres	£200,000
Lot 3	Entire holding	£1,650,000



The land is available to purchase as a whole or in lots as shown above.

General Remarks

VIEWINGS

Strictly by appointment by Savills Belfast or Philip Tweedie & Company.

Savills
16-24 Waring Street, Belfast, BT1 2DX.
Tel: +44 (0) 28 9026 7820
Email: belfast@savills.ie

Philip Tweedie & Company
62-64 New Row, Coleraine, BT52 1EJ
Tel: +44 (0) 28 7034 4433

Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, especially around the farmyard.

POSTCODE

The postcode for the property is BT39 0BN.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale.

SERVICES

Mains electricity supply, mains water supplies, private water supply, private drainage, oil-fired central heating, wood fired burner, underfloor heating on ground floor, PV solar panels (electric), CCTV, gates intercom, fibre optic broadband connection. Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

ENTRY & POSSESSION

Entry is by agreement.

BEST OFFERS DATE

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

SALE DETAILS

The property is being offered for sale as a whole of in lots. Please see below:

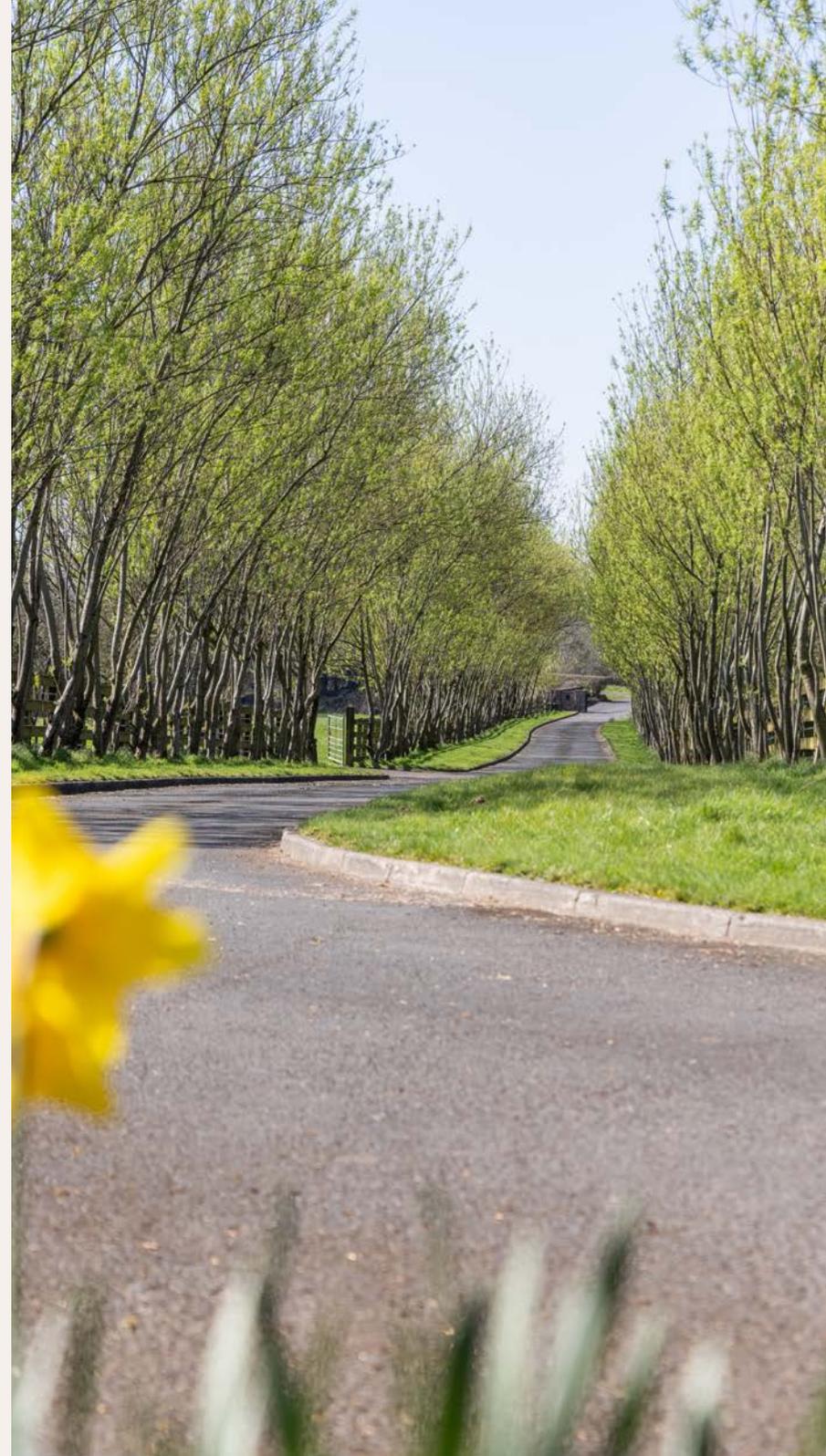
Lot 1 (house, yard & about 24.6 acres) at £1,450,000
Lot 2 (about 8.0 acres) at £200,000
Lot 3 (entire holding) at £1,650,000

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

GENERALLY

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

Brochure prepared May 2025





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